

**RETAIL PROPERTY // FOR SALE**

# 12,000 SF NEW-CONSTRUCTION NORTHVILLE MULTI-UNIT RETAIL/OFFICE BUILDING

40820 W 7 MILE RD  
NORTHVILLE, MI 48167



- 12,000 SF building with modern appeal
- 4 units for versatile leasing opportunities
- Built in 2023 for contemporary functionality
- Zoned OS for flexible usage
- Prime location near mixed-use development & major retailers
- High visibility for increased tenant attraction
- Potential for maximizing rental income



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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>CONTACT BROKER</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	12,000 SF
<b>Lot Size:</b>	1.68 Acres
<b>Number of Units:</b>	4
<b>Year Built:</b>	2023
<b>Zoning:</b>	OS
<b>Market:</b>	Detroit
<b>Submarket:</b>	Northville
<b>Traffic Count:</b>	15,544

## PROPERTY OVERVIEW

Introducing a prime investment opportunity! This 12,000 SF building, featuring 4 units, offers a contemporary design and was built in 2023, ensuring modern appeal and functionality. Zoned OS and strategically located in the desirable Northville Community, this property is perfectly positioned to attract a wide range of businesses and maximize rental potential. Capitalize on the chance to own a sought-after commercial space in a thriving market, and secure a valuable asset that promises both stability and growth opportunities.

## LOCATION OVERVIEW

This prime location in Northville offers excellent demographics/clientele, quick freeway access, and great visibility. The property is minutes from Northville Park Place, a mixed-use development comprised of 275,000 SF with additional land to accommodate future growth. The surrounding area is a shopper's paradise with a variety of retail centers and restaurants, including Trader Joes, Granite City Food & Brewery, Rusty Bucket, Home Depot, J. Alexanders, and Bahama Breeze, making it an ideal destination for retail, medical, or office users. With its strategic placement in the Detroit market, the property presents an exciting opportunity for businesses looking to capitalize on the thriving local community and its steady flow of visitors.



