

# RETAIL FOR SALE/LEASE



**42191 W. 14 Mile Rd  
Novi, Michigan**



1111 W. Oakley Park Road  
Suite 220  
Commerce, Michigan 48390  
(248) 359-9000 – Detroit Office  
(616) 241-2200 – Grand Rapids Office  
[www.insitecommercial.com](http://www.insitecommercial.com)

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Novi, Michigan**

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# PROPERTY SUMMARY

**Location:** 42191 W. 14 Mile Rd  
Novi, MI 48377

**Total Building Size:** 10,878 SF

**Lot Size:** 1.54 Acres

**Lease Rate:** \$12.00/SF, NNN

**Sale Price:** \$2,099,000

**Demographics within  
5 Mile Radius:**

**Population:** 170,310 Persons  
**Households:** 72,806 Homes  
**Average Income:** \$137,811 Annually  
**Traffic Counts:** 9,407 VPD – Novi Rd  
10,130 VPD – 14 Mile Rd

**Comments:**

This former CVS Pharmacy anchors the Novi Summit Shopping Center at the hard corner of Novi & 14 Mile Rd. Adjacent retail Tenants such as Little Ceasars, Flagstar Bank and Starbucks. As well as medical Tenants such as JMG Dentistry, Michigan Eye, Miracle Ear, Advanced Wound Care, and Excel Physical Therapy. Situated right across the street from Maple Manor Rehab Center of Novi.

