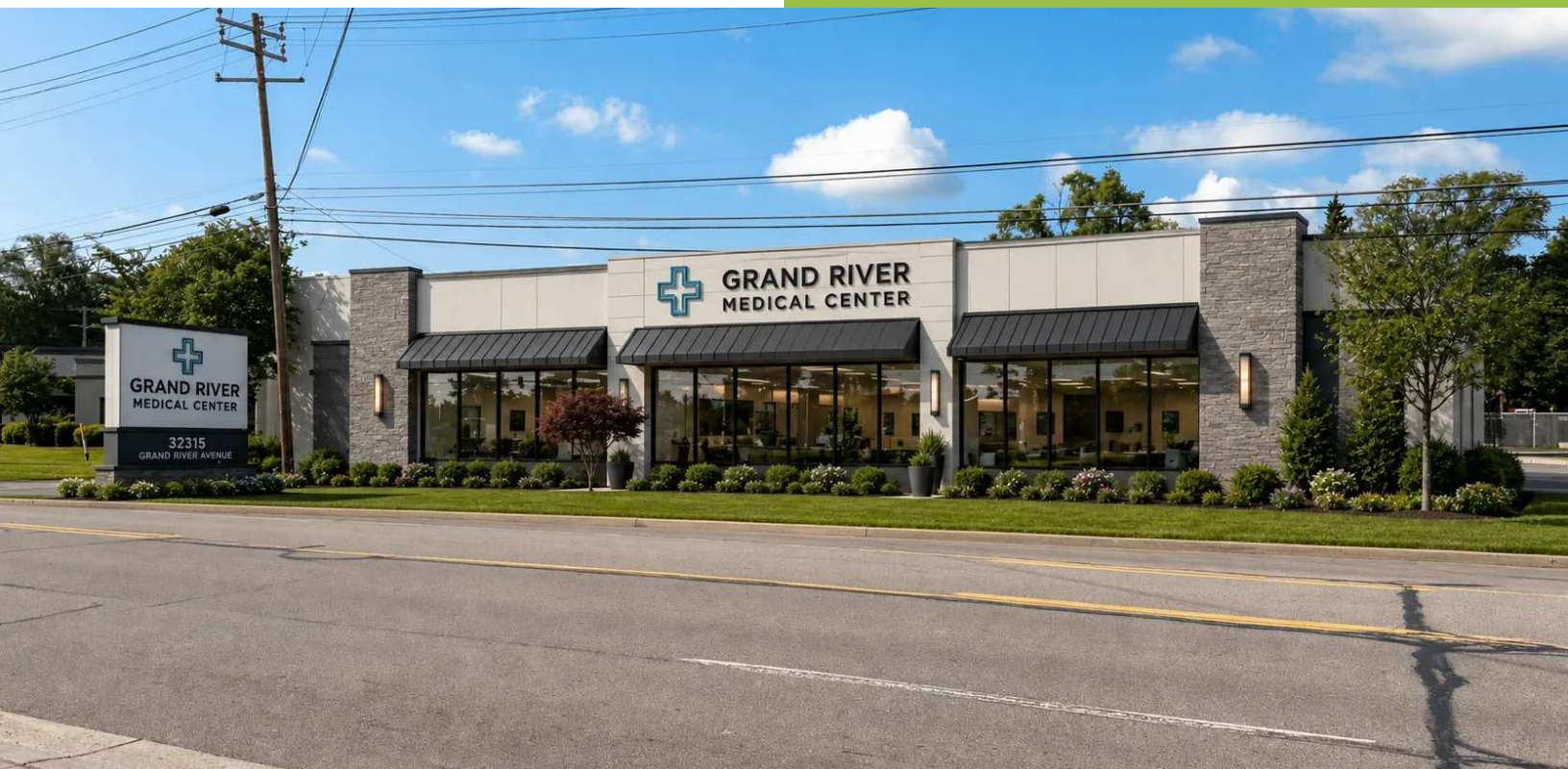




RETAIL PROPERTY // FOR LEASE

POSITION YOUR BUSINESS AT THE GATEWAY TO DOWNTOWN FARMINGTON

32315 GRAND RIVER AVE
FARMINGTON, MI 48334



- Flexible space ideal for retail, medical, fitness, or service-oriented users
- High-visibility location on Grand River Ave with strong daily traffic counts and prominent signage opportunities
- Walkable to restaurants, coffee shops, retail amenities, and community events
- Access to approximately 100 shared parking spaces through an established parking easement agreement
- Existing building footprint allows tenants to occupy and customize space without the timeline and expense of new construction
- Surrounded by affluent residential neighborhoods and an established customer base
- Convenient access to I-696, M-5, I-275, and surrounding communities throughout Oakland and Wayne Counties

