



GRAND RIVER & BECK PROPOSED RETAIL FOR LEASE

GRAND RIVER & BECK ROAD, NOVI, MI 48374

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Grand River & Beck Proposed Retail | Novi, MI 48374



OFFERING SUMMARY

Available SF: 2,000 - 10,000 SF
Will build to suit

Lease Rate: \$35.00 /Sq.Ft., NNN

PROPERTY HIGHLIGHTS

- Proposed Retail Development.
- Frontage on Grand River and on I-96
- Across from St. John Providence Hospital.
- Zoned OST, proposed OSC Zoning.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,519	16,948	46,026
Total Population:	3,918	40,059	112,740
Average HH Income:	\$107,313	\$93,965	\$96,383

PROPERTY DETAILS: Grand River & Beck Proposed Retail | Novi, MI 48374

LEASE RATE **\$35.00 SF, NNN**

LOCATION INFORMATION

Building Name	Grand River & Beck Proposed Retail
Street Address	47350 Grand River
City, State, Zip	Novi, MI 48374
County/Township	South West Oakland

BUILDING INFORMATION

Building Size	10,000 SF
Available Sq.Ft.	2,000 - 10,000 SF
	Will Build to Suit

PROPERTY DETAILS

Property Type	Retail
Traffic Count	Grand River = 17,594 Beck = 31,970 I-96 = 105,447
Zoning	Currently OST - Office Service Technology Proposed OSC - Office Service Commercial
Parcel ID's#	22-16-176-017, 026, 028, 031, 036

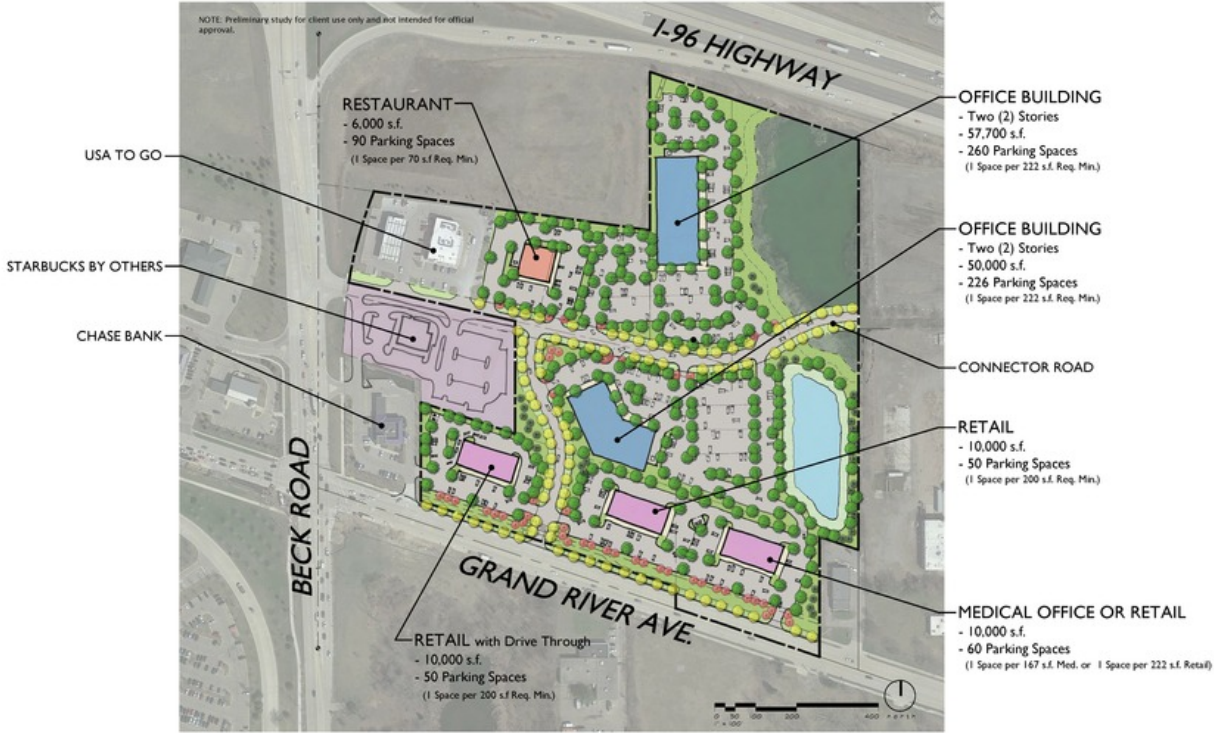
PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Utilities Description	City Water & Sanitary Sewer

CONCEPTUAL SITE PLAN - RETAIL: Grand River & Beck Proposed Retail | Novi, MI 48374



Conceptual Site Plan: Option B
Mixed Use Development - Novi, Michigan

August 8, 2017



List of Permitted Uses (Current & Proposed)

