

23995 NOVI ROAD

23995 NOVI ROAD | NOVI, MI 48375

Office Building For Lease



PROPERTY HIGHLIGHTS

- 3,560 RSF direct entry suite available
- Previously a Therapy/Primary Care Physician office
- New parking lot coming soon
- General office or medical uses permitted
- Close proximity to many retailers and restaurants



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	\$17.00 PSF, NNN
Estimated NNN:	\$6.05 PSF
Zoning:	OS-1, Office Service
Building Size:	4,794 SF
Parking:	+/- 99

AVAILABLE SPACE

SIZE (SF)

Suite C-101	3,560 SF
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PROPERTY DESCRIPTION

3,560 RSF direct entry suite available. Previously a Therapy/Primary Care Physician office. New parking lot coming soon. General office or medical uses permitted. Close proximity to many retailers and restaurants.

LOCATION DESCRIPTION

Located on the west side of Novi Road, just south of 10 Mile Road. Minutes from Twelve Oaks Mall, and access to I-96.

SURROUNDING BUSINESSES

Walgreens, Speedway, Marathon, Benito's Pizza, Penn Station Subs, Fumi Restaurant, Turmeric Restaurant, Hungry Howie's, iHope, Bibimbab, Valvoline, Rite Aid, O'Reilly, BD's, Panera, Napa Auto Parts, Belle Tire, iFly, Planet Fitness, Twelve Oaks Mall, Walmart, Torrid, Bath & Body Works, Ulta, Hobby Lobby, and much more.

TRAFFIC (VEHICLES PER DAY)

Novi Road	19,973
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(2WAY/ADT/CoStar 2022)



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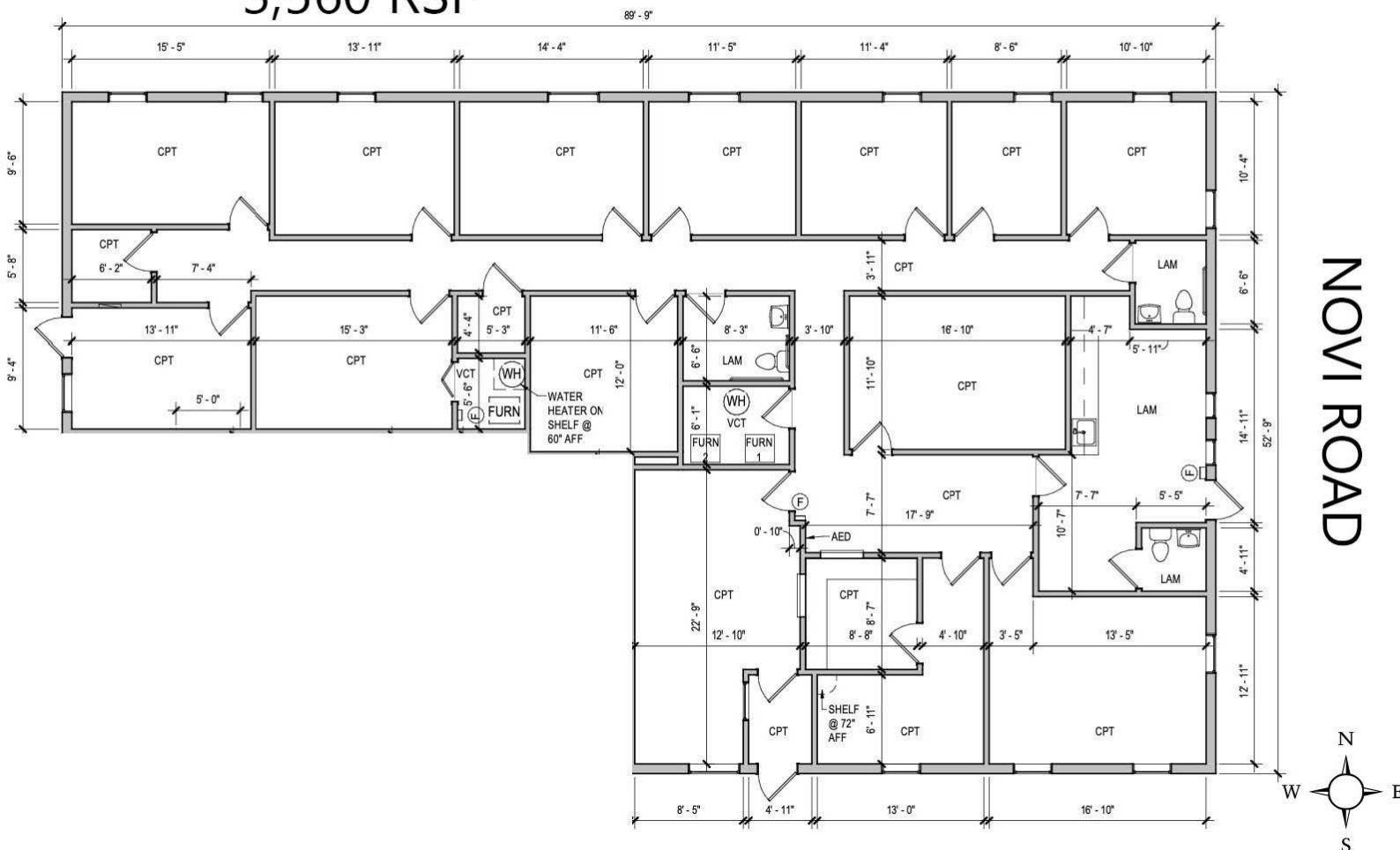


