



**SIGNATURE
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Retail For Sale or Lease

Property Name:

Location: 32440 Franklin Road
City, State: Franklin, MI
Cross Streets: S. of Fourteen Mile Road
County: Oakland
Zoning: BI
Year Built: 1890

Total Building Sq. Ft.:	3,866	Property Type:	Retail Pad
Available Sq. Ft.:	3,866	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,866	Total Acreage:	0.67
Max Cont. Sq. Ft.:	3,866	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	14
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Masonry	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon
Basement:	No	Roof:	N/A
Number of Stories:	2	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 8,115	Franklin Rd. N. of 14 Mile Rd. 2-Way
1 Mile: 4,181	1 Mile: \$188,154	Yr: 2024	Count: 8,916	Franklin Rd. S. of 14 Mile Rd. 2-Way	
3 Miles: 54,564	3 Miles: \$118,888	Yr: 2024	Count: 6,038	14 Mile Rd. E. of Frankling Rd. 2-Way	
5 Miles: 173,948	5 Miles: \$126,773	Yr: 2024	Count: 1,123	14 Mile Rd. W. of Frankling Rd. 2-Way	
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$19.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$9,143.52 (2024)
Lease Term:	3 Year(s)	TD:	N/A
Security Deposit:	N/A	Parcel #:	24-06-276-001
Sale Price:	\$1,495,000 (\$386.70/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Own a piece of Franklin's historic charm. This beautifully maintained commercial building offers exceptional flexibility and character—ideal for a restaurant, coffee shop, bed & breakfast, boutique retail, office, or mixed-use. Located in the heart of walkable Franklin Village, surrounded by tree-lined streets, shops, and dining, this site is perfect for a destination business in an upscale community. Ample on-site parking. Timeless architectural features and inviting curb appeal. Bonus detached barn creates additional leasable space and long-term value. The barn features two levels, with approximately 490 sq. ft. on the first floor and 322 sq. ft. on the second floor. Minutes from Telegraph Road and Northwestern Highway.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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