

31630 Grand River
For Sale/Ground Lease
Build to Suit
.65 Acre Outlot
Farmington, MI



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034

248 353 0500 tel
248 353 0501 fax
naifarbman.com

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Property Features

- Farmington, MI: FIRST TIME OFFERED
- Redevelopment Opportunity
- Anchors/Retailer Overstock Outlet Superstore
- Located Near Many Retailers Including: Target, Dollar Tree, The Riviera Cinema and More!
- High Traffic Counts
- 210,202 People within a 5 Mile Radius
- Zoned C-3 General Commercial
- Utilities - City Water and Sanitary Sewer



For more information:

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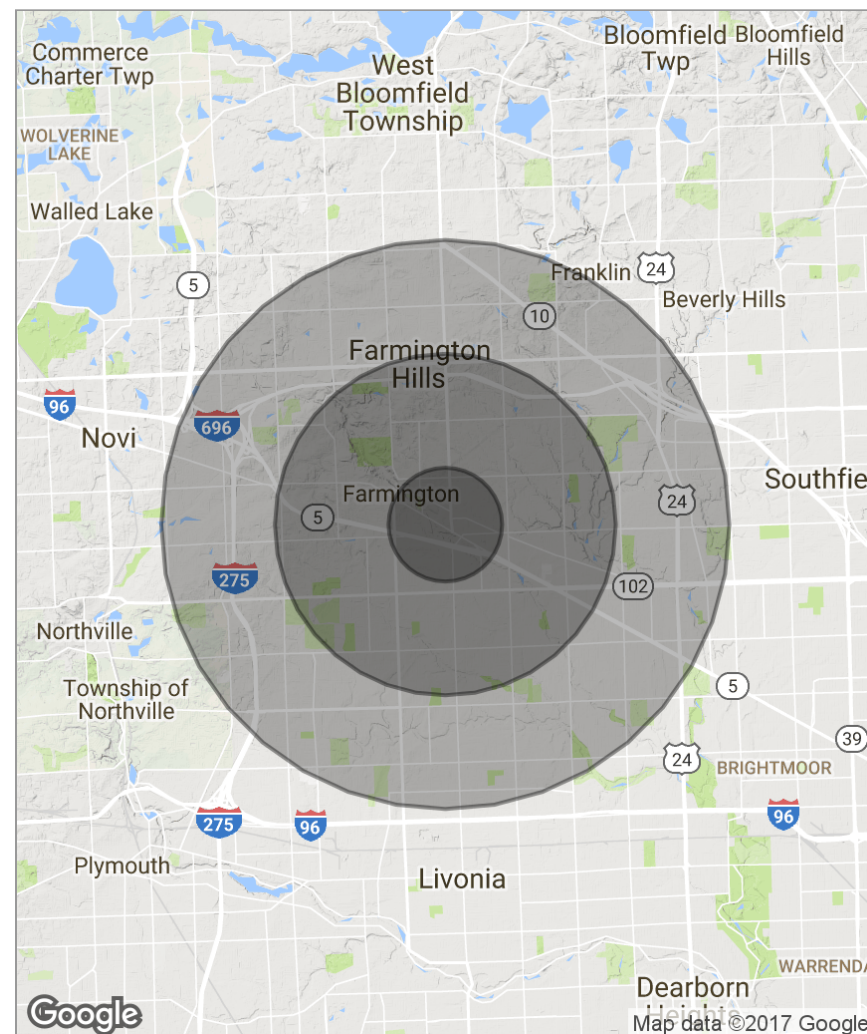
Demographics Map

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,207	77,313	210,202
MEDIAN AGE	42.7	41.4	41.9
MEDIAN AGE (MALE)	40.6	40.0	40.5
MEDIAN AGE (FEMALE)	44.3	42.5	43.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS #	4,064	32,022	86,199
OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$67,092	\$78,125	\$81,323
AVERAGE HOUSE VALUE	\$183,928	\$225,915	\$226,951
Race	1 Mile	3 Miles	5 Miles
% WHITE	83.0%	77.9%	76.0%
% BLACK	9.9%	11.1%	14.4%
% ASIAN	4.5%	8.6%	7.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.2%	0.3%	0.3%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	3.0%	2.3%	2.0%

