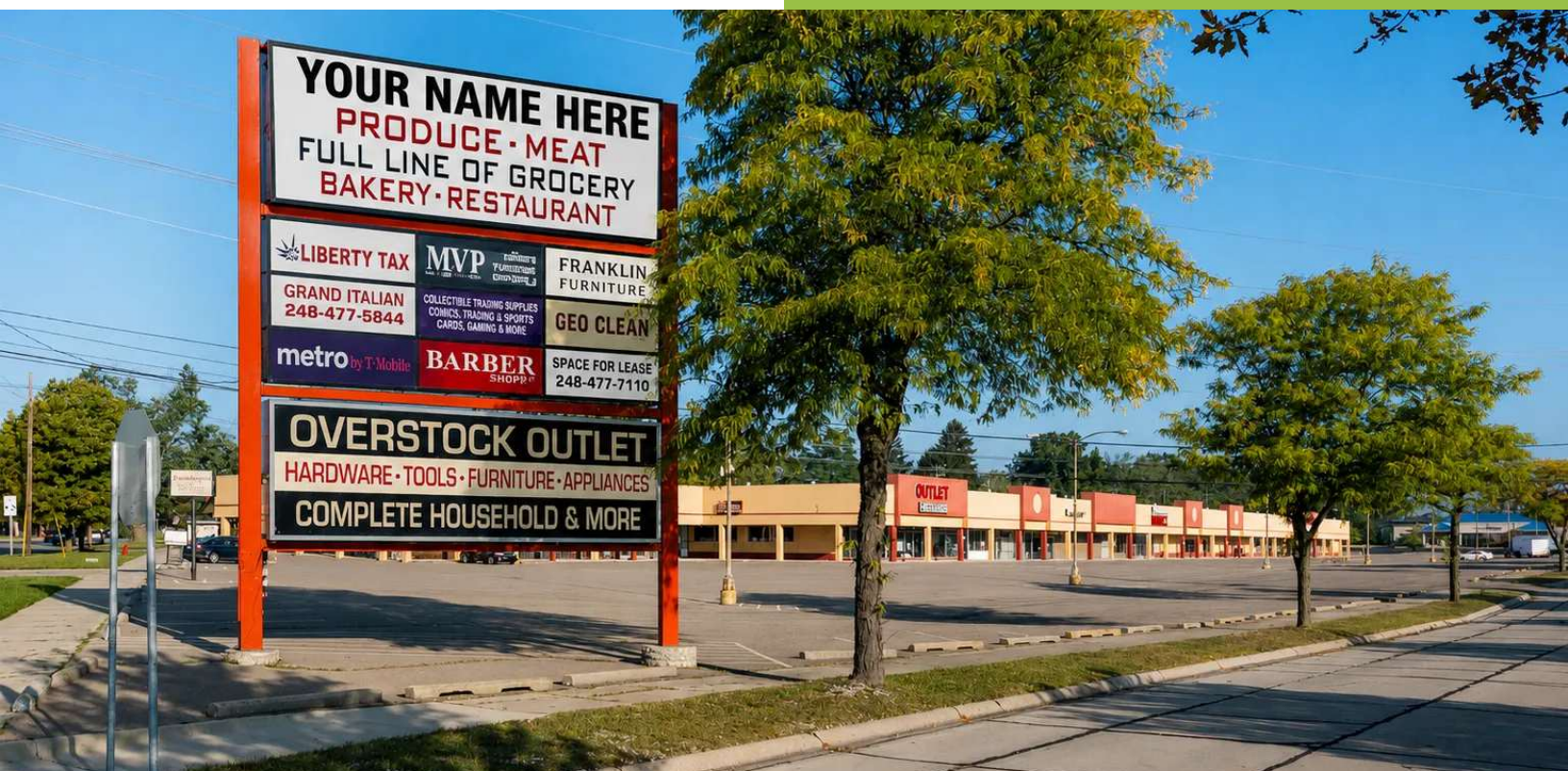


## RETAIL PROPERTY // FOR LEASE

# 800 - 30,000 SF AVAILABLE IN GROWING AREA OF FARMINGTON

31530-31630 GRAND RIVER AVE  
FARMINGTON, MI 48336



- Neighborhood shopping center with great value lease rates
- Suites available ranging from 800 - 30,000 SF to accommodate a variety of tenants
- Landlord will provide buildout for qualified tenants
- High-visibility corner location with over 23,200 vehicles passing each day
- Large pylon monument sign on Grand River Ave for brand recognition
- Abundant parking for customers and employees
- Located on a bus line just east of downtown Farmington, west of Orchard Lake Rd
- Population of 80,000 within 3 miles with an average HH income of \$110,000
- Growth area east of downtown Farmington
- Recent developments adjacent to the property include Vibe Credit Union, Zap Zone Expansion, and new apartments