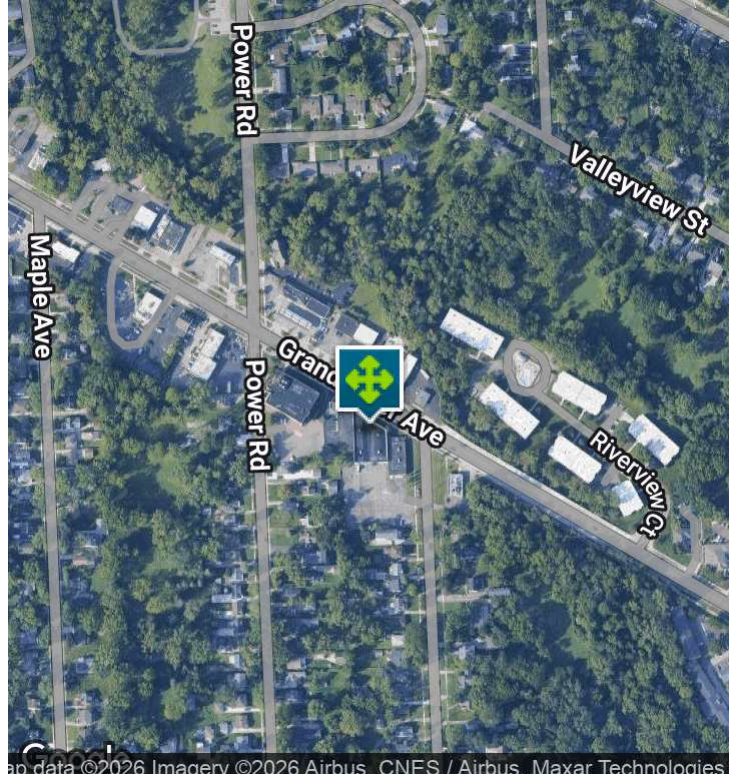


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32315 GRAND RIVER AVE, FARMINGTON, MI 48334 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	\$20 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	11,736 SF
Available SF:	11,736 SF
Lot Size:	0.86 Acres
Year Built:	1946
Renovated:	1980
Zoning:	C-2
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	17,540

PROPERTY OVERVIEW

Located along the highly traveled Grand River corridor and within walking distance of Downtown Farmington, 32315 Grand River Avenue offers a rare opportunity to lease a substantial commercial building in one of Metro Detroit's most desirable suburban downtown markets. The 11,736 SF building has 11' ceilings, providing exceptional flexibility for a variety of retail, medical, showroom, fitness, educational, or service-oriented users seeking a highly visible location with convenient customer access.

Formerly occupied by a furniture retailer, the property features an efficient existing footprint that can be adapted to meet a wide range of business needs while minimizing the cost and time associated with new construction. Tenants also benefit from access to approximately 100 shared parking spaces through an established easement agreement, providing ample parking for customers, employees, and visitors.

LOCATION OVERVIEW

Discover the prime retail opportunity in the heart of the bustling Detroit market. The location at 32315 Grand River Ave, Farmington, MI offers proximity to key attractions such as Twelve Oaks Mall, the largest shopping center in Michigan, attracting millions of visitors annually. A short drive from the property, downtown Detroit boasts an array of cultural hotspots and entertainment venues, including the renowned Fox Theatre and Ford Field. The area also benefits from high traffic volumes along Grand River Avenue, providing excellent visibility and exposure for retail businesses. With a diverse array of retail options and a dynamic local economy, this location presents an exceptional opportunity for retail investors seeking to capitalize on the vibrant Detroit market.