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# ADDITIONAL PHOTOS



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# RETAILER MAP



Google

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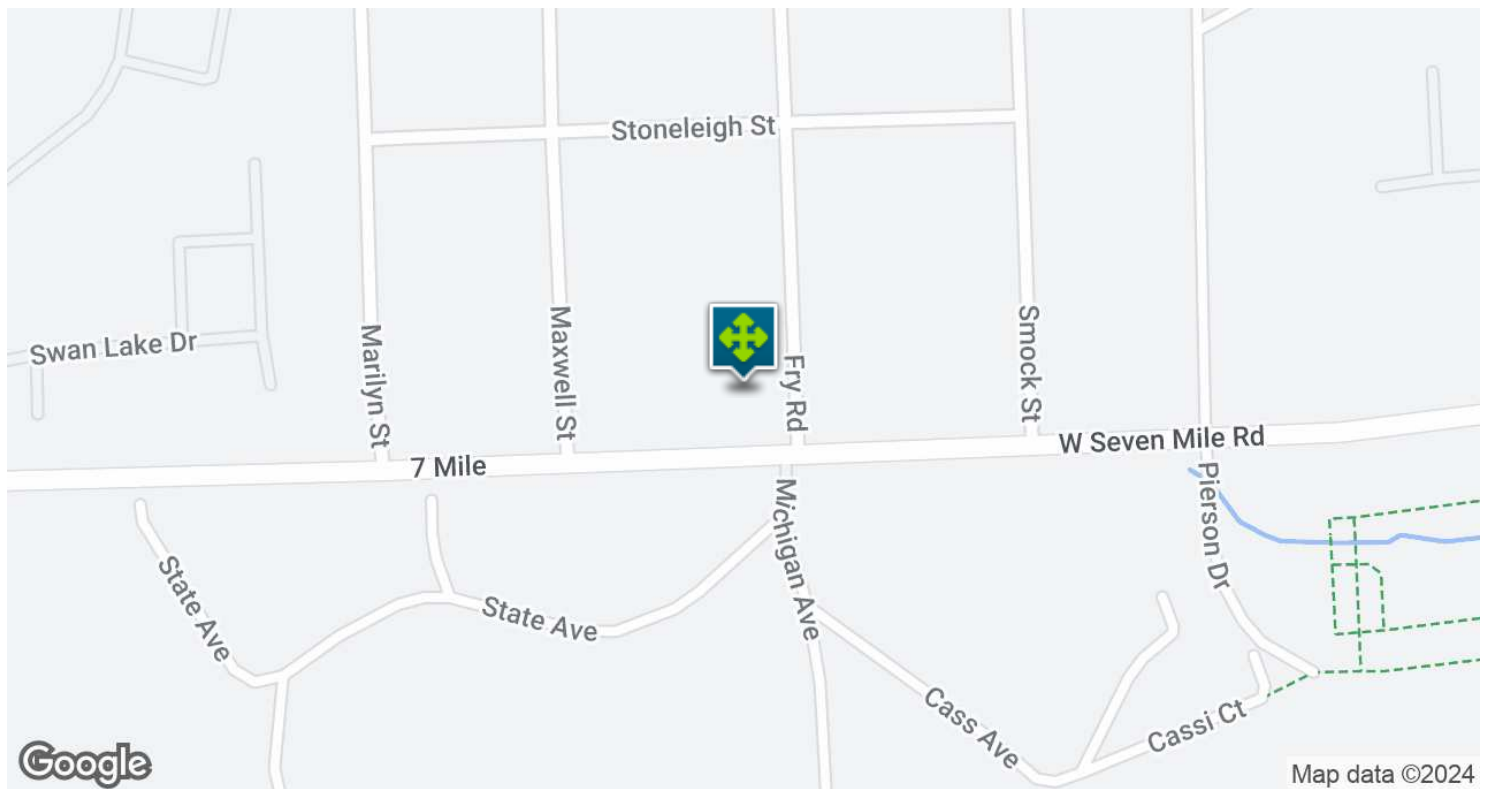
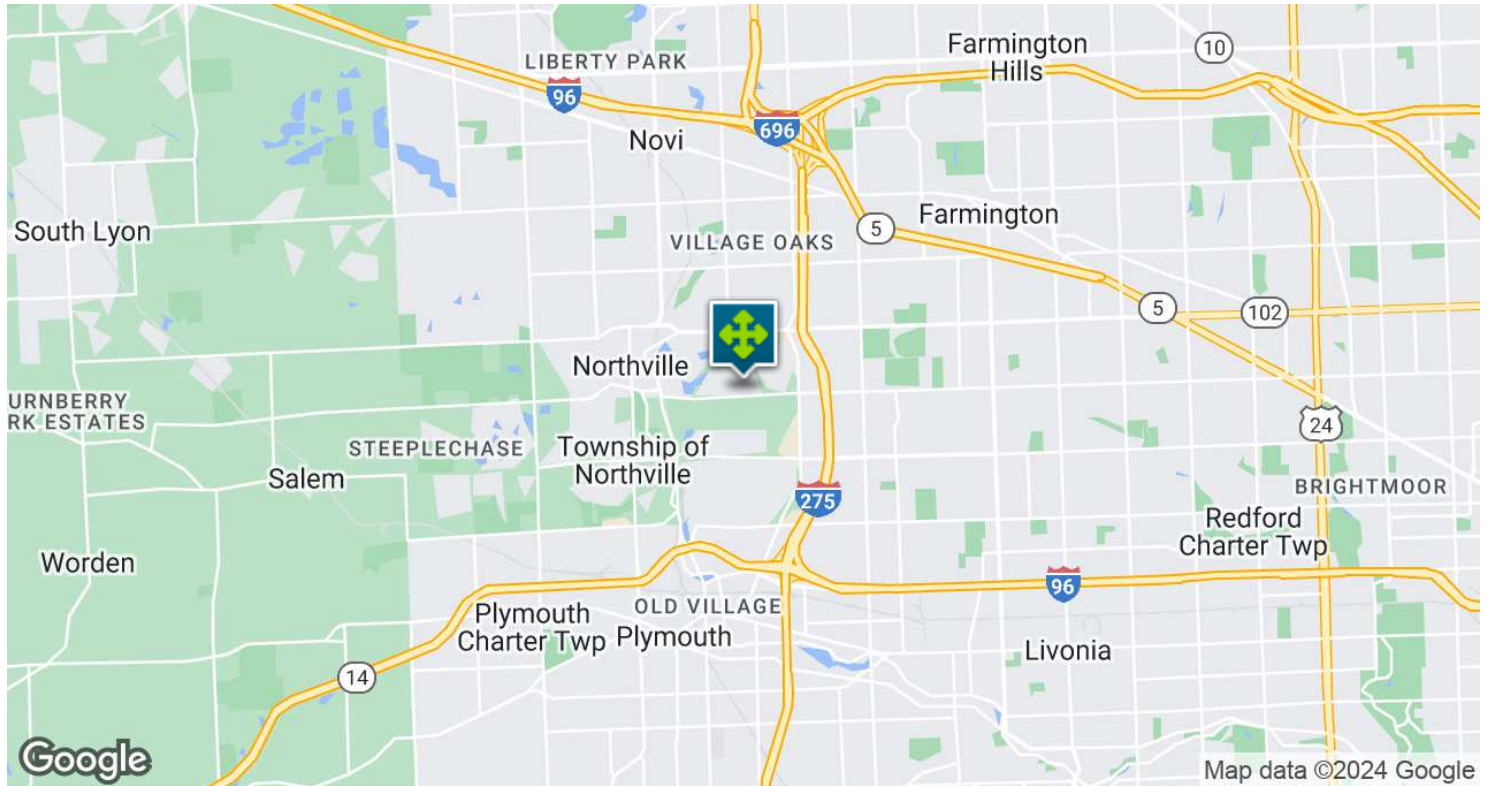
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# LOCATION MAP