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## EXECUTIVE SUMMARY



### Lease Rate

**\$12 - 14.50  
SF/YR (NNN)**

### OFFERING SUMMARY

|                  |                             |
|------------------|-----------------------------|
| Building Size:   | 73,086 SF                   |
| Available SF:    | 800 - 30,000 SF             |
| Lot Size:        | 6.01 Acres                  |
| Number of Units: | 14                          |
| Year Built:      | 1957                        |
| Renovated:       | 2025                        |
| Zoning:          | C3                          |
| Market:          | Detroit                     |
| Submarket:       | Farmington/Farmington Hills |
| Traffic Count:   | 23,209                      |

### PROPERTY OVERVIEW

This neighborhood shopping center offers flexibility with suites ranging from 800 to 30,000 SF, making it an ideal fit for a diverse range of tenants. The high-visibility corner location draws in over 23,200 vehicles daily, maximizing brand exposure. With the landlord's commitment to providing buildout for qualified tenants and a large pylon monument sign on Grand River Ave, this property offers exceptional value and visibility. Additionally, the ample parking and convenient bus line access make it easily accessible. Don't miss out on this opportunity to join a flourishing, growth-oriented area with recent developments including Vibe Credit Union, Zap Zone Expansion, and new apartments.

### LOCATION OVERVIEW

Discover the vibrant potential of Farmington Plaza. Situated in "Uptown Farmington," - Grand River Ave serves as the "Main Street," and this is the continuation of the business District from downtown Farmington. This location boasts a dynamic retail landscape with a bustling atmosphere and a strong sense of community. Just moments away, visitors can explore the eclectic mix of retailers, local eateries, and entertainment venues. With easy access to major highways and excellent visibility, the area presents a prime opportunity for retail and strip center tenants to make their mark in this dynamic location.



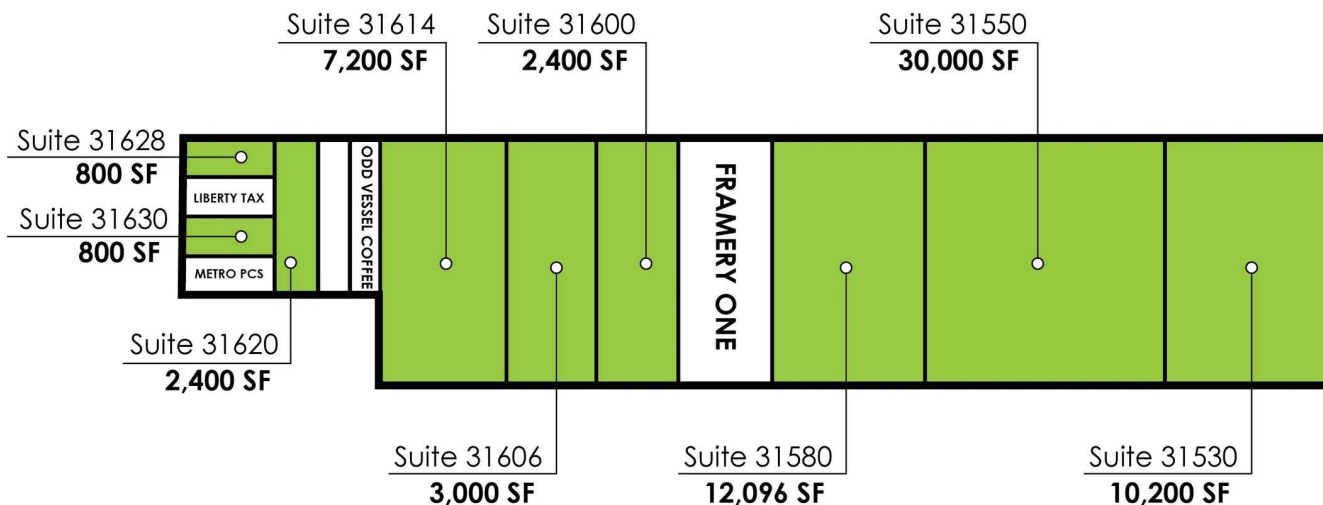
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## LEASE SPACES