**For Information**

**Contact:**

**Mo Abubars**

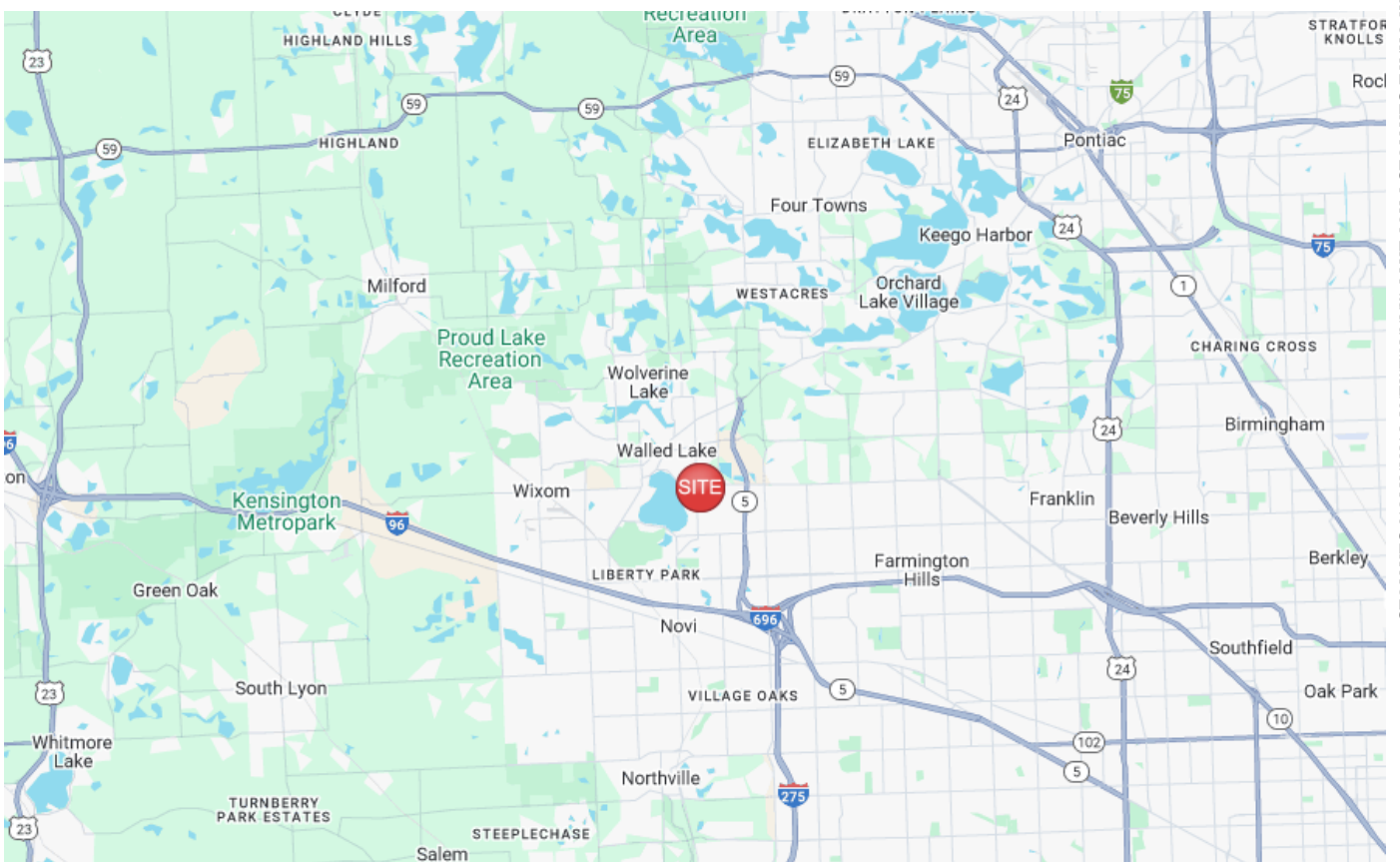
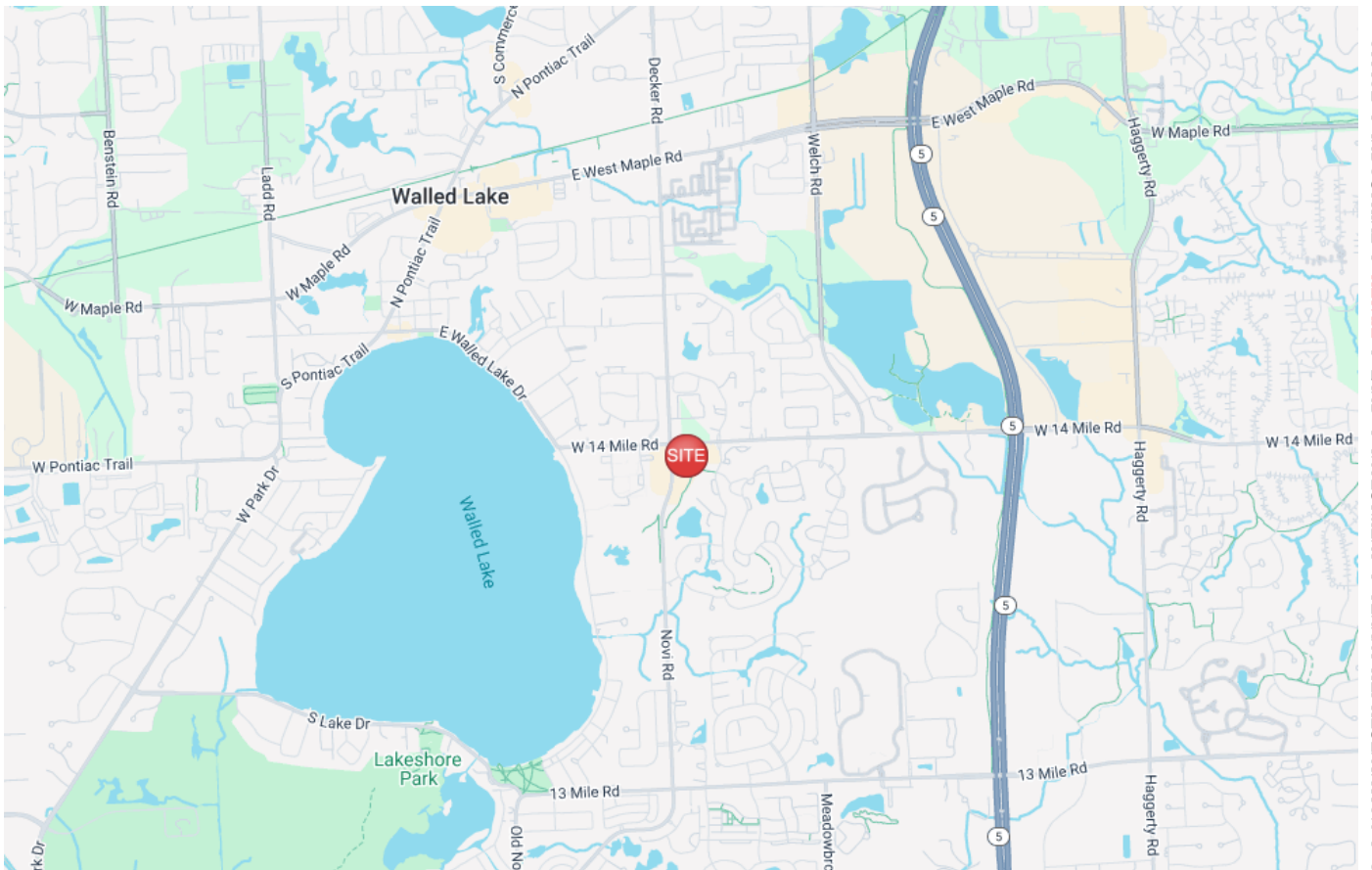
**248-359-9000 ext. 7**







