

FORMER AMERICAN LEGION

FOR SALE



31775 GRAND RIVER AVENUE

FARMINGTON, MI 48336

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

BUILDING / LAND FOR SALE

**31775 GRAND RIVER AVENUE
FARMINGTON, MI 48336**

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

Location: 31775 Grand River Ave.
Farmington, MI 48336

Parcel I.D.: 23-27-476-007

Building Size: 10,306 SF

Land Size: 1.39 Acres (60,548 SF)

Sale Price: \$525,000

Property Taxes: Currently a tax-exempt property

Zoning: C3: General Commercial (Grand River frontage)
R1P: Single Family Parking (South end of Property)

**Demographics in
5 Mile Radius:**

Population:	214,654 people
Households:	92,511 homes
Avg. HH Income:	\$95,722 USD
Traffic Counts:	10,837 VPD

- Property Highlights:**
- Relocating American Legion Groves-Walker Post 346
 - Site will be vacated upon the sale
 - 150' of Frontage on Grand River Avenue with two curb cuts and ample parking
 - Site is located on Grand River Avenue, just West of Orchard Lake Road and less than 1 mile from Downtown Farmington
 - Multiple redevelopment opportunities for the site including commercial, mixed-use or repurposing the existing structure
 - Contact Broker for additional details

For Information Contact:

KYLE NELSON
248-359-9000 x5



PHOTOGRAPHS



PHOTOGRAPHS



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

AERIAL



AREA MAP

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DEMOGRAPHICS

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4576/-83.3604

31775 Grand River Ave Farmington, MI 48336	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	10,569	82,679	214,654
2026 Projected Population	10,627	82,753	213,222
2020 Census Population	10,413	82,855	214,755
2010 Census Population	9,793	78,264	206,767
Projected Annual Growth 2021 to 2026	0.1%	-	-0.1%
Historical Annual Growth 2010 to 2021	0.7%	0.5%	0.3%
Households			
2021 Estimated Households	4,903	36,314	92,511
2026 Projected Households	4,954	36,947	94,002
2020 Census Households	4,791	36,274	92,584
2010 Census Households	4,407	33,461	87,341
Projected Annual Growth 2021 to 2026	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	0.2%	-	-
Age			
2021 Est. Population Under 10 Years	10.3%	10.4%	10.2%
2021 Est. Population 10 to 19 Years	9.9%	10.5%	11.0%
2021 Est. Population 20 to 29 Years	12.8%	14.5%	13.0%
2021 Est. Population 30 to 44 Years	20.0%	19.6%	18.3%
2021 Est. Population 45 to 59 Years	20.2%	19.7%	20.3%
2021 Est. Population 60 to 74 Years	17.2%	17.0%	18.1%
2021 Est. Population 75 Years or Over	9.7%	8.2%	9.1%
2021 Est. Median Age	41.7	40.8	42.4
Marital Status & Gender			
2021 Est. Male Population	47.3%	48.0%	47.6%
2021 Est. Female Population	52.7%	52.0%	52.4%
2021 Est. Never Married	36.4%	31.5%	32.2%
2021 Est. Now Married	42.3%	48.0%	46.2%
2021 Est. Separated or Divorced	14.9%	14.3%	15.0%
2021 Est. Widowed	6.4%	6.2%	6.6%
Income			
2021 Est. HH Income \$200,000 or More	6.0%	8.5%	8.4%
2021 Est. HH Income \$150,000 to \$199,999	8.4%	8.6%	7.9%
2021 Est. HH Income \$100,000 to \$149,999	18.6%	18.1%	18.2%
2021 Est. HH Income \$75,000 to \$99,999	13.3%	15.1%	14.8%
2021 Est. HH Income \$50,000 to \$74,999	20.0%	18.4%	17.7%
2021 Est. HH Income \$35,000 to \$49,999	11.1%	10.3%	11.0%
2021 Est. HH Income \$25,000 to \$34,999	8.6%	7.2%	7.8%
2021 Est. HH Income \$15,000 to \$24,999	7.4%	5.9%	6.0%
2021 Est. HH Income Under \$15,000	6.6%	7.8%	8.3%
2021 Est. Average Household Income	\$83,957	\$95,633	\$95,722
2021 Est. Median Household Income	\$73,052	\$79,534	\$78,556
2021 Est. Per Capita Income	\$39,061	\$42,125	\$41,396
2021 Est. Total Businesses	699	3,551	12,547
2021 Est. Total Employees	5,832	37,682	177,992