### LEASE INFORMATION

|              |                 |             |                      |
|--------------|-----------------|-------------|----------------------|
| Lease Type:  | NNN             | Lease Term: | Negotiable           |
| Total Space: | 800 - 30,000 SF | Lease Rate: | \$12 - \$14.50 SF/yr |

### AVAILABLE SPACES

| SUITE                 | TENANT    | SIZE (SF)         | LEASE TYPE | LEASE RATE    |
|-----------------------|-----------|-------------------|------------|---------------|
| 31530 Grand River Ave | Available | 10,200 SF         | NNN        | \$12.50 SF/yr |
| 31550 Grand River Ave | Available | 30,000 SF         | NNN        | \$12.00 SF/yr |
| 31580 Grand River Ave | Available | 12,096 SF         | NNN        | \$12.50 SF/yr |
| 31600 Grand River Ave | Available | 2,400 - 12,600 SF | NNN        | \$14.50 SF/yr |
| 31606 Grand River Ave | Available | 3,000 - 12,600 SF | NNN        | \$14.50 SF/yr |
| 31614 Grand River Ave | Available | 7,200 - 12,600 SF | NNN        | \$14.50 SF/yr |
| 31618 Grand River Ave | Available | 2,400 SF          | NNN        | \$14.50 SF/yr |
| 31628 Grand River Ave | Available | 800 SF            | NNN        | \$14.50 SF/yr |
| 31630 Grand River Ave | Available | 800 SF            | NNN        | \$14.50 SF/yr |



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ADDITIONAL PHOTOS



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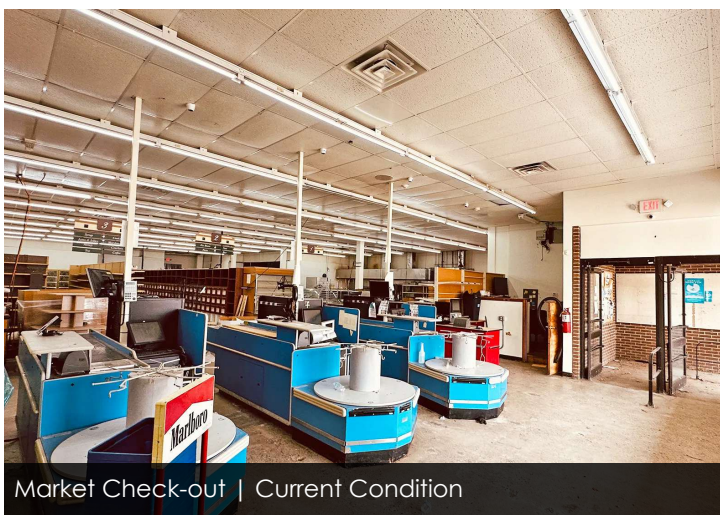
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ADDITIONAL PHOTOS



