

WESTMARKET SQUARE

47440-47950 GRAND RIVER AVE
NOVI, MI 48374

aeres
REAL ESTATE

for LEASE

PROPERTY *highlights*

47440-47950 GRAND RIVER AVE

NOVI, MI 48374

| SIZE // | RENT // | NETS // |
|--|---|---------|
| 1,958 SF/Jewel Gallery 20,388 SF/Staples 1,400 SF/GNC 1,620 SF/ Medical Weight Loss | 1,958 SF: \$22/SF NNN 20,388 SF: \$16/SF NNN 1,400 SF: \$22/SF NNN 1,620 SF: \$28/SF NNN | \$9/SF |

| PARCEL // | PARKING // | YEAR BUILT // |
|------------------|---|---------------|
| 50-22-17-226-005 | Phenomenal parking throughout the development | 2000 |

| COUNTY // | ZONING // | TRAFFIC COUNTS // |
|-----------|-----------|---|
| Oakland | B-2 | Grand River Ave: 36,000 Beck Rd: 31,000 I-96: 108,000 |

NOTABLE HIGHLIGHTS //

Situated on 65 acres, this grocery anchored shopping center is located at the NWC of Grand River & Beck Rd, directly across from Ascension Providence Hospital.

Join Kroger, Home Depot, Leo's Coney Island, Club Pilates, iCode Novi, Olga's, Premier Pet Supplies, Applebee's, and many more!

AREA OVERVIEW //

Nestled just 30 miles northwest of Detroit, Novi boasts unparalleled connectivity with major highways including I-96, I-275, and M-5. This prime location ensures easy access to the broader Detroit area and the entire southeastern Michigan region, making it an ideal spot for businesses aiming to reach a diverse customer base. Novi is renowned for its robust commercial landscape. The city is home to prominent retail centers like the Twelve Oaks Mall, a hub for high-end shopping and dining, as well as several business parks that attract a range of industries. The Suburban Collection hosts millions of visitors a year and is within a mile of Westmarket Square.