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Race			
2021 Est. White	74.5%	61.9%	60.5%
2021 Est. Black	12.0%	18.2%	23.4%
2021 Est. Asian or Pacific Islander	6.2%	12.8%	9.0%
2021 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2021 Est. Other Races	7.1%	6.9%	6.9%
Hispanic			
2021 Est. Hispanic Population	380	3,021	8,137
2021 Est. Hispanic Population	3.6%	3.7%	3.8%
2026 Proj. Hispanic Population	3.7%	3.7%	3.9%
2020 Hispanic Population	4.5%	3.7%	3.5%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	7,873	60,293	156,536
2021 Est. Elementary (Grade Level 0 to 8)	1.1%	1.7%	1.9%
2021 Est. Some High School (Grade Level 9 to 11)	3.0%	3.3%	4.1%
2021 Est. High School Graduate	21.2%	19.5%	20.1%
2021 Est. Some College	24.9%	21.3%	21.7%
2021 Est. Associate Degree Only	8.2%	8.7%	8.6%
2021 Est. Bachelor Degree Only	26.3%	25.6%	24.8%
2021 Est. Graduate Degree	15.3%	19.8%	18.9%
Housing			
2021 Est. Total Housing Units	5,104	38,077	98,074
2021 Est. Owner-Occupied	64.6%	58.8%	62.9%
2021 Est. Renter-Occupied	31.5%	36.6%	31.4%
2021 Est. Vacant Housing	3.9%	4.6%	5.7%
Homes Built by Year			
2021 Homes Built 2010 or later	2.3%	1.9%	1.8%
2021 Homes Built 2000 to 2009	2.1%	3.6%	3.5%
2021 Homes Built 1990 to 1999	9.9%	12.5%	9.9%
2021 Homes Built 1980 to 1989	7.9%	14.4%	12.3%
2021 Homes Built 1970 to 1979	14.9%	19.7%	20.1%
2021 Homes Built 1960 to 1969	18.9%	15.5%	17.2%
2021 Homes Built 1950 to 1959	25.7%	17.2%	19.8%
2021 Homes Built Before 1949	14.4%	10.5%	9.7%
Home Values			
2021 Home Value \$1,000,000 or More	0.8%	1.1%	0.8%
2021 Home Value \$500,000 to \$999,999	2.9%	3.3%	3.5%
2021 Home Value \$400,000 to \$499,999	3.5%	4.6%	5.1%
2021 Home Value \$300,000 to \$399,999	7.9%	16.8%	15.9%
2021 Home Value \$200,000 to \$299,999	31.4%	30.8%	30.7%
2021 Home Value \$150,000 to \$199,999	29.3%	18.5%	16.5%
2021 Home Value \$100,000 to \$149,999	15.5%	12.7%	12.1%
2021 Home Value \$50,000 to \$99,999	5.4%	8.6%	10.3%
2021 Home Value \$25,000 to \$49,999	2.0%	2.2%	3.1%
2021 Home Value Under \$25,000	1.2%	1.5%	2.1%
2021 Median Home Value	\$196,082	\$222,289	\$219,081
2021 Median Rent	\$912	\$967	\$972

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	8,852	68,849	178,376
2021 Est. Civilian Employed	63.5%	60.0%	57.8%
2021 Est. Civilian Unemployed	2.5%	2.5%	2.7%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	34.0%	37.4%	39.5%
2021 Labor Force Males	46.4%	47.4%	46.9%
2021 Labor Force Females	53.6%	52.6%	53.1%
Occupation			
2021 Occupation: Population Age 16 Years or Over	5,622	41,344	103,132
2021 Mgmt, Business, & Financial Operations	18.4%	17.7%	18.6%
2021 Professional, Related	26.7%	33.8%	30.4%
2021 Service	16.5%	14.5%	14.9%
2021 Sales, Office	21.7%	18.4%	19.4%
2021 Farming, Fishing, Forestry	0.2%	-	0.1%
2021 Construction, Extraction, Maintenance	5.4%	4.9%	5.0%
2021 Production, Transport, Material Moving	11.2%	10.7%	11.5%
2021 White Collar Workers	66.7%	69.9%	68.5%
2021 Blue Collar Workers	33.3%	30.1%	31.5%
Transportation to Work			
2021 Drive to Work Alone	83.9%	83.3%	83.4%
2021 Drive to Work in Carpool	8.2%	8.1%	8.1%
2021 Travel to Work by Public Transportation	0.5%	1.2%	1.4%
2021 Drive to Work on Motorcycle	-	-	-
2021 Walk or Bicycle to Work	1.4%	1.6%	1.4%
2021 Other Means	0.9%	0.9%	0.9%
2021 Work at Home	5.0%	4.9%	4.8%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	20.8%	18.8%	19.1%
2021 Travel to Work in 15 to 29 Minutes	40.0%	41.7%	42.0%
2021 Travel to Work in 30 to 59 Minutes	34.8%	35.4%	34.8%
2021 Travel to Work in 60 Minutes or More	4.4%	4.1%	4.2%
2021 Average Travel Time to Work	23.3	24.1	24.0
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$307.09 M	\$2.48 B	\$6.29 B
2021 Est. Apparel	\$10.77 M	\$87.67 M	\$221.97 M
2021 Est. Contributions, Gifts	\$17.51 M	\$144.2 M	\$366.52 M
2021 Est. Education, Reading	\$9.7 M	\$81.5 M	\$206.12 M
2021 Est. Entertainment	\$17.38 M	\$141.09 M	\$358.14 M
2021 Est. Food, Beverages, Tobacco	\$47.07 M	\$378.36 M	\$959.61 M
2021 Est. Furnishings, Equipment	\$10.8 M	\$87.6 M	\$222.4 M
2021 Est. Health Care, Insurance	\$28.36 M	\$226.27 M	\$576.5 M
2021 Est. Household Operations, Shelter, Utilities	\$99.49 M	\$801.17 M	\$2.03 B
2021 Est. Miscellaneous Expenses	\$5.85 M	\$47.1 M	\$119.63 M
2021 Est. Personal Care	\$4.13 M	\$33.34 M	\$84.59 M
2021 Est. Transportation	\$56.01 M	\$450.75 M	\$1.14 B

