

38,462 - 50,558 SF NEIGHBORHOOD CENTER



FOR LEASE



31530-31580 Grand River Ave

Farmington, Michigan 48336

Property Highlights

- 38,462-50,558 SF Maximum Contiguous Available
- 18' Ceiling, 120' Depth
- Attractive Gross Lease For Space
- Situated On 6.01 Acres
- Zoned C3 with an Industrial Overlay
- Access Site from Grand River Ave., Money Street and Orchard Lake
- Abundant Parking

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (Gross)
Available SF:	38,462 - 50,558 SF
Lot Size:	6.01 Acres
Building Size:	38,462 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,042	31,887	86,118
Total Population	9,192	76,971	209,947
Average HH Income	\$68,001	\$78,172	\$81,561



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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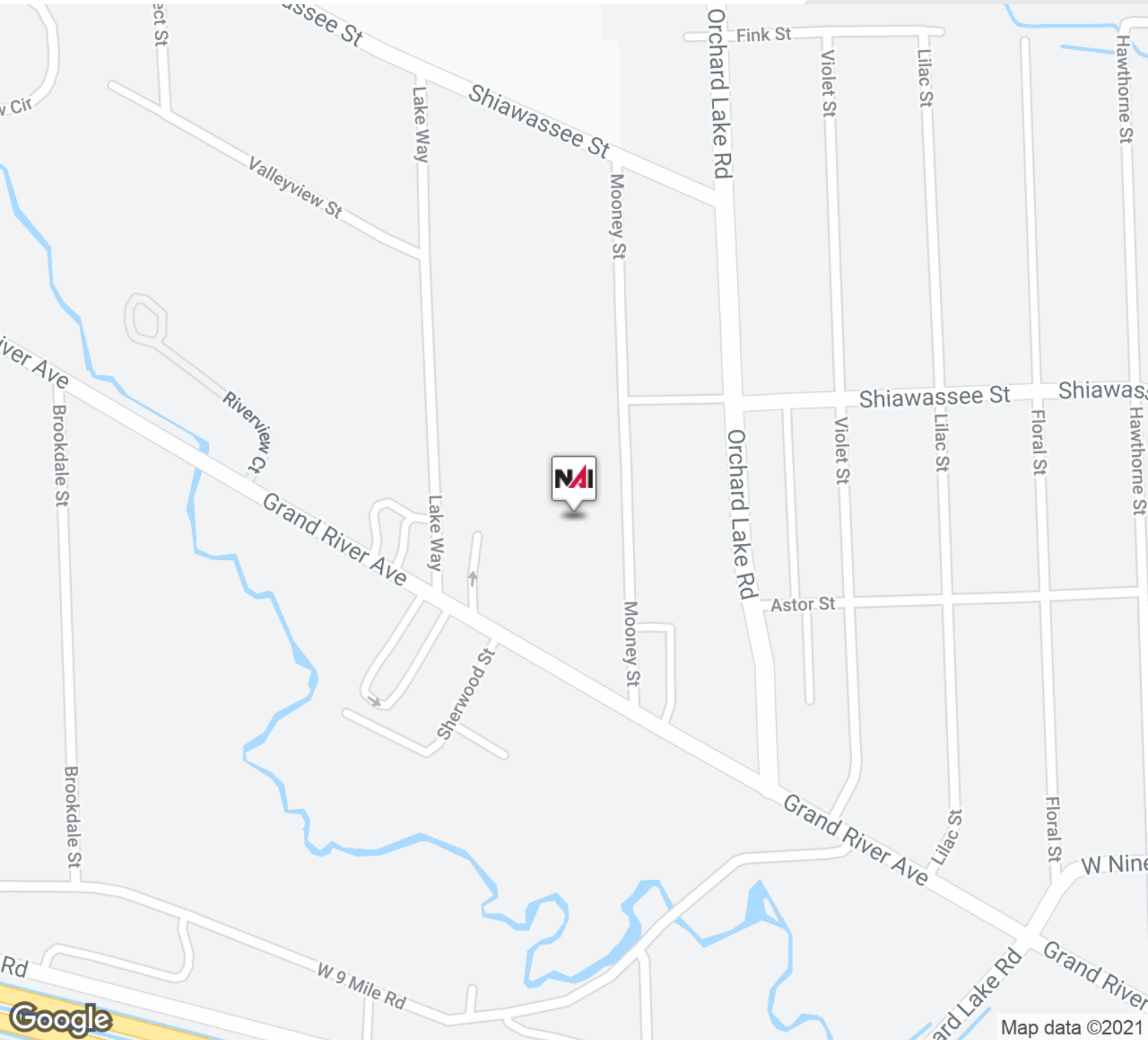
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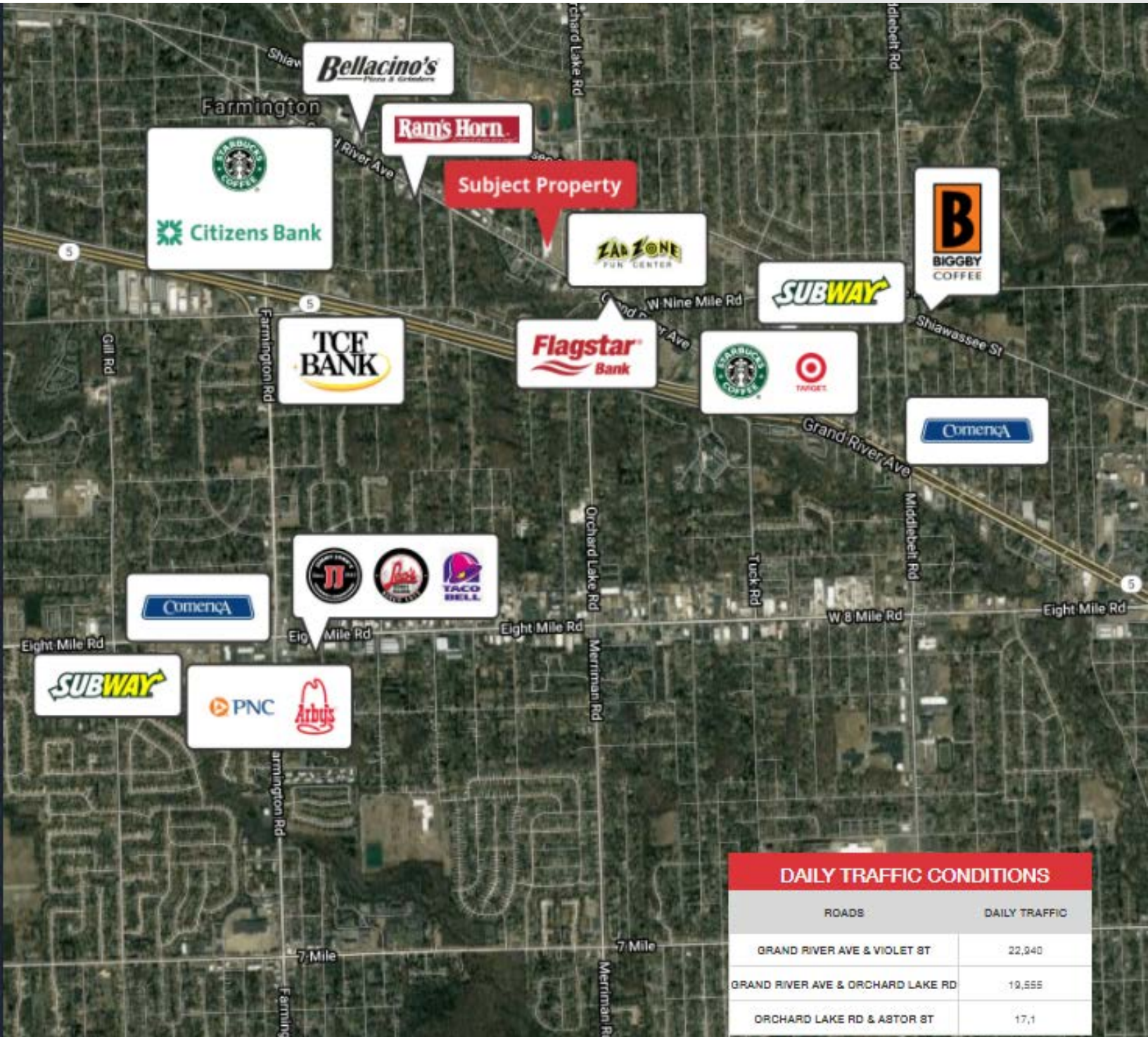
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DAILY TRAFFIC CONDITIONS	
ROADS	DAILY TRAFFIC
GRAND RIVER AVE & VIOLET ST	22,940
GRAND RIVER AVE & ORCHARD LAKE RD	19,555
ORCHARD LAKE RD & ASTOR ST	17,1