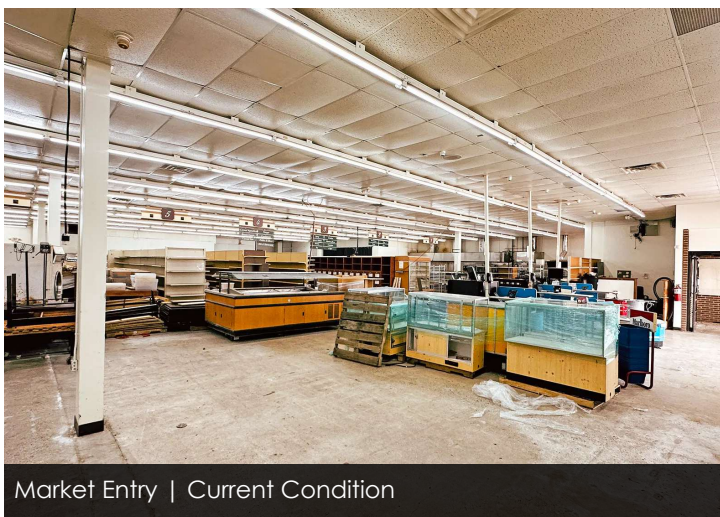
Former Market



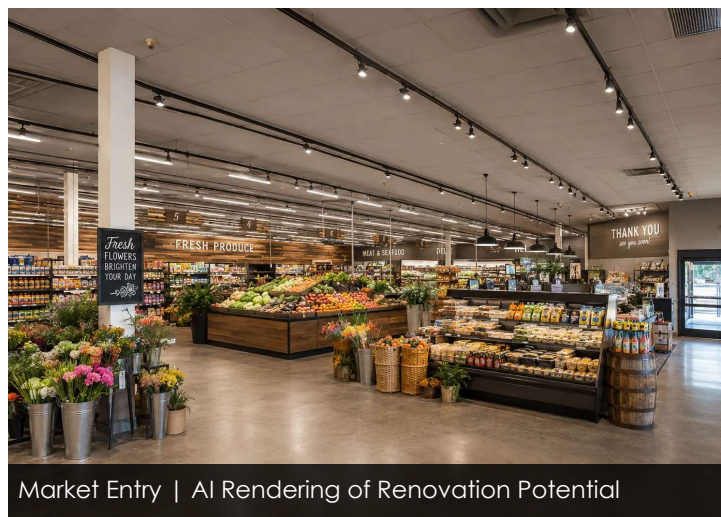
Market Check-out | Current Condition



Market Check-out | AI Rendering of Renovation Potential



Market Entry | Current Condition



Market Entry | AI Rendering of Renovation Potential