Traffic Counts

Cross Streets	Daily Count
GRAND RIVER AVE & VIOLET STREET	22,940
GRAND RIVER AVE & ORCHARD LAKE RD	20,900
ORCHARD LAKE RD & ASTER STREET	17,124

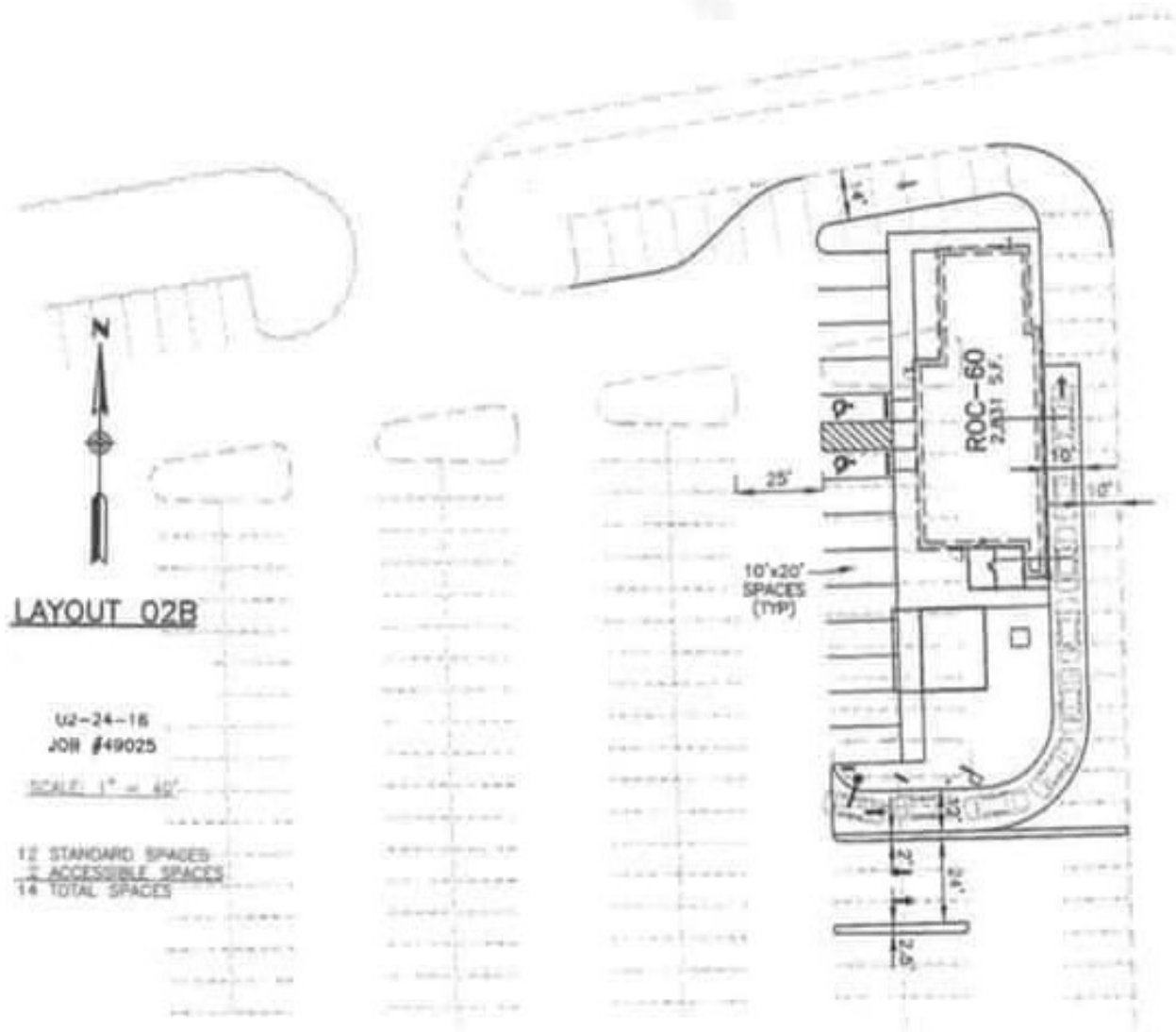


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LAYOUT Q2B

U2-24-18
JOB #49025

SCALE: 1" = 40'

12 STANDARD SPACES
2 ACCESSIBLE SPACES
14 TOTAL SPACES