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Google

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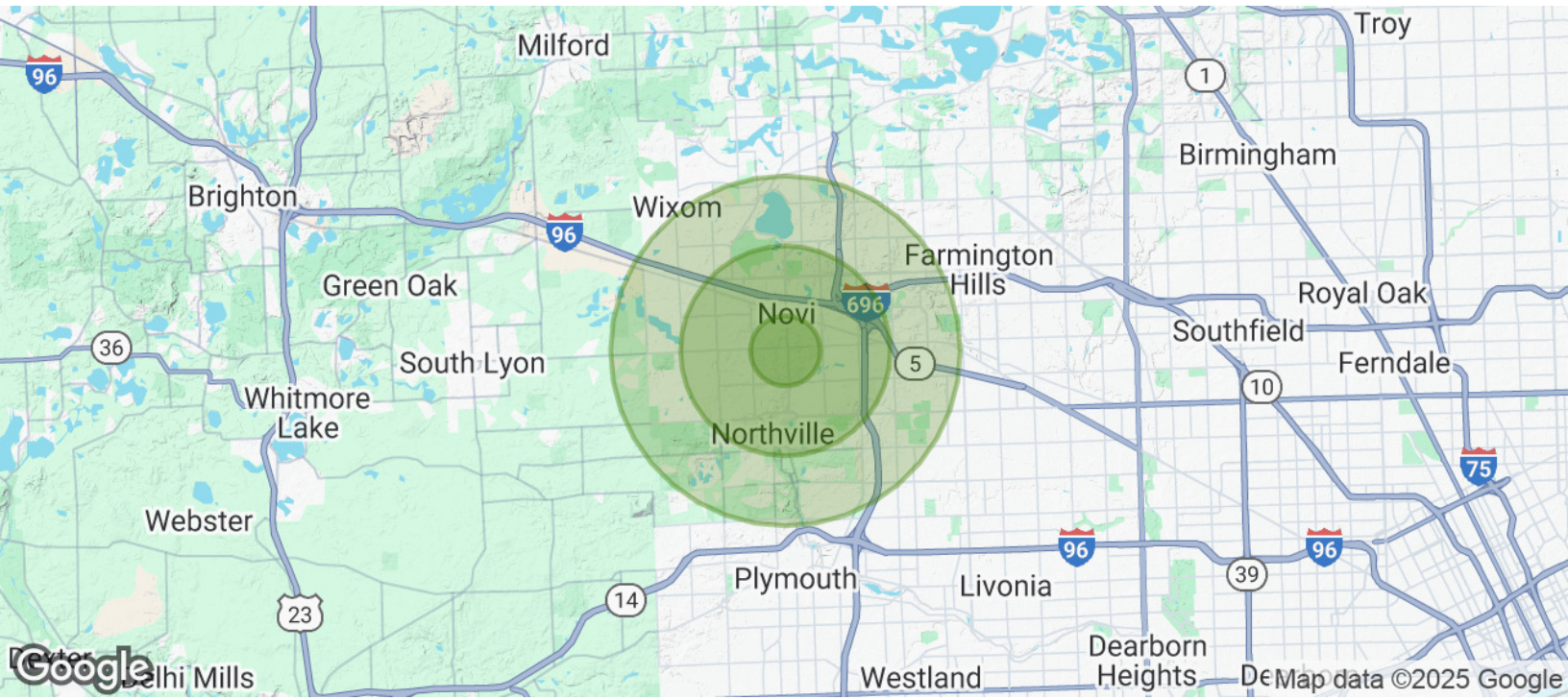
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,500	60,111	161,016
Average Age	39	41	42
Average Age (Male)	39	40	41
Average Age (Female)	40	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,736	23,830	68,111
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$167,237	\$167,151	\$158,852
Average House Value	\$465,502	\$467,450	\$451,451

Demographics data derived from AlphaMap



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