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32315 GRAND RIVER AVE, FARMINGTON, MI 48334 // FOR LEASE

PROPERTY PHOTOS



32315 GRAND RIVER AVE, FARMINGTON, MI 48334 // FOR LEASE

RENOVATION POTENTIAL



AI Rendering Showing Facade Renovation Potential for Medical Facility



AI Rendering Showing Medical Facility Renovation Potential



AI Rendering Showing Medical Facility Renovation Potential



AI Rendering Showing Wellness Center Renovation Potential



AI Rendering Showing Wellness Center Renovation Potential



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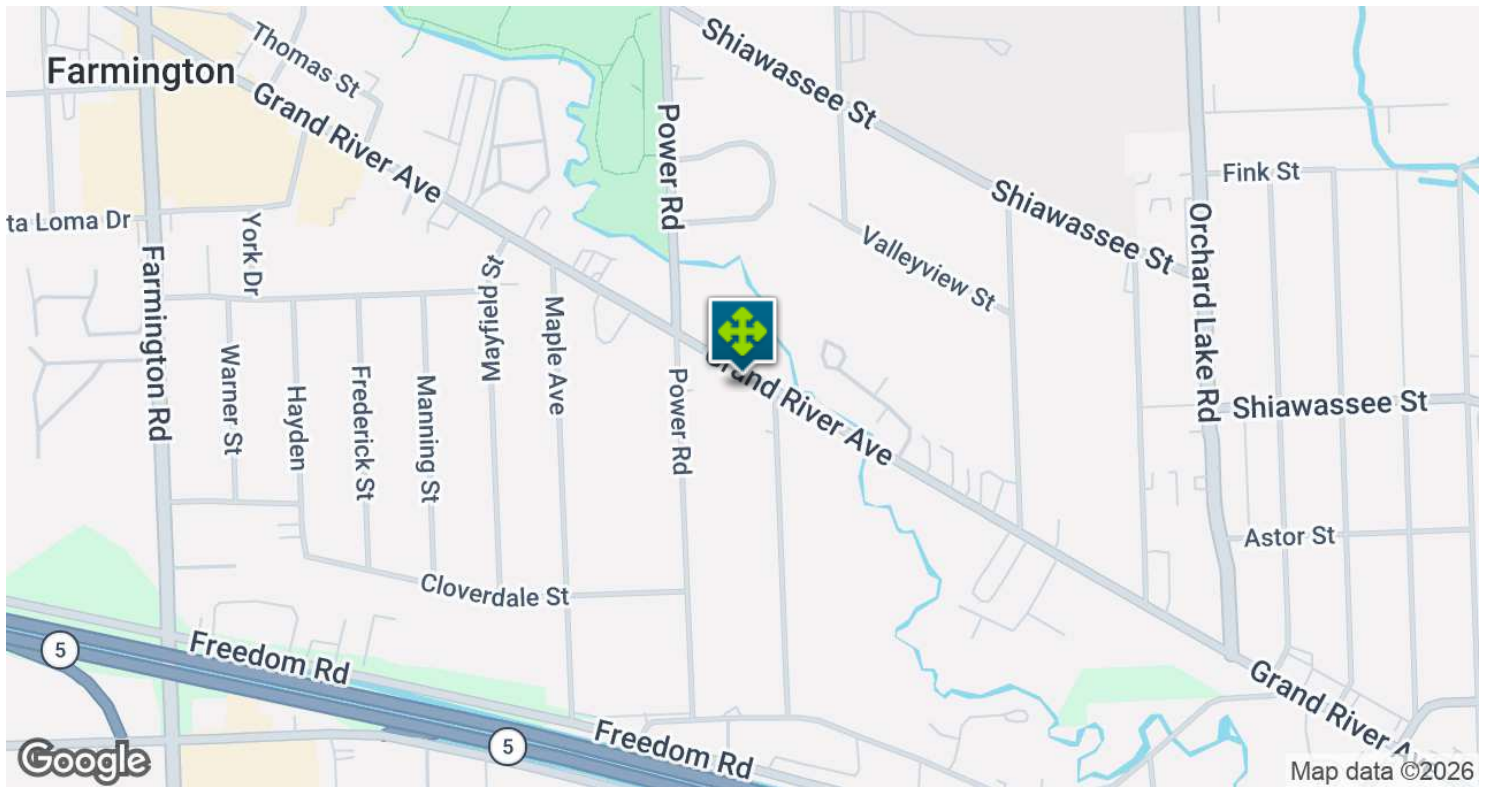
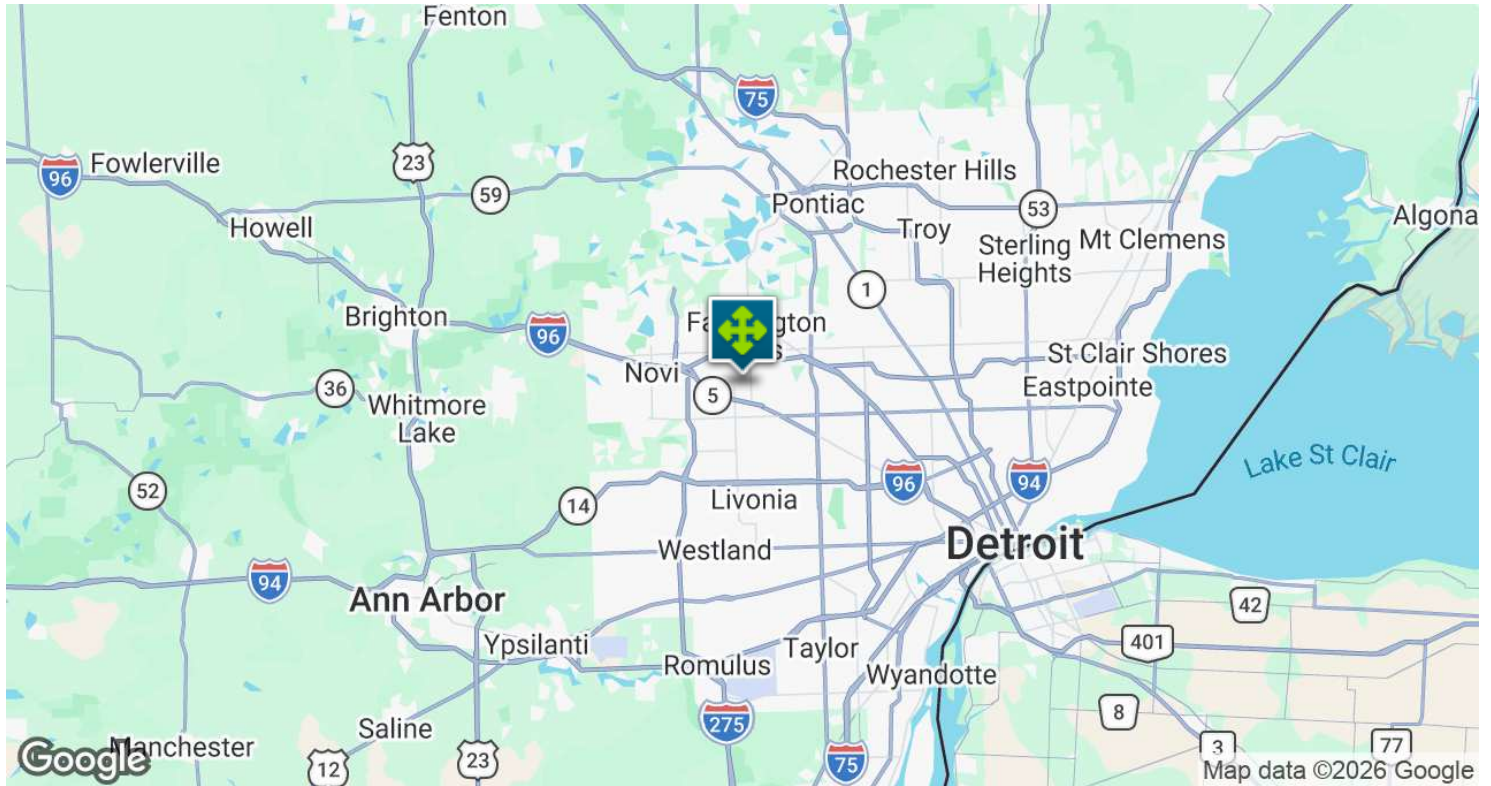
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RETAILER MAP



