

## RETAIL PROPERTY FOR LEASE

# 2,400 SF Retail Space on Grand River Ave

32330 GRAND RIVER AVE  
FARMINGTON, MI 48336



Immediate occupancy

Pylon sign

Private parking

Great windows



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



### OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Zoning:	C2 - Community Commercial
Year Built:	1963
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	10,000

### PROPERTY OVERVIEW

2,400 SF open retail space is ready for the next business! Formerly Eco Cleaners, this retail unit has a great street presence, easy access, and great visibility. The space has great windows that let in plenty of natural light. There is also a pylon sign and abundant parking to accommodate 16+ vehicles. The landlord is a professional with many properties, ensuring their tenants are taken care of.

### LOCATION OVERVIEW

Great location next to a busy Marathon Gas Station, this retail building is located at a "main street" location in Farmington. Visible from the signal intersection of Grand River Ave and Power Road and west of Orchard Lake Road.

### PROPERTY HIGHLIGHTS

- Immediate occupancy
- Pylon sign
- Private parking
- Great windows



32330 GRAND RIVER AVE, FARMINGTON, MI

// ADDITIONAL PHOTOS

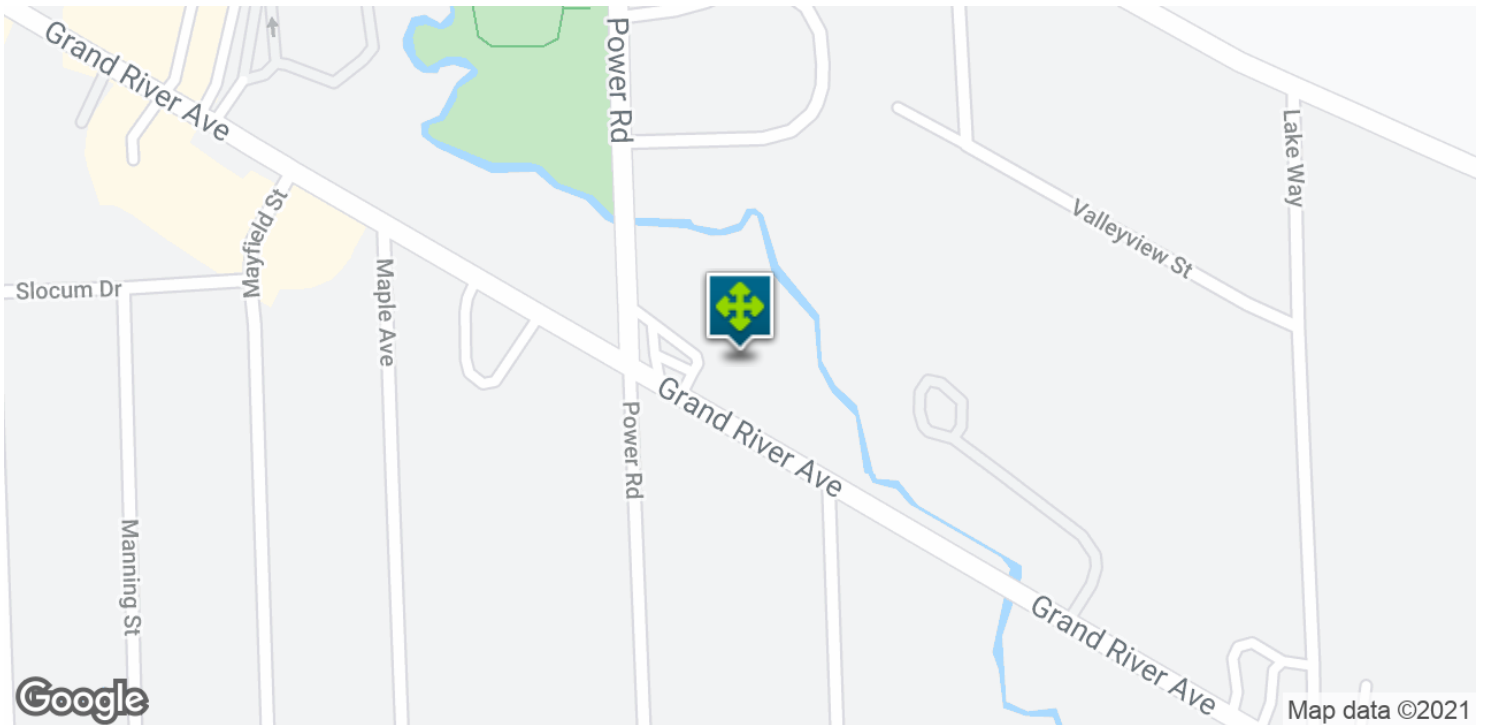




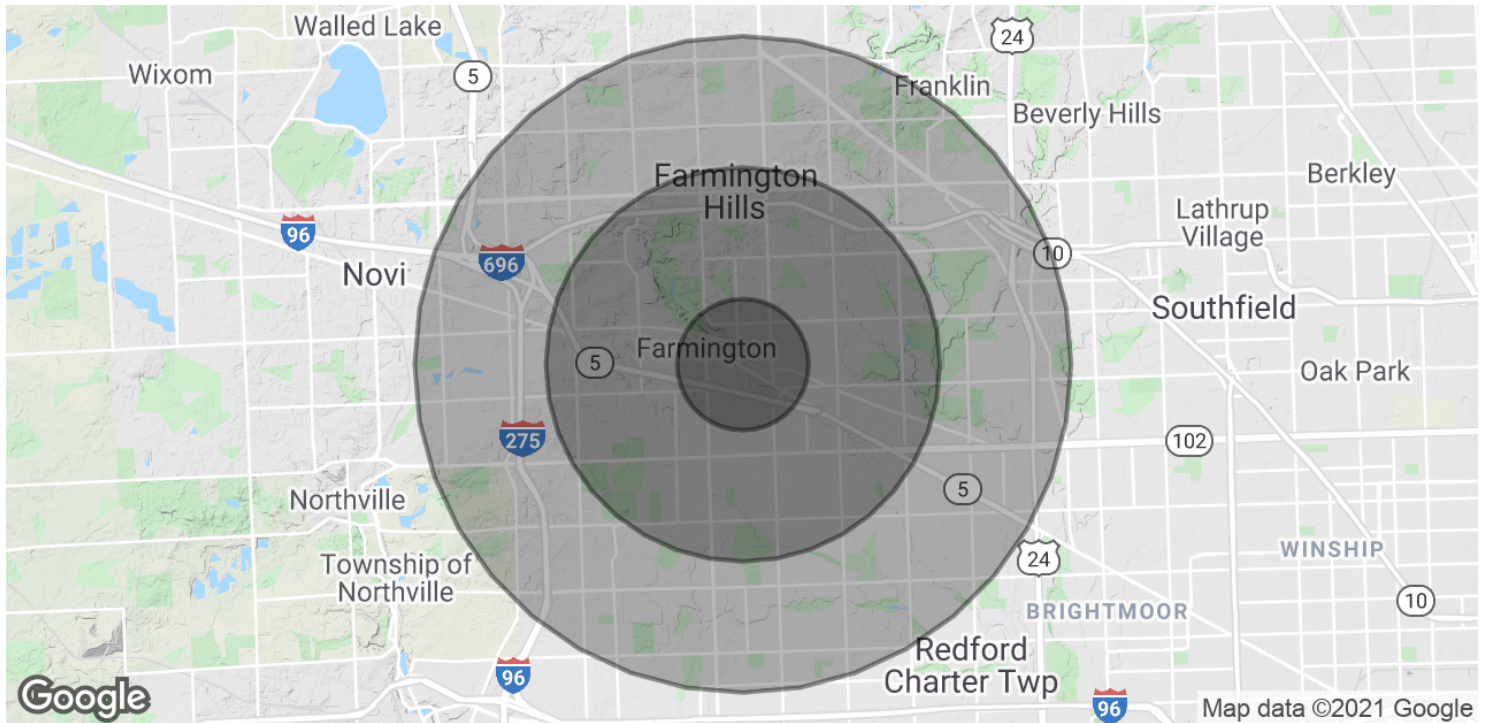


32330 GRAND RIVER AVE, FARMINGTON, MI

// LOCATION MAP







**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,974	76,663	204,876
Average age	43.8	41.2	42.2
Average age (Male)	42.0	39.7	40.9
Average age (Female)	45.0	42.3	43.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,010	32,625	84,024
# of persons per HH	2.2	2.3	2.4
Average HH income	\$74,630	\$78,780	\$84,256
Average house value	\$301,855	\$238,697	\$238,456

\* Demographic data derived from 2010 US Census