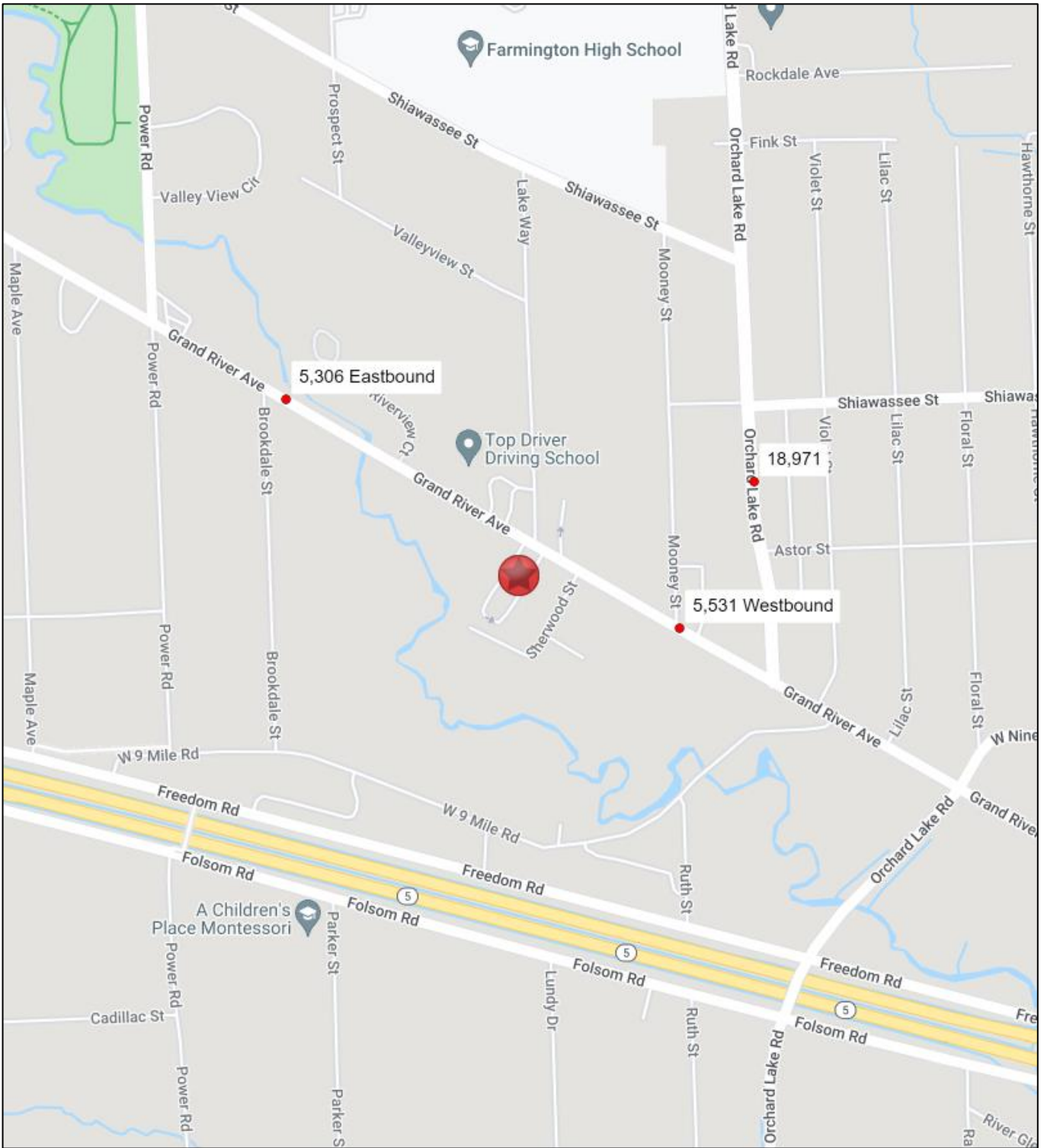
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TRAFFIC COUNTS