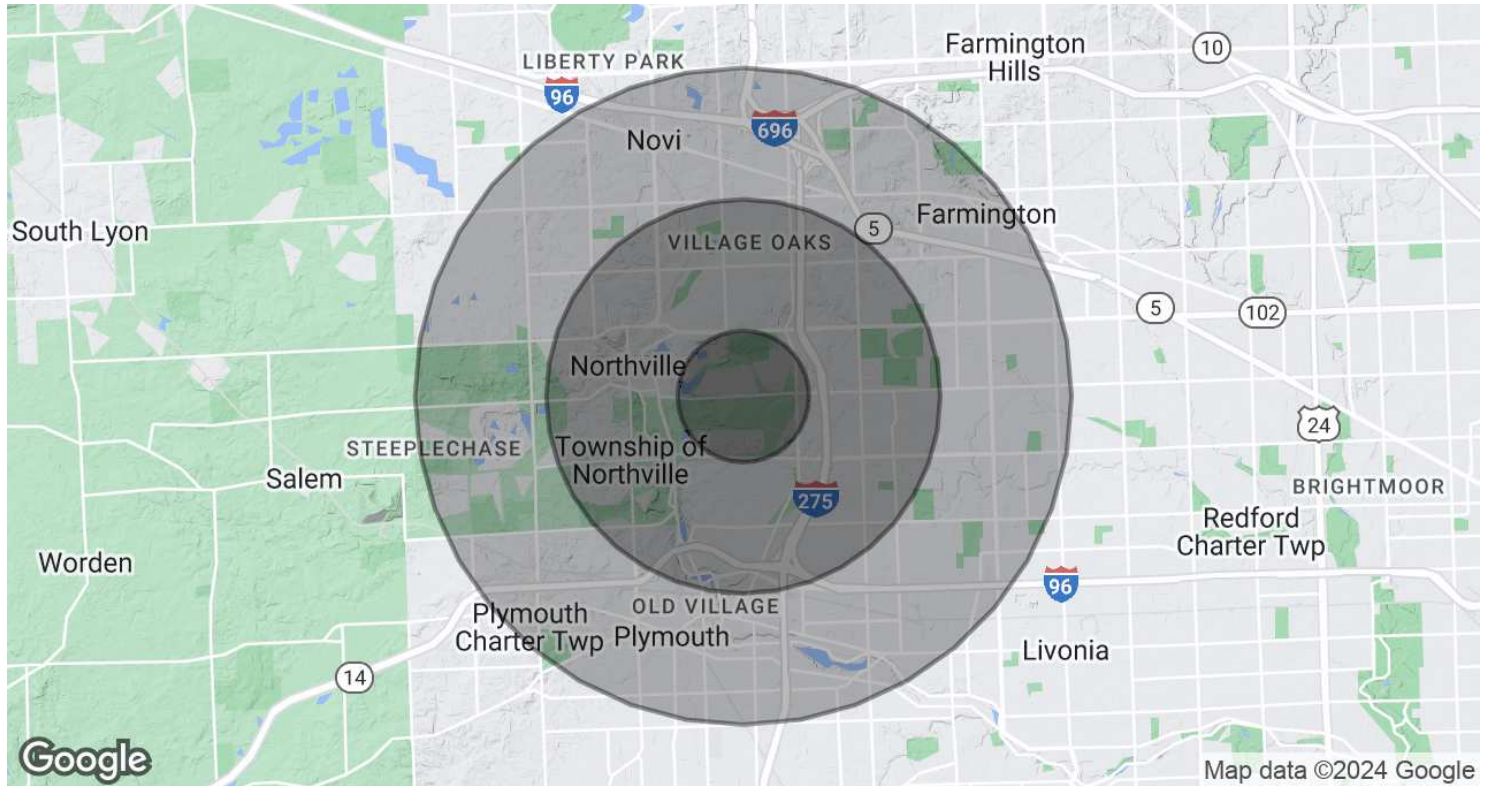


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,605	68,367	174,258
Average Age	47.2	46.9	45.2
Average Age (Male)	45.3	45.1	43.2
Average Age (Female)	48.0	48.1	46.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,612	29,927	75,861
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$109,950	\$133,409	\$121,793
Average House Value	\$347,883	\$313,917	\$299,559

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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