CURRENT	PROPOSED
Adult Day Care	Adult Day Care (Special Land Use required)
Colleges, Universities and other such institutes of higher learning.	Amusement and Entertainment uses (Special Land Use required)
Data processing and computer centers	Day care centers (Special Land Use required)
Day care centers	Facilities for human care
Facilities for human care	Financial institutions, drive-in facilities as in accessory use only
Financial institutions, drive-in facilities as in accessory use only	Health and fitness clubs, public or private
Hotels	Inpatient bed facility portion of general hospitals
Laboratories	Offices; professional and medical
Motion picture, television, radio and photographic production facilities	Offices; medical, including laboratories and clinics
Offices, medical, including laboratories and clinics	Personal service establishments
Personal service establishments (Special Land Use required)	Places of worship
Professional office buildings, offices and office sales and leasing	Professional office buildings, offices and office sales and service activities
Recreation facilities, indoor, public or private	Recreation facilities; indoor, public or private (Special Land Use required)
Recreation facilities, outdoor, private	Recreation facilities; outdoor, private (Special Land Use required)
Restaurant drive-in, fast food drive through (Special Land use required)	Restaurants, sit-down (Special Land Use required)
Restaurant fast food carryout or fast food sit down (Special Land use required)	Retail commercial services
Restaurants, sit down (Special Land use may be required)	
Retail business (Special Land use required)	

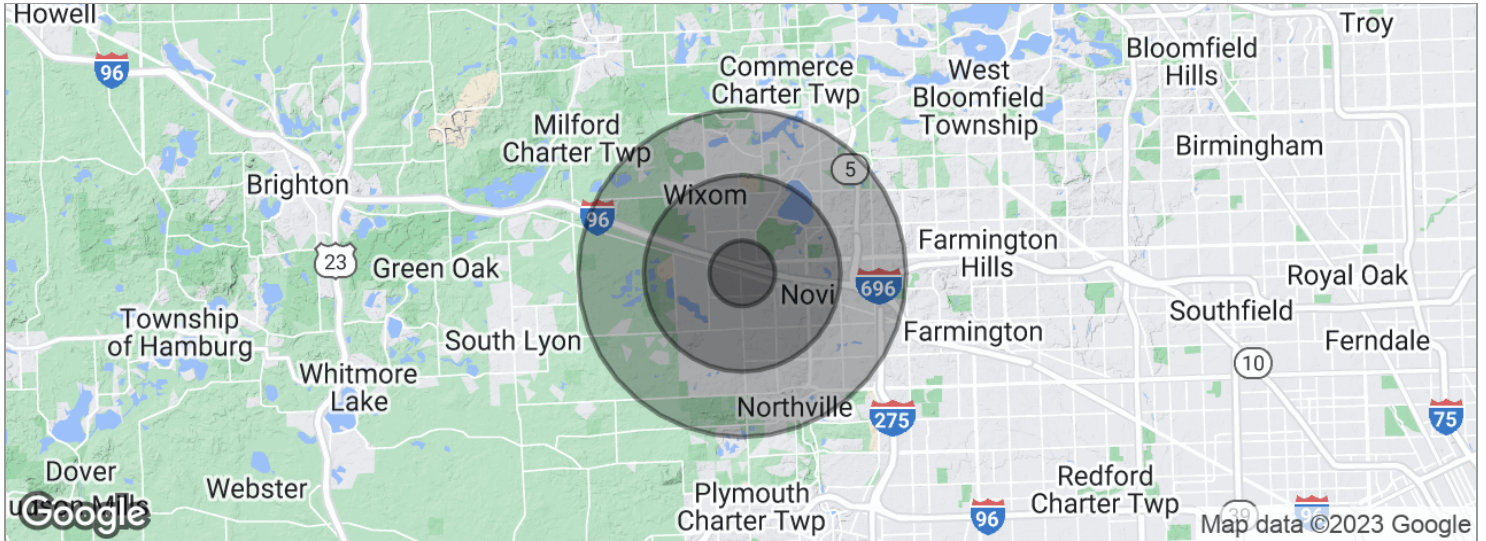
RETAILER MAP: Grand River & Beck Proposed Retail | Novi, MI 48374



LOCATION MAPS: Grand River & Beck Proposed Retail | Novi, MI 48374



DEMOGRAPHICS MAP: Grand River & Beck Proposed Retail | Novi, MI 48374



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,918	40,059	112,740
Median age	37.5	35.5	38.3
Median age (male)	37.6	35.0	37.3
Median age (Female)	37.4	35.8	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,519	16,948	46,026
# of persons per HH	2.6	2.4	2.4
Average HH income	\$107,313	\$93,965	\$96,383
Average house value	\$297,878	\$259,884	\$268,354

* Demographic data derived from 2020 ACS - US Census