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**ADDITIONAL PHOTOS**



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# RETAILER MAP



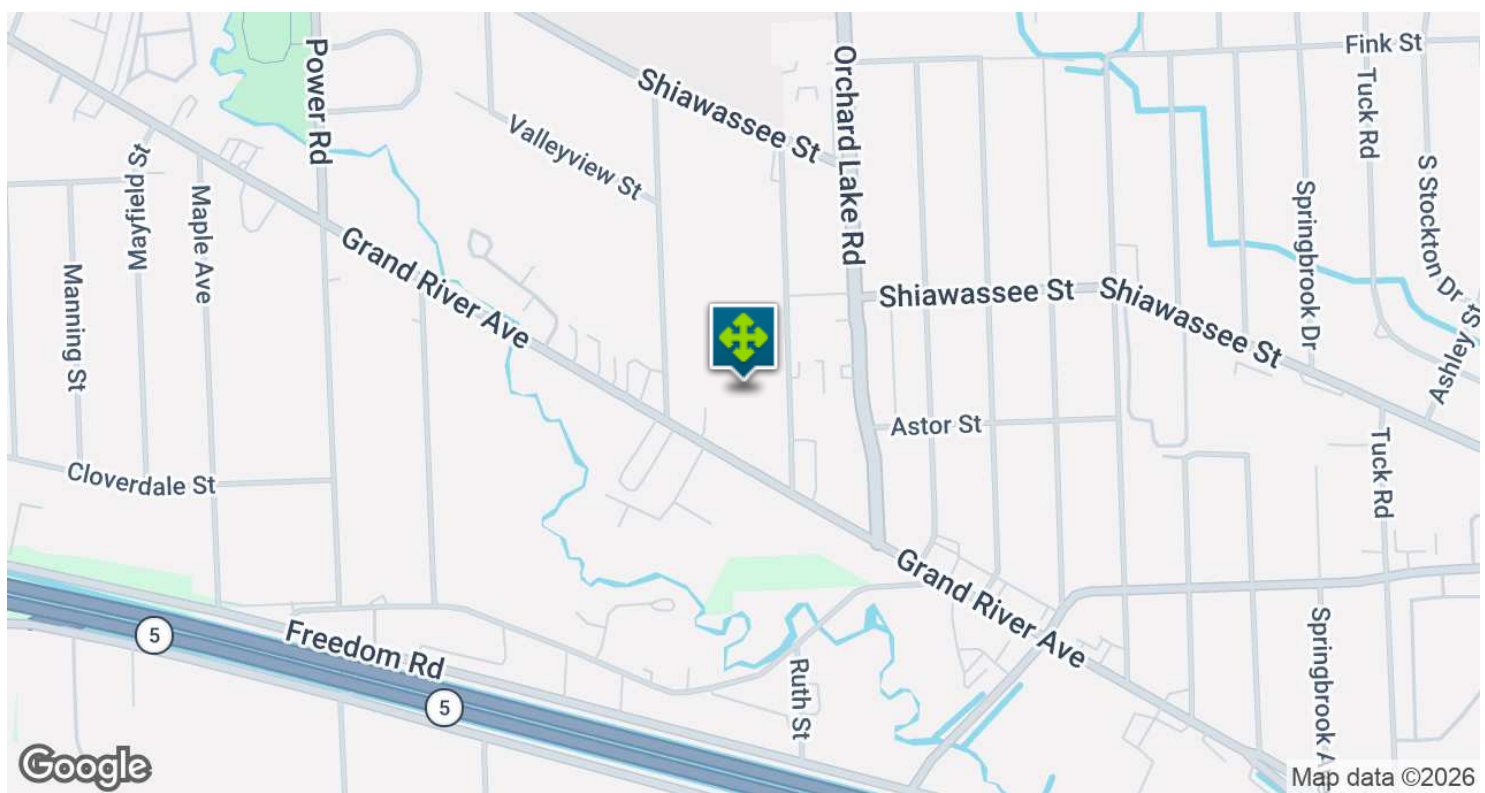
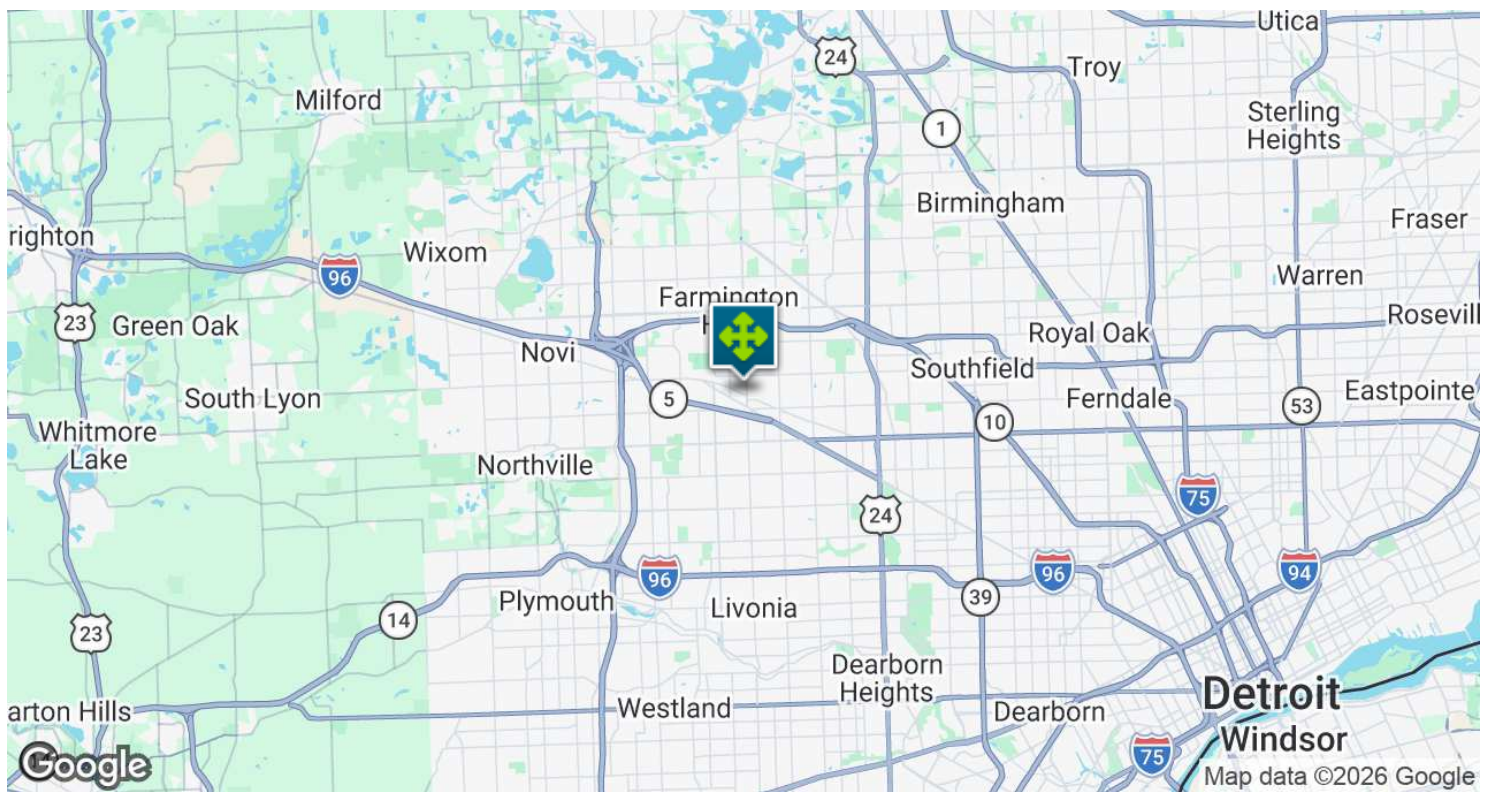
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LOCATION MAP



