



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	1,958 SF: \$22/SF NNN 20,388 SF: \$16/SF NNN 1,400 SF: \$22/SF NNN	\$8.63/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



AREA overview



NOTABLE HIGHLIGHTS //

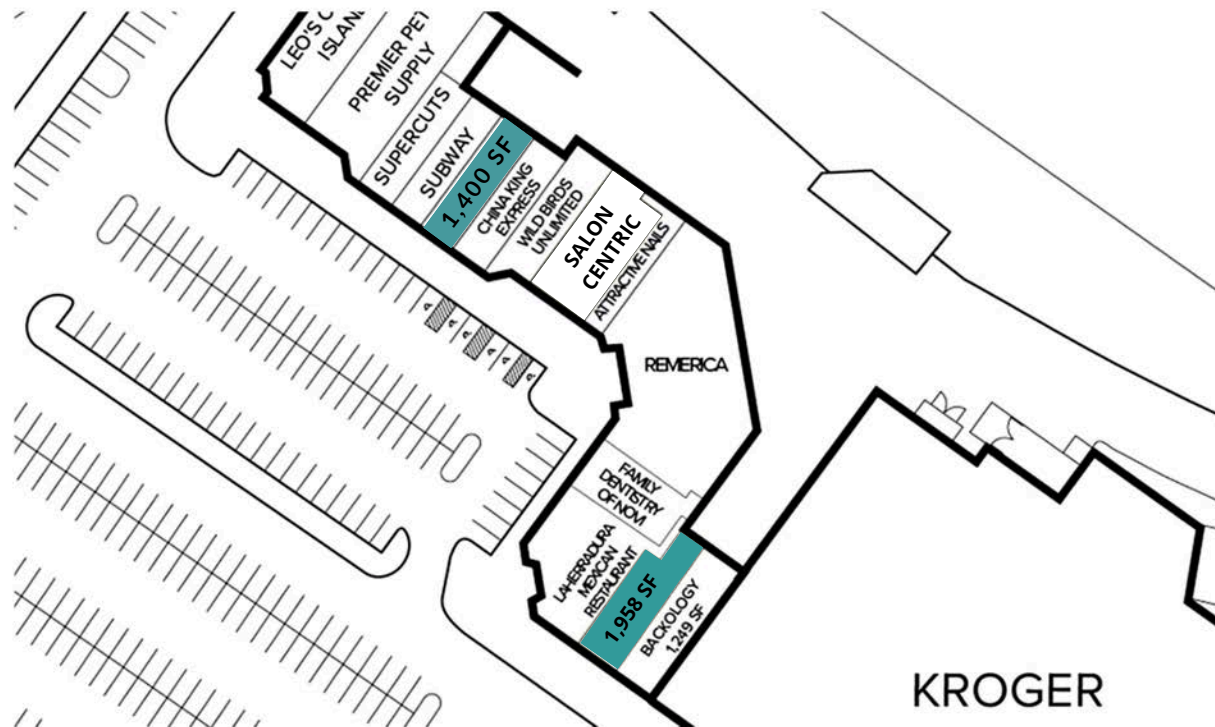
Situated on 65 acres, this grocery anchored shopping center is located at the NWC of Grand River & Beck Rd, directly across from Ascension Providence hospital.

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.