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LOCATION MAP



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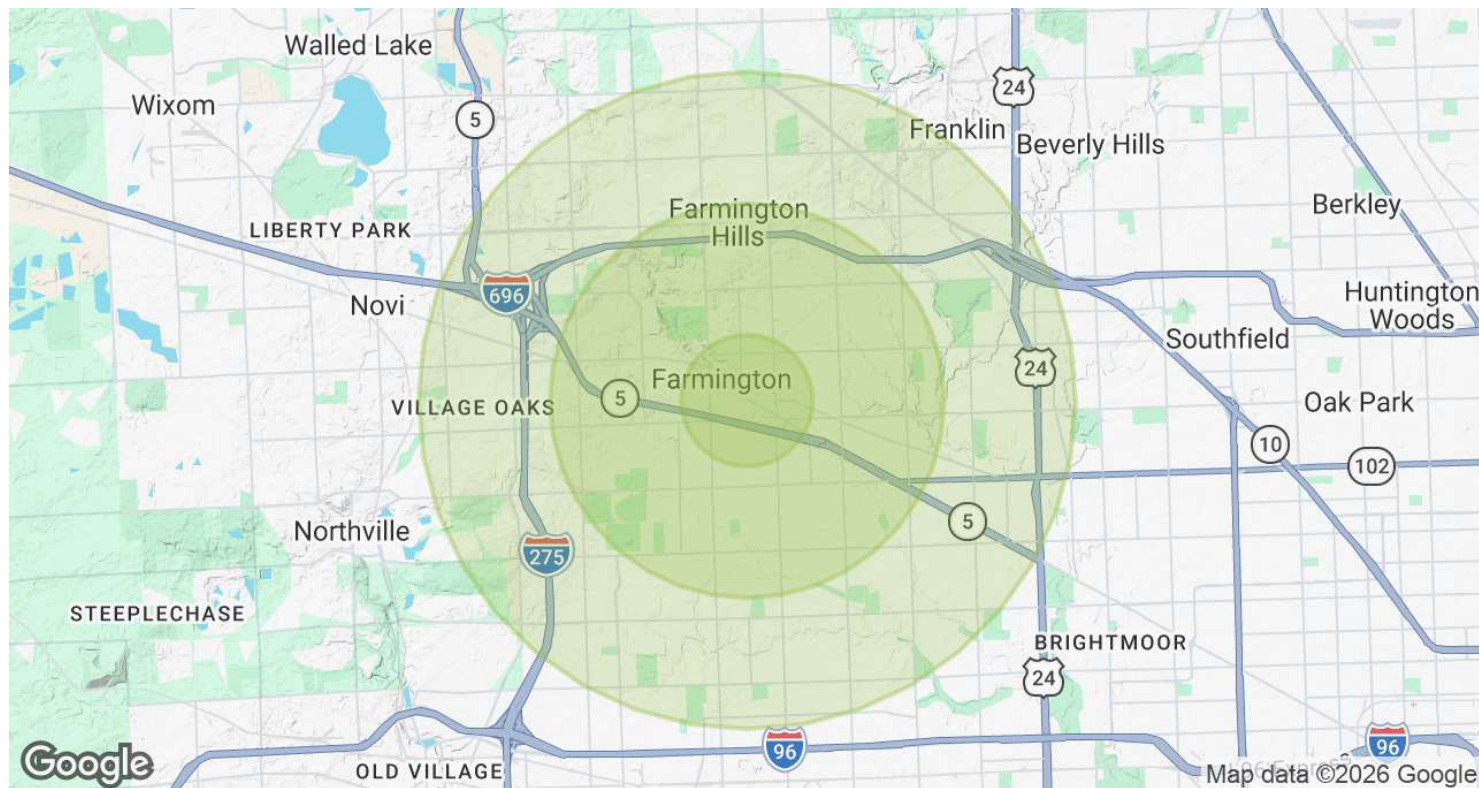
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,694	80,868	212,449
Average Age	44.1	43.5	44.6
Average Age (Male)	40.2	40.8	42.8
Average Age (Female)	48.7	45.5	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,450	35,218	91,688
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$113,742	\$115,478	\$111,449
Average House Value	\$258,007	\$292,954	\$291,728

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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Follow Us!



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