

SIGNATURE ASSOCIATES
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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

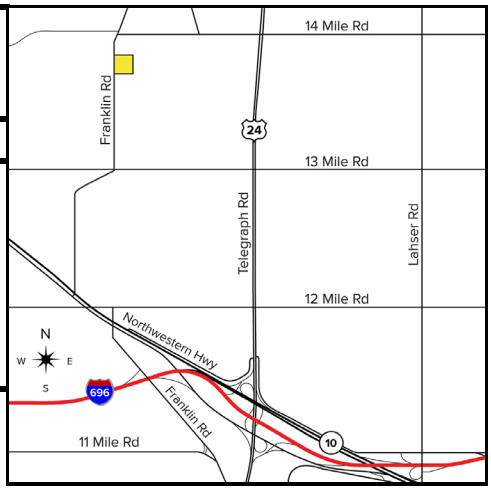
Population:		**Median HH Income:**		**Traffic:**			
1 Mile:	4,207	**1 Mile:**	$199,734	**Yr:** 2025	**Count:** 6,391		Franklin Rd. N. of 14 Mile Rd. 2-Way
3 Miles:	55,872	**3 Miles:**	$126,414	**Yr:** 2025	**Count:** 6,972		Franklin Rd. S. of 14 Mile Rd. 2-Way
5 Miles:	176,500	**5 Miles:**	$131,827	**Yr:** 2025	**Count:** 5,052		14 Mile Rd. E. of Franklin Rd. 2-Way
				Yr: 2025	**Count:** 1,961		14 Mile Rd. W. of Franklin 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:**	$7,733.01 (2025/26)
Lease Term:	3 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	24-06-276-001
Sale Price:	$1,395,000 ($360.84/sqft)	**Assessor #:**	N/A
Sale Terms:	N/A	**Date Available:**	Immediately

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	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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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.