

32729 NORTHWESTERN HWY  
FARMINGTON HILLS, MICHIGAN

RETAIL FOR SALE OR LEASE  
7,800 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

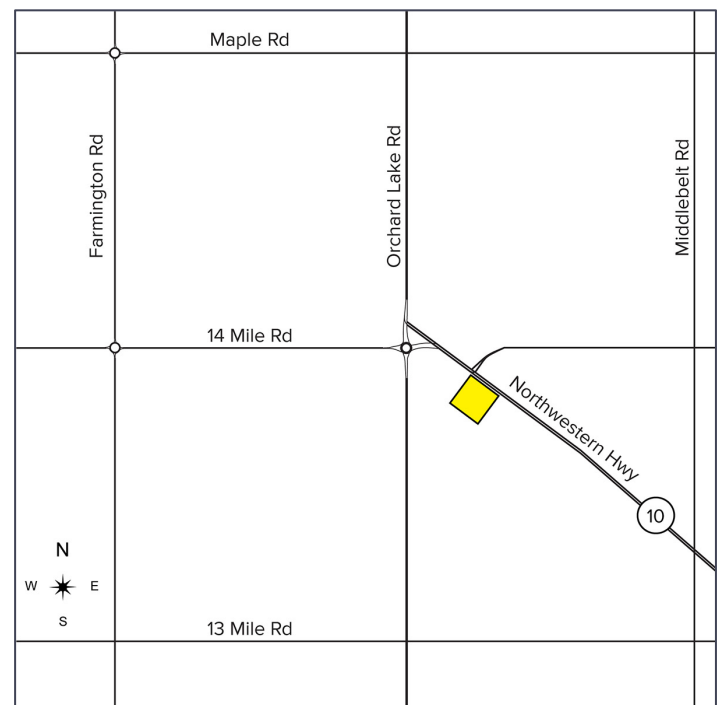
**TURN-KEY RESTAURANT**



## PROPERTY FEATURES

- 7,800 square feet available
- Zoned B-3
- 87 +/- parking spaces
- Retrofitted in 2010
- Lease Rate: \$23.00/sq. ft. Absolute NNN
- Sale Price: \$2,895,000 (\$371.15/sq. ft.)

**Comments:** Former restaurant with FF & E. Located adjacent to the new Holiday Inn Express Hotel in front of Home Depot. Great visibility, busy traffic corridor, and demographics. Surrounded by national retailers and restaurants. Space use can be flexible or redeveloped.



For more information, please contact:

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

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

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## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,362	\$107,800
3 MILE	62,355	\$124,352
5 MILE	167,832	\$119,848

## TRAFFIC COUNTS (TWO-WAY)

53,736	Northwestern Hwy S. of 14 Mile Rd.
60,165	Northwestern Hwy N. of 14 Mile Rd.
9,866	14 Mile Rd. E. of Northwestern Hwy
36,491	Orchard Lake Rd. S. of 14 Mile Rd.



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## Interior Photos



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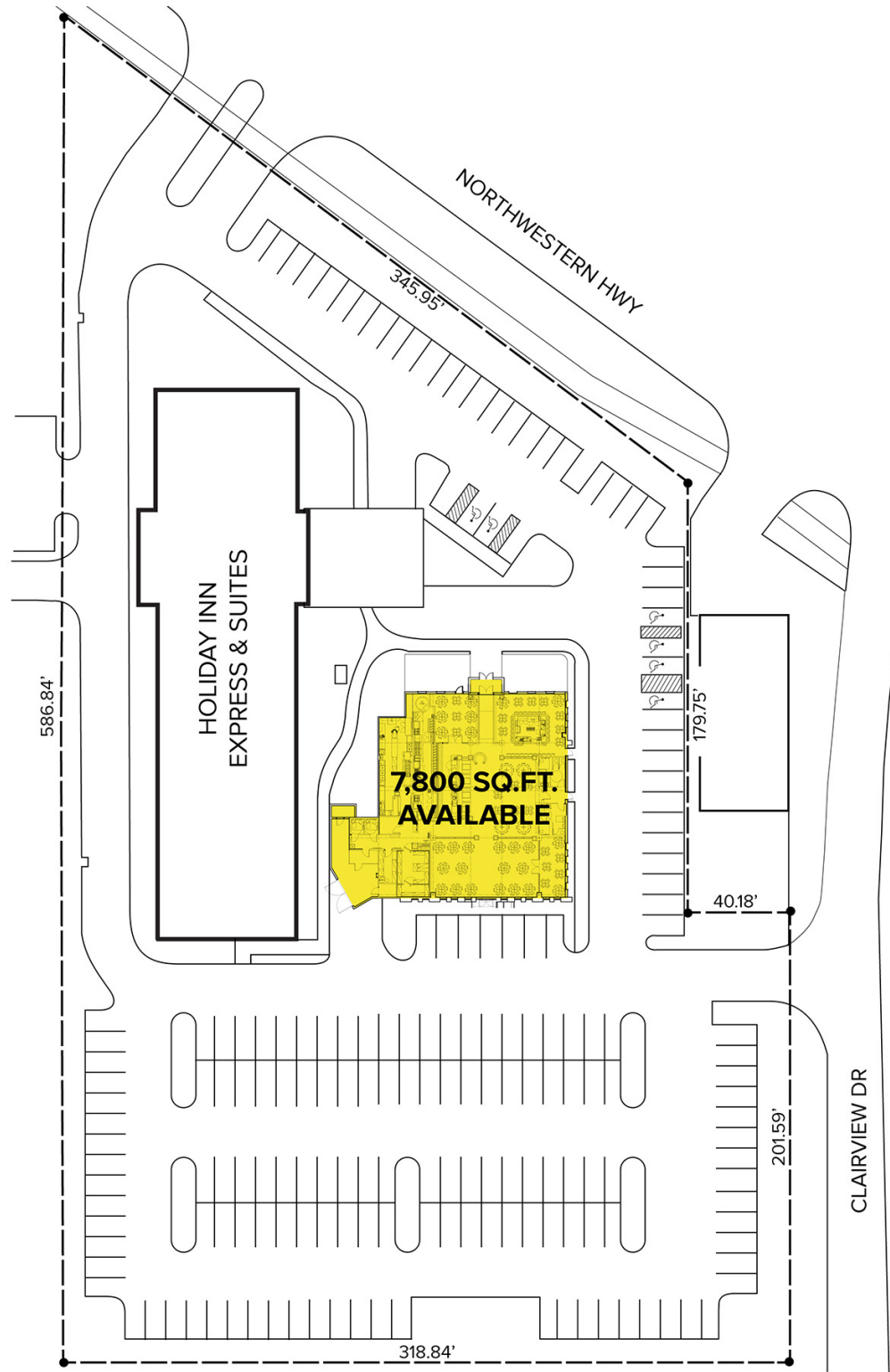
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## Site Plan