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



31775 Grand River Ave

Farmington, MI 48336

April 2022















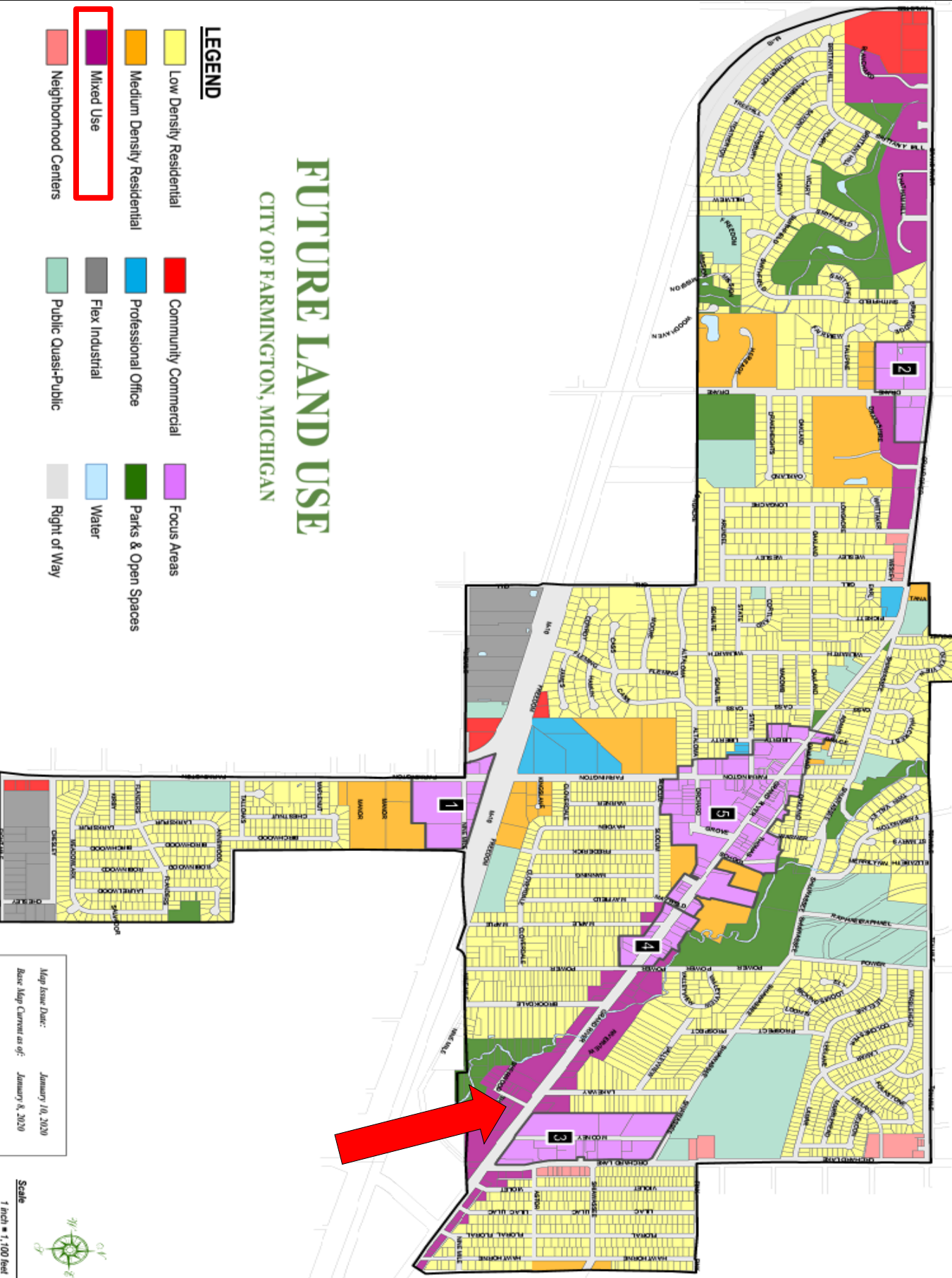
FUTURE LAND USE MAP

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

FUTURE LAND USE CITY OF FARMINGTON, MICHIGAN

LEGEND

-  Low Density Residential
-  Community Commercial
-  Medium Density Residential
-  Professional Office
-  Mixed Use
-  Focus Areas
-  Neighborhood Centers
-  Flex Industrial
-  Public Quasi-Public
-  Parks & Open Spaces
-  Water
-  Right of Way



Map Issue Date: January 18, 2020
Base Map Current as of: January 8, 2020

Scale
1 inch = 1,100 feet

