



32440 FRANKLIN ROAD FRANKLIN, MICHIGAN

FOR SALE OR LEASE
3,866 SQUARE FEET AVAILABLE

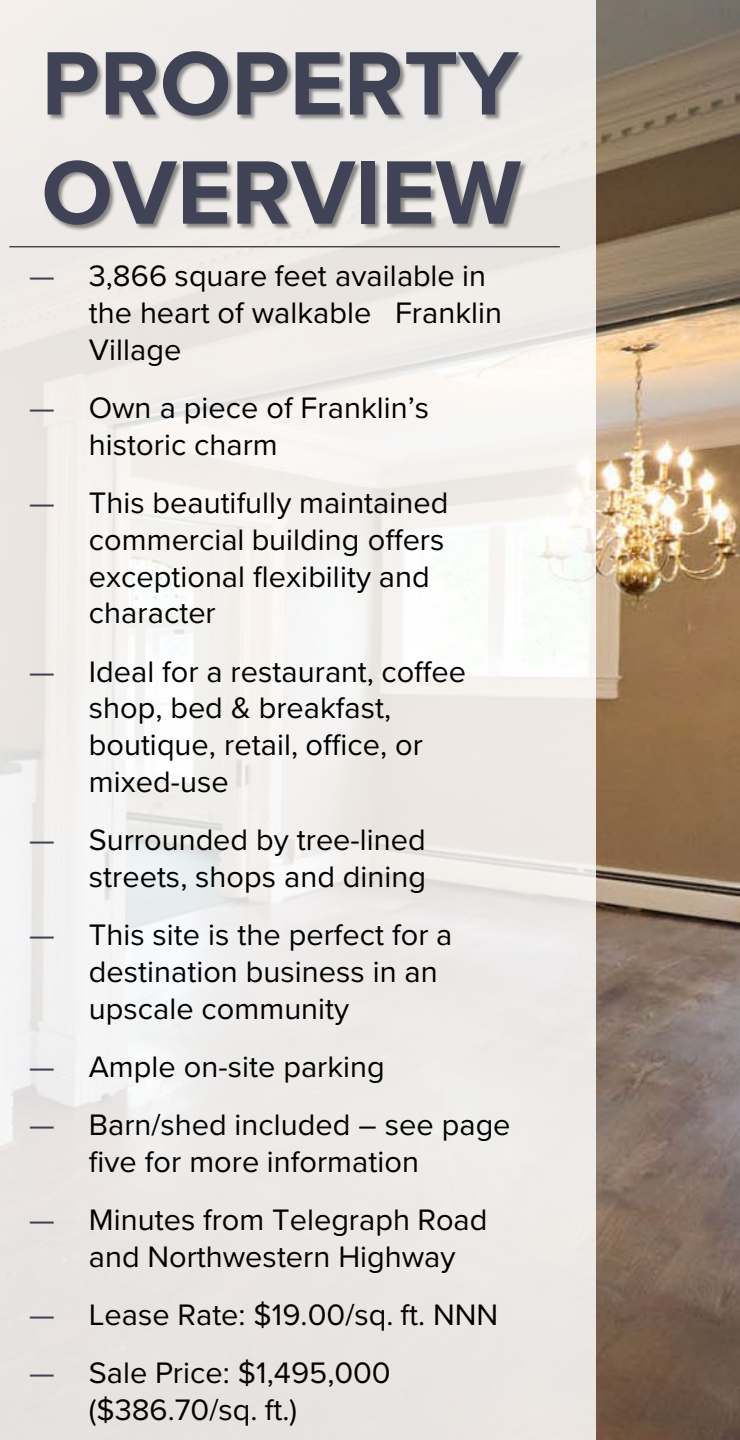
For more information, contact:
ANATOLA SESI
(248) 359 0629
asesi@signatureassociates.com

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com



PROPERTY OVERVIEW

- 3,866 square feet available in the heart of walkable Franklin Village
- Own a piece of Franklin's historic charm
- This beautifully maintained commercial building offers exceptional flexibility and character
- Ideal for a restaurant, coffee shop, bed & breakfast, boutique, retail, office, or mixed-use
- Surrounded by tree-lined streets, shops and dining
- This site is the perfect for a destination business in an upscale community
- Ample on-site parking
- Barn/shed included – see page five for more information
- Minutes from Telegraph Road and Northwestern Highway
- Lease Rate: \$19.00/sq. ft. NNN
- Sale Price: \$1,495,000 (\$386.70/sq. ft.)