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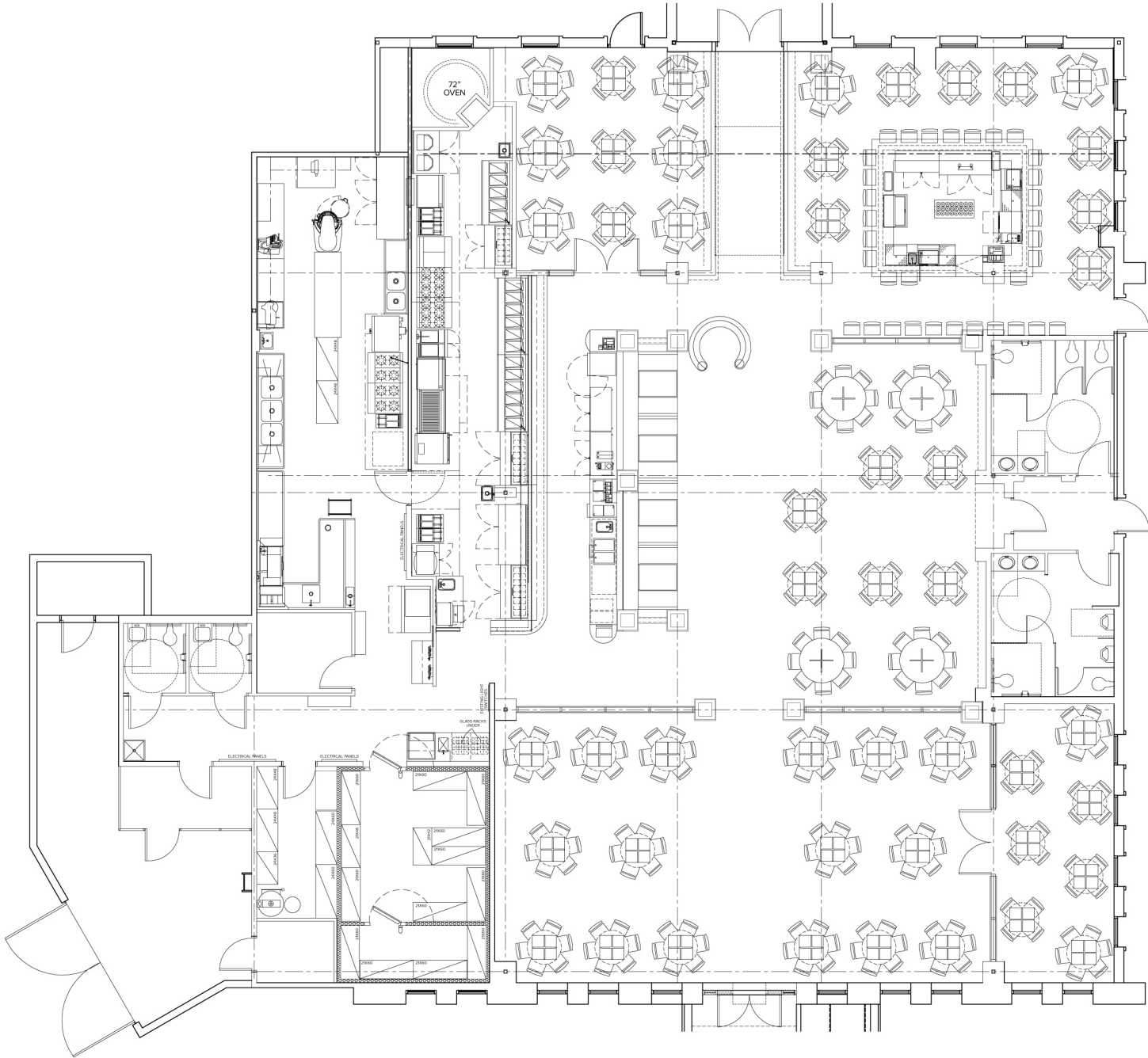
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## Floor Plan



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