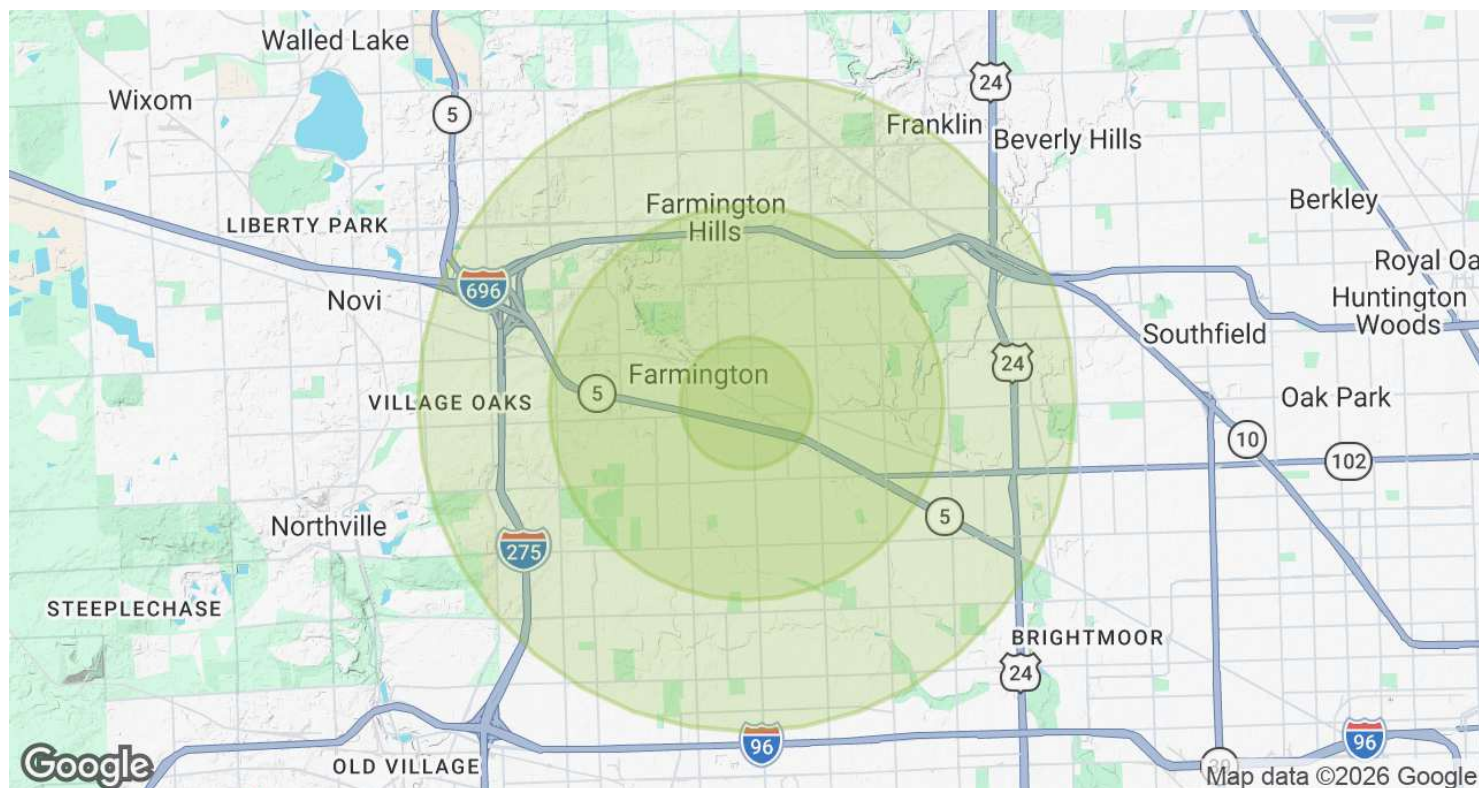
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,141 | 82,068  | 214,872 |
| Average Age          | 42.6   | 43.6    | 44.3    |
| Average Age (Male)   | 37.4   | 41.0    | 42.5    |
| Average Age (Female) | 47.5   | 45.7    | 46.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,663     | 35,673    | 92,962    |
| # of Persons per HH | 2.2       | 2.3       | 2.3       |
| Average HH Income   | \$104,399 | \$110,413 | \$108,505 |
| Average House Value | \$239,702 | \$279,044 | \$283,612 |