TIMELESS ARCHITECTURAL FEATURES





INVITING CURB APPEAL





BARN / SHED SPACE INCLUDED

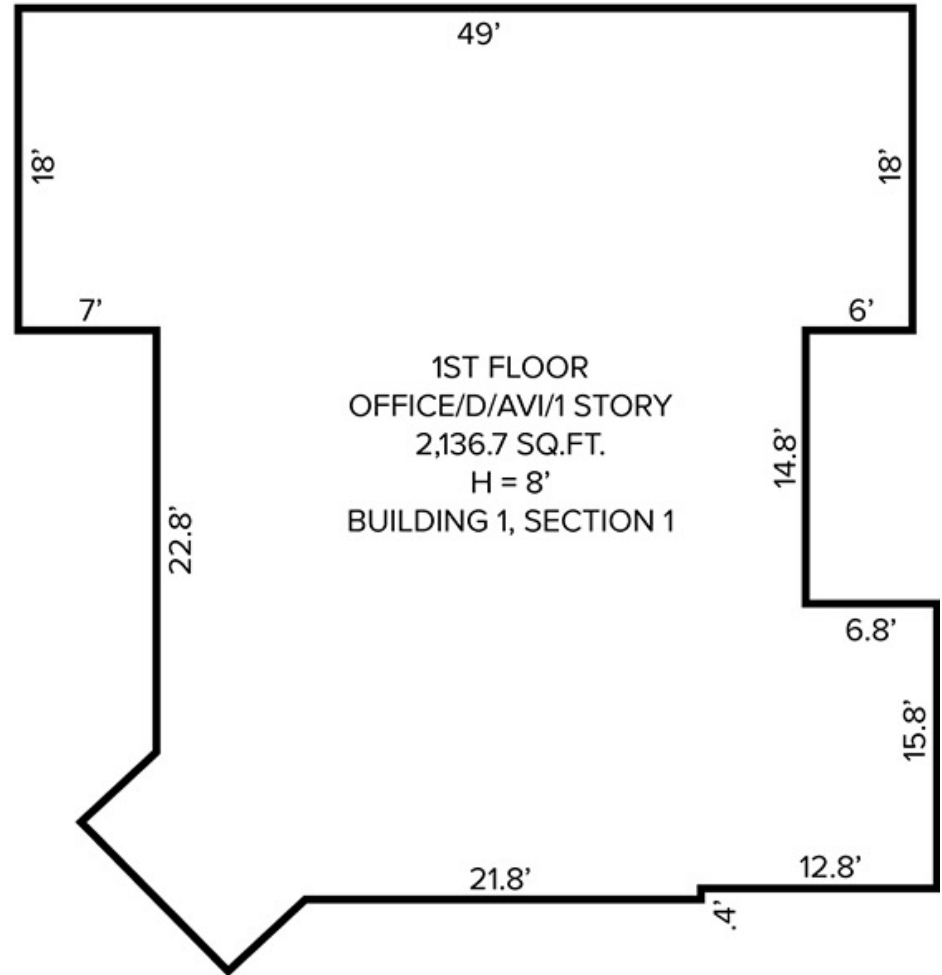
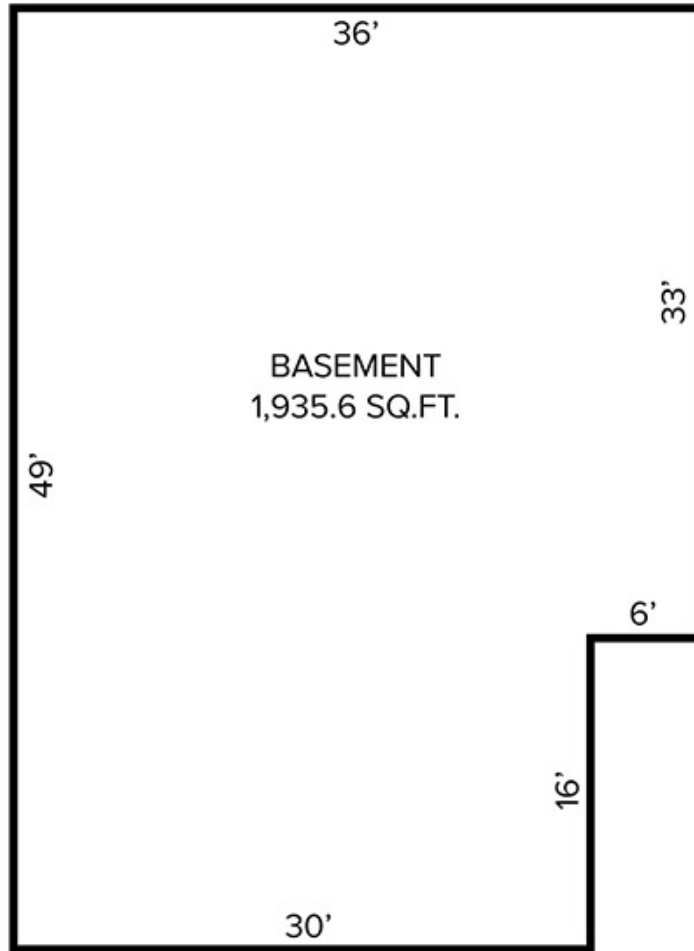