SITE PLAN - NORTH



STAPLES *highlights*

47440-47950 GRAND RIVER AVE

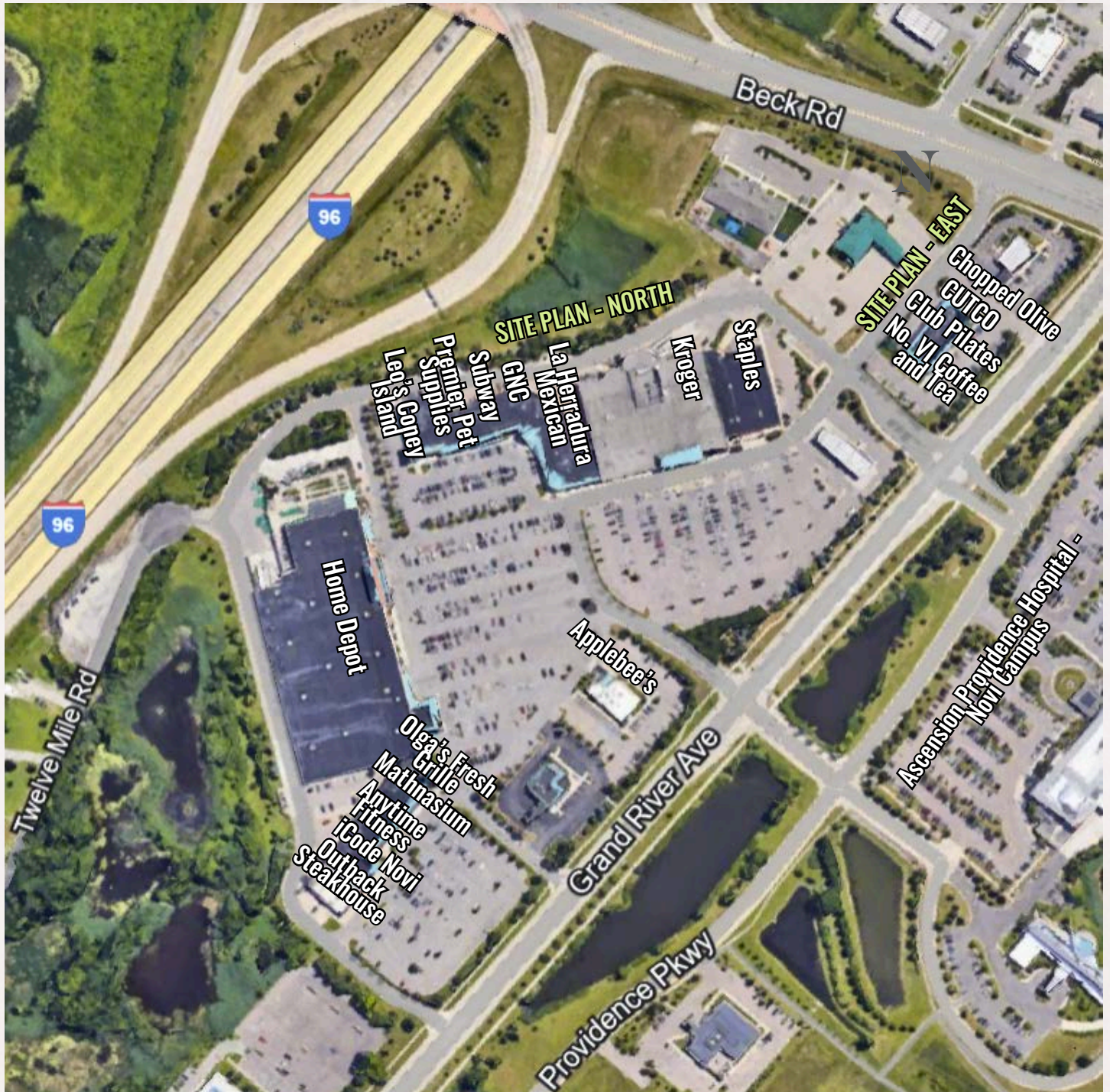
NOVI, MI 48374

OVERVIEW //

- 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.

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.**

Erica Dunlap
Co-Founder
erica@aeresrealestate.com

Angela Thomas
Co-Founder
angela@aeresrealestate.com

Megan Zurvalec
Managing Director
megan@aeresrealestate.com

(248)971-0306 | AERES@AERESREALESTATE.COM

BRANDS WE'VE WORKED WITH //

Ferrari

SERENA & LILY



CARVANA

BAKEHOUSE 46
NEIGHBORHOOD CAFÉ & BAKERY

HEARST



OmnicomGroup

SLATE

HEIRLOOM
HOSPITALITY