2023 American Community Survey (ACS)



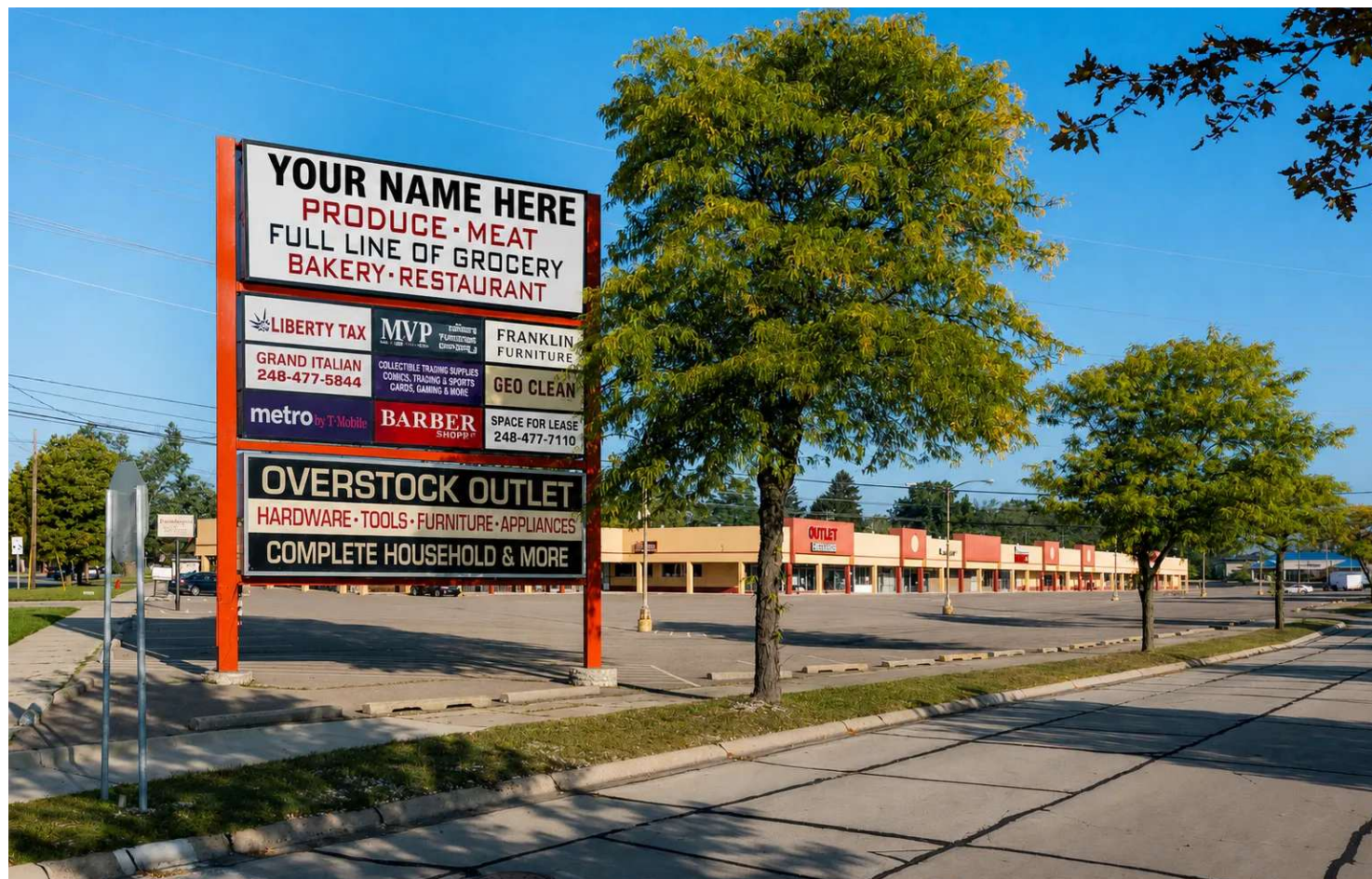
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CONTACT US



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