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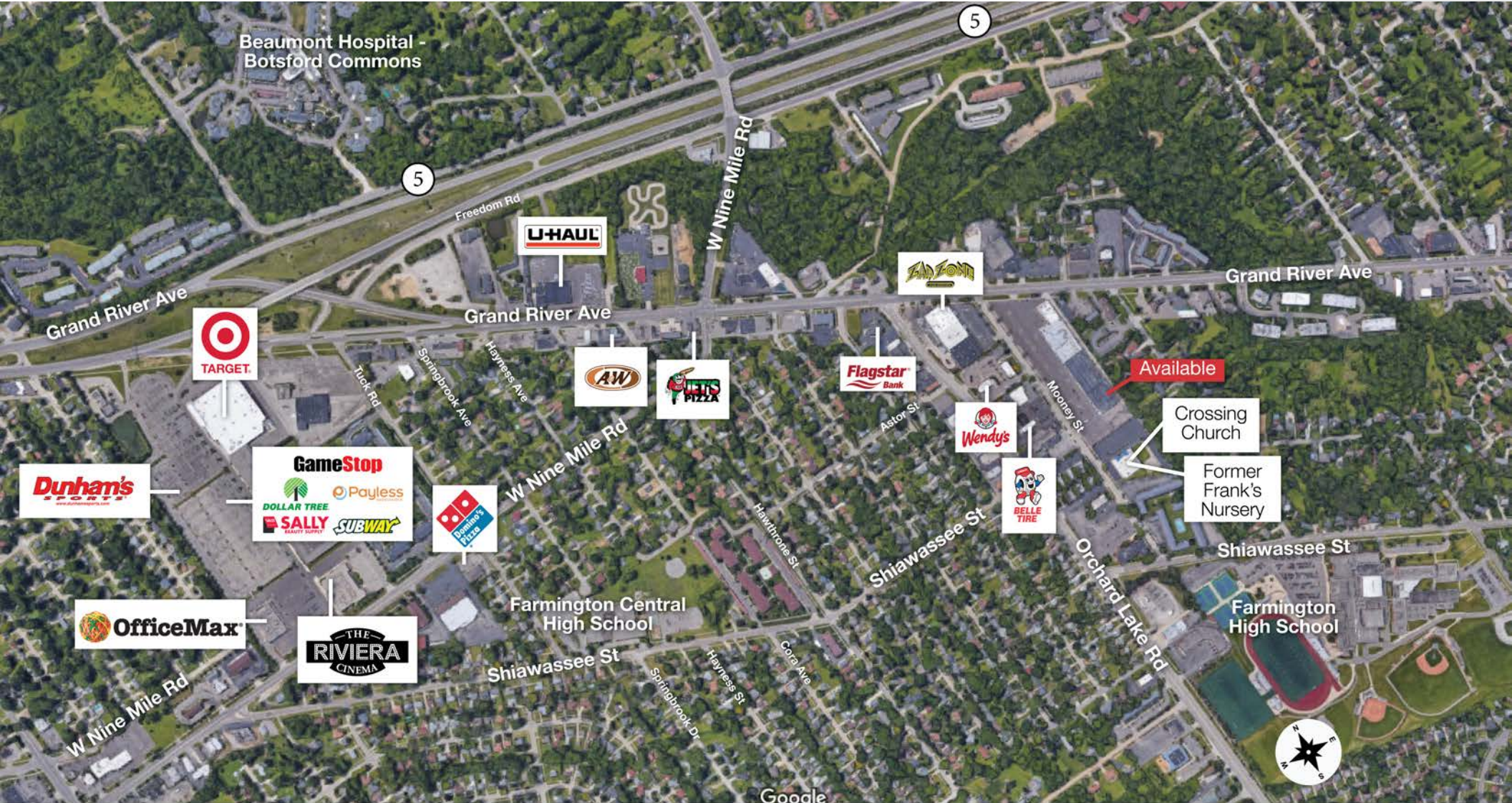
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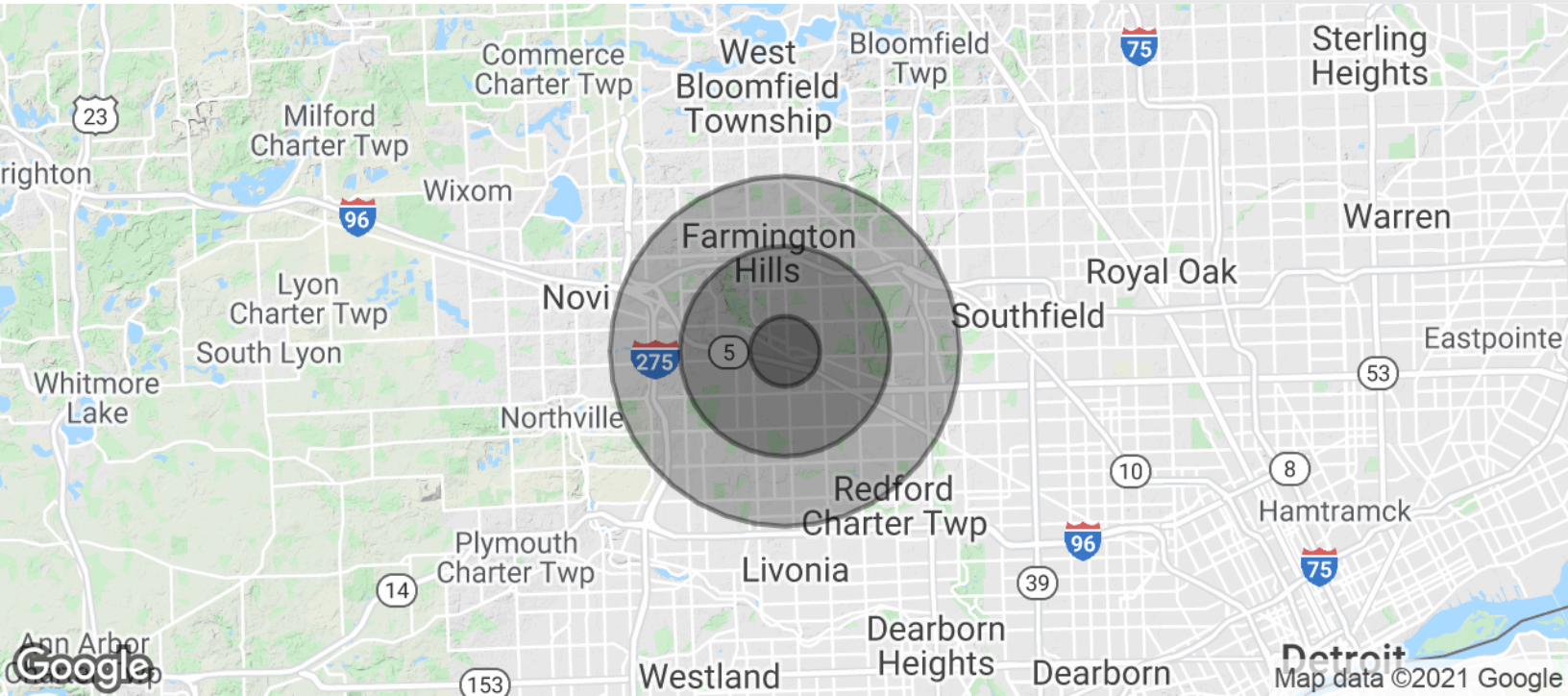
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,192	76,971	209,947
Average age	42.6	41.5	41.9
Average age (Male)	40.6	40.1	40.5
Average age (Female)	44.1	42.5	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,042	31,887	86,118
# of persons per HH	2.3	2.4	2.4
Average HH income	\$68,001	\$78,172	\$81,561
Average house value	\$194,336	\$226,247	\$227,052

* Demographic data derived from 2010 US Census



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