# AREA MAPS



## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5258/-83.4661

	1 mi radius	3 mi radius	5 mi radius
<b>42191 W 14 Mile Rd</b>			
<b>Novi, MI 48377</b>			
<b>Population</b>			
2025 Estimated Population	9,790	65,777	170,310
2030 Projected Population	9,649	66,090	170,627
2020 Census Population	9,862	63,686	165,623
2010 Census Population	8,538	55,672	148,991
Projected Annual Growth 2025 to 2030	-0.3%	-	-
Historical Annual Growth 2010 to 2025	1.0%	1.2%	1.0%
<b>Households</b>			
2025 Estimated Households	4,502	30,457	72,806
2030 Projected Households	4,515	31,058	74,132
2020 Census Households	4,444	28,776	68,885
2010 Census Households	4,075	24,327	60,275
Projected Annual Growth 2025 to 2030	-	0.4%	0.4%
Historical Annual Growth 2010 to 2025	0.7%	1.7%	1.4%
<b>Age</b>			
2025 Est. Population Under 10 Years	11.1%	10.2%	10.5%
2025 Est. Population 10 to 19 Years	9.5%	10.0%	11.0%
2025 Est. Population 20 to 29 Years	10.3%	13.0%	12.3%
2025 Est. Population 30 to 44 Years	20.9%	21.1%	20.6%
2025 Est. Population 45 to 59 Years	17.3%	18.7%	19.4%
2025 Est. Population 60 to 74 Years	18.4%	17.1%	17.5%
2025 Est. Population 75 Years or Over	12.6%	10.0%	8.7%
2025 Est. Median Age	44.2	42.5	42.4
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	47.0%	48.7%	49.2%
2025 Est. Female Population	53.0%	51.3%	50.8%
2025 Est. Never Married	27.2%	30.9%	29.4%
2025 Est. Now Married	46.1%	48.2%	52.5%
2025 Est. Separated or Divorced	19.6%	14.6%	12.5%
2025 Est. Widowed	7.1%	6.4%	5.6%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	9.9%	15.0%	19.3%
2025 Est. HH Income \$150,000 to \$199,999	7.9%	9.4%	12.1%
2025 Est. HH Income \$100,000 to \$149,999	22.0%	18.8%	19.1%
2025 Est. HH Income \$75,000 to \$99,999	15.6%	12.6%	12.1%
2025 Est. HH Income \$50,000 to \$74,999	18.0%	16.4%	14.2%
2025 Est. HH Income \$35,000 to \$49,999	11.4%	8.7%	8.1%
2025 Est. HH Income \$25,000 to \$34,999	7.7%	8.1%	5.5%
2025 Est. HH Income \$15,000 to \$24,999	3.9%	5.0%	4.3%
2025 Est. HH Income Under \$15,000	3.5%	5.8%	5.3%
2025 Est. Average Household Income	\$103,827	\$118,935	\$137,811
2025 Est. Median Household Income	\$87,481	\$94,172	\$110,016
2025 Est. Per Capita Income	\$47,748	\$55,096	\$59,012
2025 Est. Total Businesses	254	3,325	8,786
2025 Est. Total Employees	3,000	61,610	131,637

## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES PROPERTY MANAGEMENT | AVIATION SERVICES

42191 W 14 Mile Rd Novi, MI 48377	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	70.0%	69.2%	68.1%
2025 Est. Black	12.0%	12.6%	11.5%
2025 Est. Asian or Pacific Islander	12.4%	13.1%	15.4%
2025 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2025 Est. Other Races	5.5%	5.0%	4.8%
<b>Hispanic</b>			
2025 Est. Hispanic Population	521	2,913	6,835
2025 Est. Hispanic Population	5.3%	4.4%	4.0%
2030 Proj. Hispanic Population	5.6%	4.9%	4.5%
2020 Hispanic Population	6.1%	5.1%	4.1%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	7,353	48,787	124,144
2025 Est. Elementary (Grade Level 0 to 8)	1.0%	2.0%	1.9%
2025 Est. Some High School (Grade Level 9 to 11)	3.2%	2.4%	2.2%
2025 Est. High School Graduate	17.4%	17.1%	14.9%
2025 Est. Some College	22.7%	19.5%	18.0%
2025 Est. Associate Degree Only	8.9%	9.0%	8.2%
2025 Est. Bachelor Degree Only	29.4%	29.8%	31.2%
2025 Est. Graduate Degree	17.3%	20.3%	23.5%
<b>Housing</b>			
2025 Est. Total Housing Units	4,681	31,646	75,636
2025 Est. Owner-Occupied	67.4%	53.9%	61.4%
2025 Est. Renter-Occupied	28.8%	42.4%	34.8%
2025 Est. Vacant Housing	3.8%	3.8%	3.7%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	12.2%	10.4%	9.0%
2025 Homes Built 2000 to 2009	17.6%	16.9%	13.0%
2025 Homes Built 1990 to 1999	31.8%	21.5%	19.4%
2025 Homes Built 1980 to 1989	9.5%	18.2%	18.4%
2025 Homes Built 1970 to 1979	11.8%	12.7%	18.0%
2025 Homes Built 1960 to 1969	4.1%	6.4%	7.5%
2025 Homes Built 1950 to 1959	4.3%	6.3%	6.9%
2025 Homes Built Before 1949	4.7%	3.8%	4.0%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	1.8%	1.3%	1.8%
2025 Home Value \$500,000 to \$999,999	7.8%	17.5%	21.1%
2025 Home Value \$400,000 to \$499,999	9.6%	16.4%	17.4%
2025 Home Value \$300,000 to \$399,999	24.9%	25.0%	25.4%
2025 Home Value \$200,000 to \$299,999	32.5%	24.3%	19.9%
2025 Home Value \$150,000 to \$199,999	7.4%	7.2%	5.7%
2025 Home Value \$100,000 to \$149,999	5.0%	2.6%	2.4%
2025 Home Value \$50,000 to \$99,999	2.8%	1.9%	1.6%
2025 Home Value \$25,000 to \$49,999	3.9%	1.5%	1.8%
2025 Home Value Under \$25,000	4.3%	2.3%	3.0%
2025 Median Home Value	\$269,348	\$341,559	\$361,589
2025 Median Rent	\$1,448	\$1,314	\$1,330

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# DEMOGRAPHICS

## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
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Lat/Lon: 42.5258/-83.4661

42191 W 14 Mile Rd Novi, MI 48377	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	8,142	55,170	141,352
2025 Est. Civilian Employed	64.4%	63.5%	64.1%
2025 Est. Civilian Unemployed	2.6%	3.0%	2.7%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	33.0%	33.5%	33.2%
2025 Labor Force Males	45.6%	48.1%	48.8%
2025 Labor Force Females	54.4%	51.9%	51.2%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	5,244	35,047	90,604
2025 Mgmt, Business, & Financial Operations	20.7%	22.8%	23.4%
2025 Professional, Related	31.8%	31.2%	33.3%
2025 Service	14.8%	12.4%	11.4%
2025 Sales, Office	21.8%	19.9%	18.7%
2025 Farming, Fishing, Forestry	-	0.3%	0.2%
2025 Construction, Extraction, Maintenance	2.8%	3.6%	3.7%
2025 Production, Transport, Material Moving	8.0%	9.9%	9.2%
2025 White Collar Workers	74.3%	73.8%	75.5%
2025 Blue Collar Workers	25.7%	26.2%	24.5%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	78.3%	75.4%	74.4%
2025 Drive to Work in Carpool	6.6%	7.3%	6.5%
2025 Travel to Work by Public Transportation	0.5%	0.3%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.2%	1.5%	1.5%
2025 Other Means	0.6%	0.5%	0.6%
2025 Work at Home	12.9%	15.0%	16.7%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	23.4%	25.0%	22.2%
2025 Travel to Work in 15 to 29 Minutes	38.8%	36.4%	36.9%
2025 Travel to Work in 30 to 59 Minutes	27.3%	32.6%	36.1%
2025 Travel to Work in 60 Minutes or More	10.5%	6.0%	4.8%
2025 Average Travel Time to Work	22.7	23.6	24.6
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$453.68 M	\$3.25 B	\$8.55 B
2025 Est. Apparel	\$8.44 M	\$59.47 M	\$156.28 M
2025 Est. Contributions, Tax and Retirement	\$126.45 M	\$975.13 M	\$2.67 B
2025 Est. Education	\$10.53 M	\$75.93 M	\$201.48 M
2025 Est. Entertainment	\$26.1 M	\$183.72 M	\$482.24 M
2025 Est. Food, Beverages, Tobacco	\$54.07 M	\$369.59 M	\$957.94 M
2025 Est. Health Care	\$30.77 M	\$200.48 M	\$483.25 M
2025 Est. Household Furnishings and Equipment	\$12.19 M	\$86.43 M	\$227.68 M
2025 Est. Household Operations, Shelter, Utilities	\$100.86 M	\$711.76 M	\$1.82 B
2025 Est. Miscellaneous Expenses	\$7.87 M	\$55.52 M	\$145.72 M
2025 Est. Personal Care	\$5.74 M	\$39.01 M	\$100.91 M
2025 Est. Transportation	\$70.67 M	\$492.11 M	\$1.3 B

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# TRAFFIC COUNTS