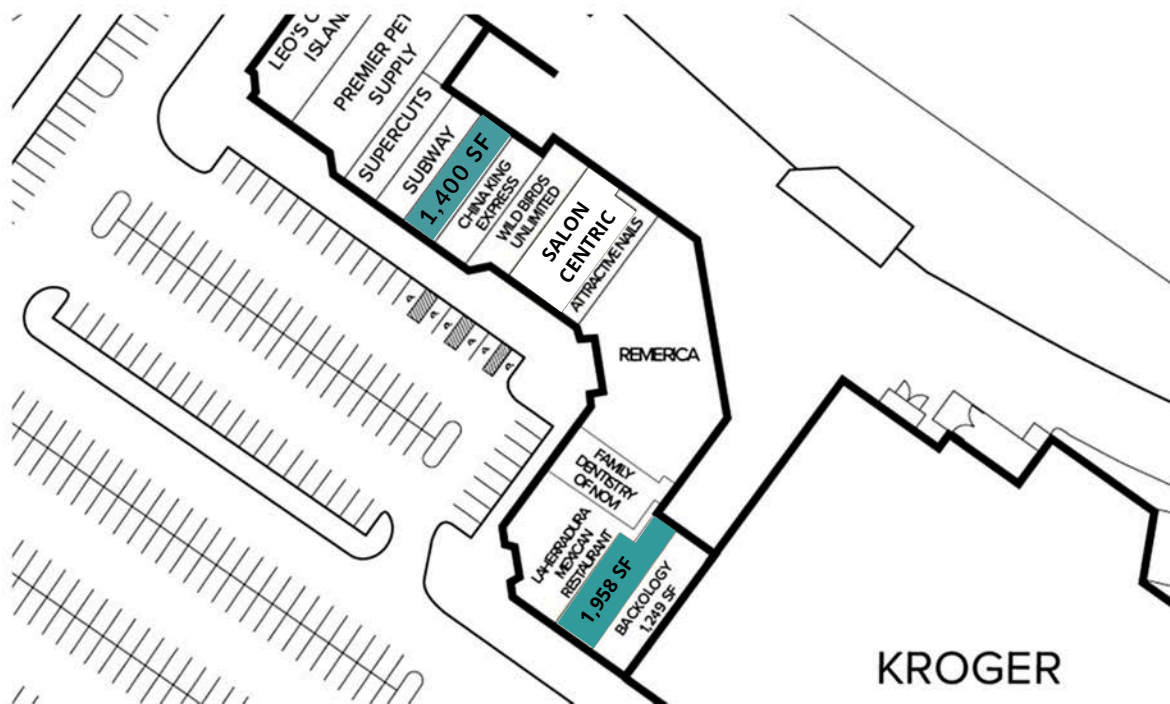
PROPERTY *overview*



SITE PLAN - WEST



SITE PLAN - NORTH



STAPLES *highlights*

47610 GRAND RIVER AVE

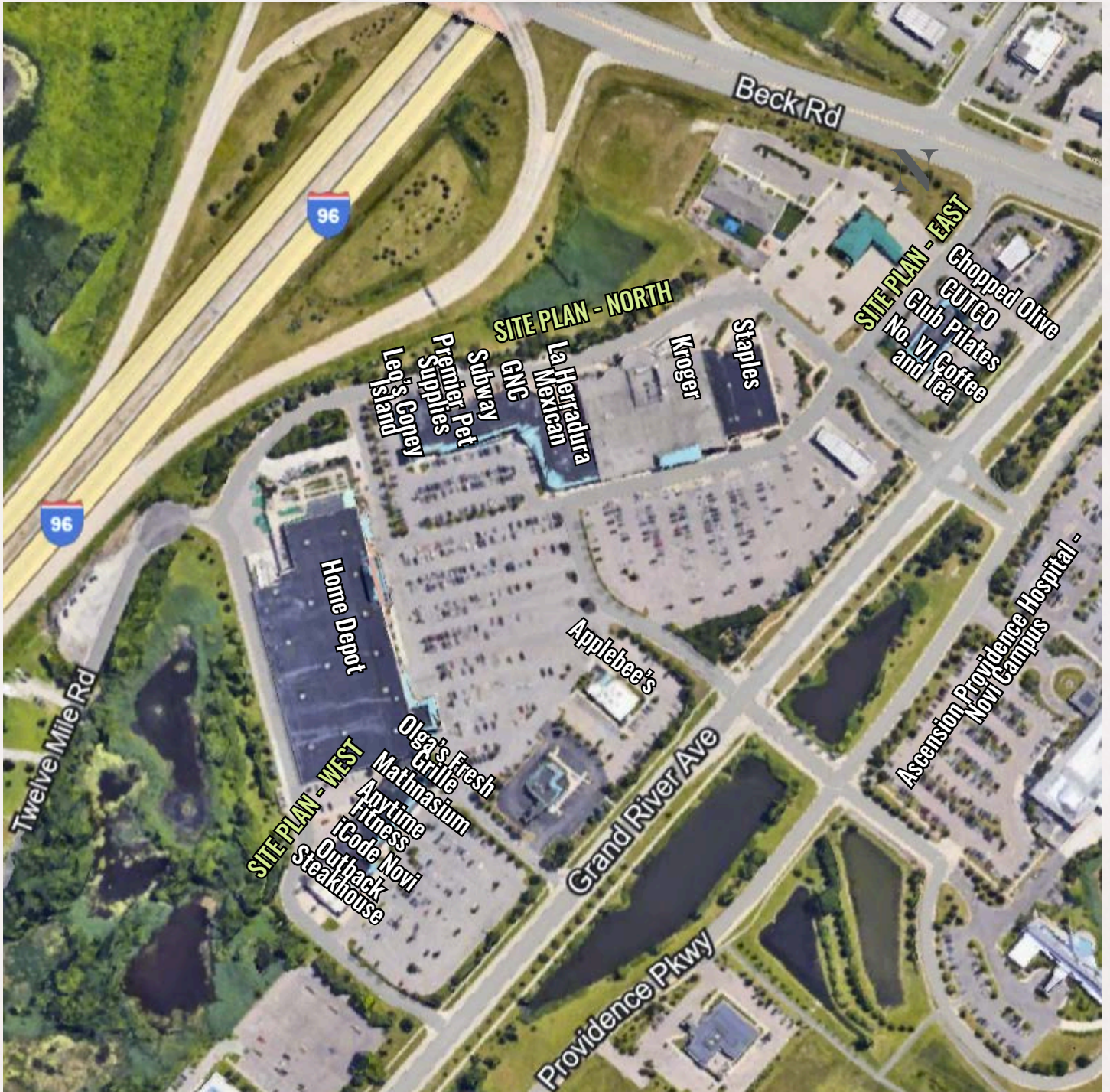
NOVI, MI 48374

OVERVIEW //

- 20,388 SF
- Open floor plan, high ceilings, large display windows, with a large parking lot adjacent to Kroger.
- Private truck well in the back of the space for easy loading/unloading.
- Signage/visibility on I-96; there is an opportunity for a large sign on the rear of the building facing the freeway.
- Average household income within 1 mile: \$157,824 // 3 miles: \$118,511 // 5 miles: \$117,373
- Clear height: 18' to the bottom of the joist



AERIAL *overview*



Select tenants are highlighted on the above aerial, several more are located here.
Please reach out for details.

OUTLOT *highlights + site plan*

47440-47950 GRAND RIVER AVE

NOVI, MI 48374

| SIZE // | PRICE // | NETS // |
|------------|-------------|---------|
| 1.83 acres | \$1,800,000 | NA |

| PARCEL // | PARKING // | YEAR BUILT // |
|------------------|----------------------------------|---------------|
| 50-22-17-226-005 | Multiple opportunities available | NA |

| COUNTY // | ZONING // | AMENITIES // |
|-----------|-----------|---|
| Oakland | N-2C | Near a Kroger anchored shopping center with easy access to I-96 |



WHO WE ARE

AERES

(ANGELA + ERICA
REAL ESTATE
SERVICES) IS MORE
THAN A NAME

IT'S A BLEND OF
VISION, HUSTLE,
AND HEART.



From office to retail to industrial, we bring sharp instincts, bold ideas, and a no-nonsense approach to every deal. We don't just check boxes, **we move the needle for our clients.**

**OUR ETHOS: ETHICS,
CREATIVITY, AND
DRIVE GUIDES
EVERYTHING WE DO.**

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BRANDS WE'VE WORKED WITH //

Ferrari

SERENA & LILY



CARVANA

BAKEHOUSE 46
NEIGHBORHOOD CAFÉ & BAKERY

HEARST



OmnicomGroup

SLATE

HEIRLOOM
HOSPITALITY