- Bonus detached barn creates additional leasable space and long-term value
- The barn features two levels
- Approximately 490 square feet on the first floor and 322 square feet on the second floor

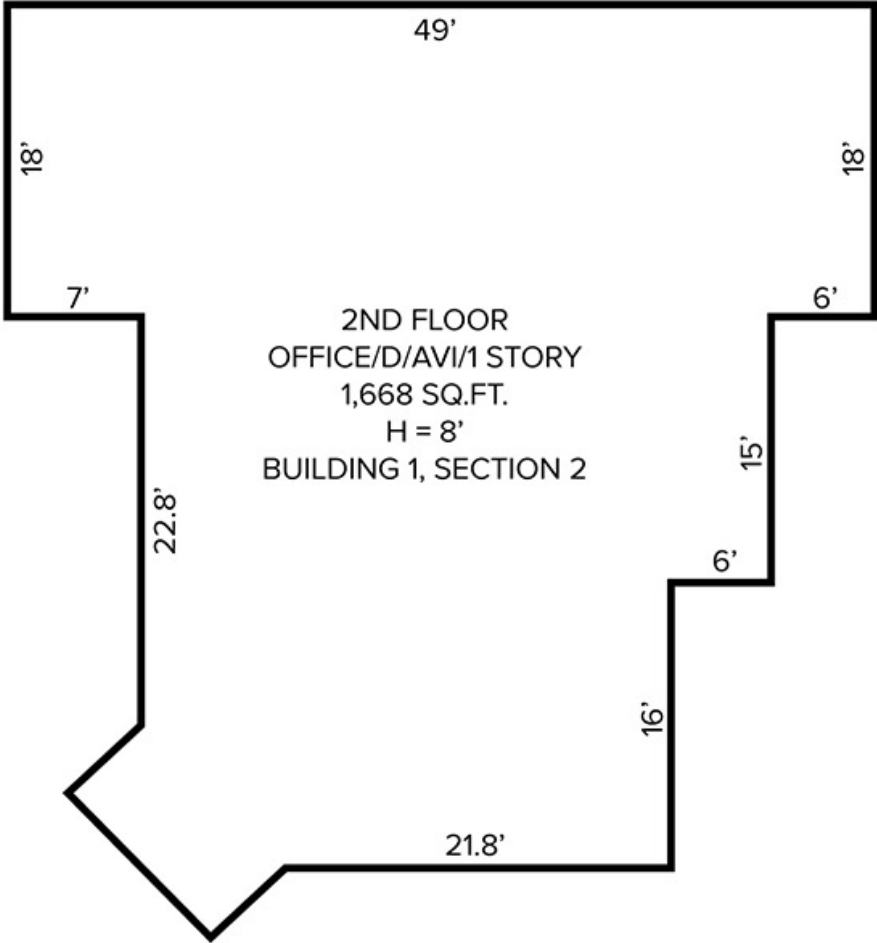


POTENTIAL FOR BACKYARD SPACE

BASEMENT & FIRST FLOOR PLANS



SECOND FLOOR PLANS



PRIME DOWNTOWN LOCATION



SURROUNDING RETAIL



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	4,181	\$188,154
3 MILE	54,564	\$118,888
5 MILE	173,948	\$126,773

TRAFFIC COUNTS (TWO-WAY)	
8,115	Franklin Rd. N of 14 Mile Rd.
8,916	Franklin Rd. S of 14 Mile Rd.
6,038	14 Mile Rd. E of Franklin Rd.
1,123	14 Mile Rd. W of Franklin Rd.

For more information, contact:

ANATOLA SESI

(248) 359 0629

asesi@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

www.signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS