



32440 FRANKLIN ROAD FRANKLIN, MICHIGAN

FOR SALE OR LEASE
3,866 SQUARE FEET AVAILABLE

For more information, contact:

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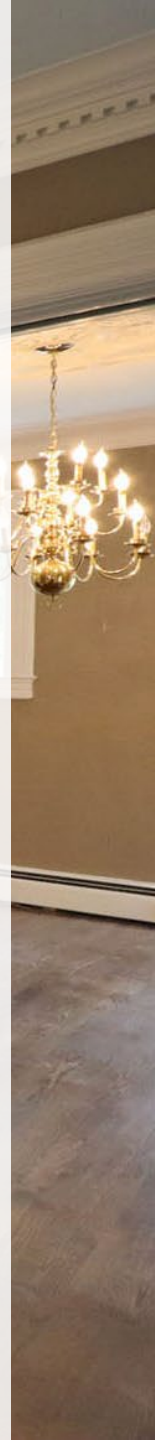
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PROPERTY OVERVIEW

- 3,866 square feet available in the heart of walkable Franklin Village
- 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
- Surrounded by tree-lined streets, shops and dining
- This site is the perfect for a destination business in an upscale community
- Ample on-site parking
- Barn/shed included – see page five for more information
- Minutes from Telegraph Road and Northwestern Highway
- Lease Rate: \$19.00/sq. ft. NNN
- Sale Price: \$1,395,000 (\$360.84/sq. ft.)





TIMELESS ARCHITECTURAL FEATURES





INVITING CURB APPEAL





BARN / SHED SPACE INCLUDED



- Bonus detached barn creates additional leasable space and long-term value
- The barn features two levels
- Approximately 490 square feet on the first floor and 322 square feet on the second floor



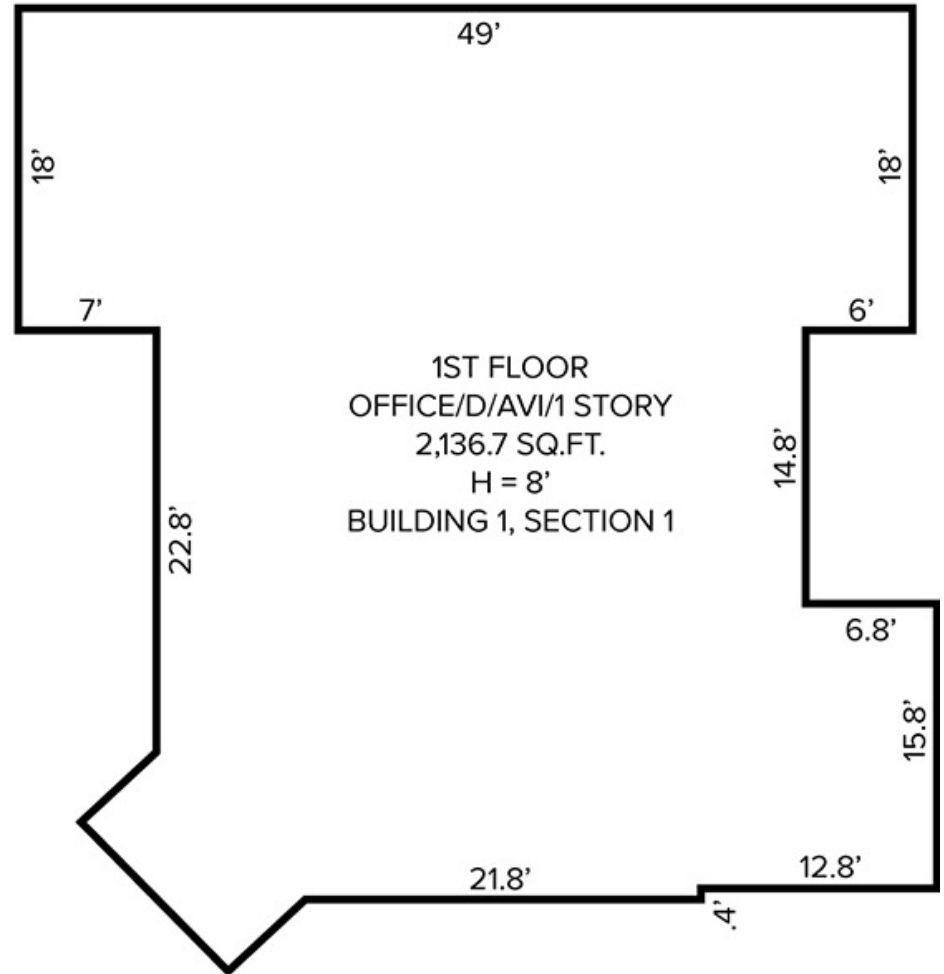
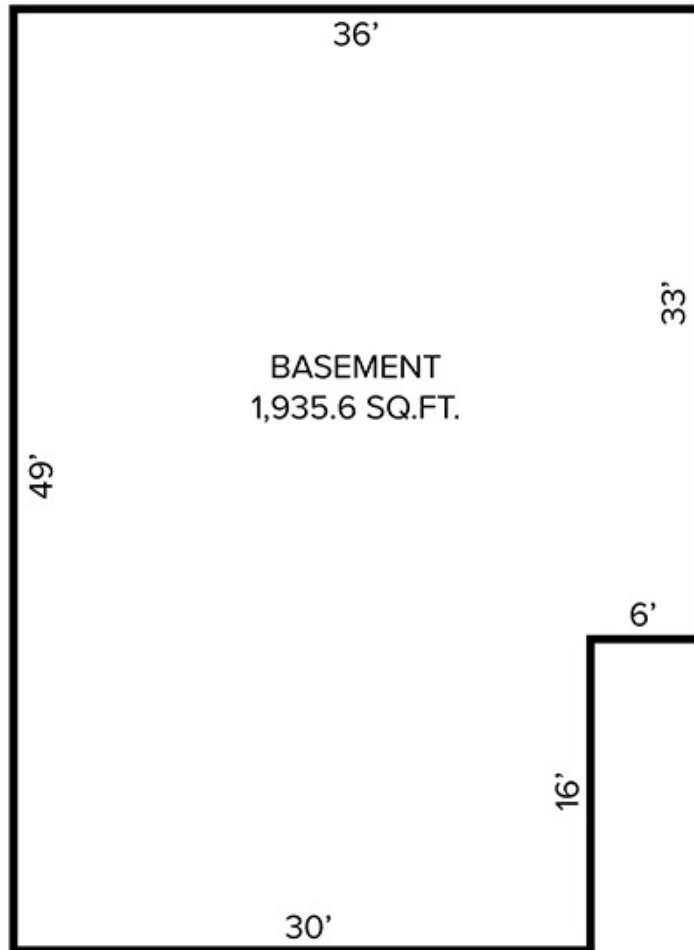
POTENTIAL FOR BACKYARD SPACE



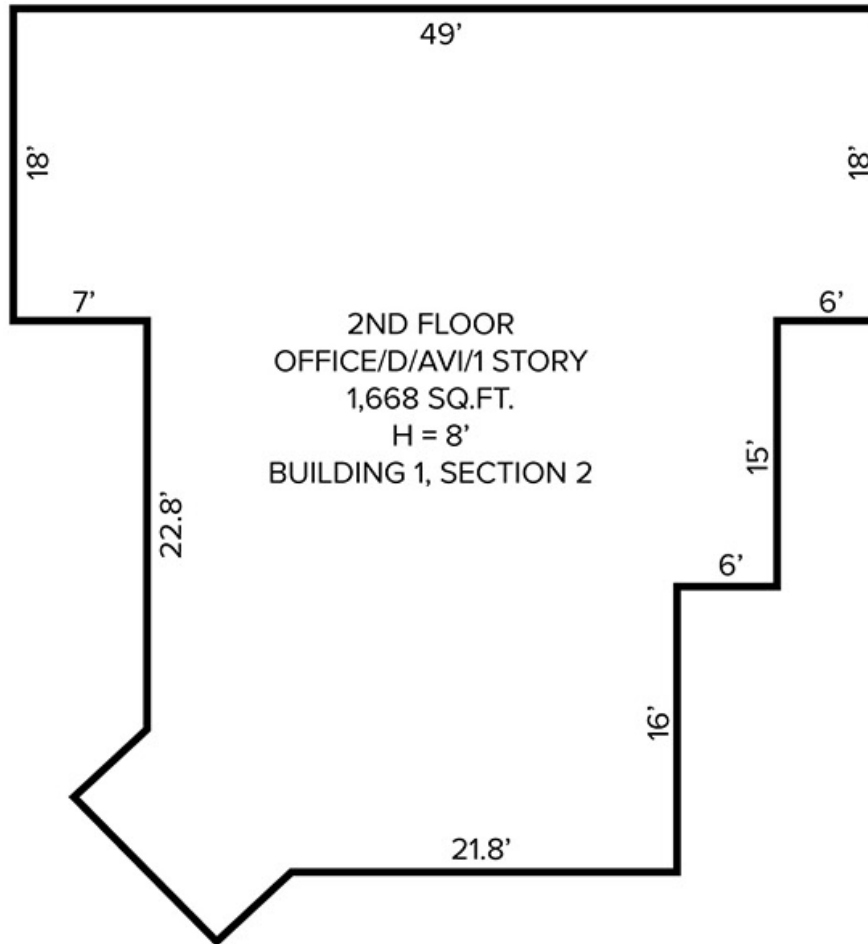
POTENTIAL FOR INTERIOR SPACE

UPGRADES INCLUDE FLOORING, LIGHTING, AND OTHER SIMPLE IMPROVEMENTS TO GIVE THE SPACE A MODERN FEEL

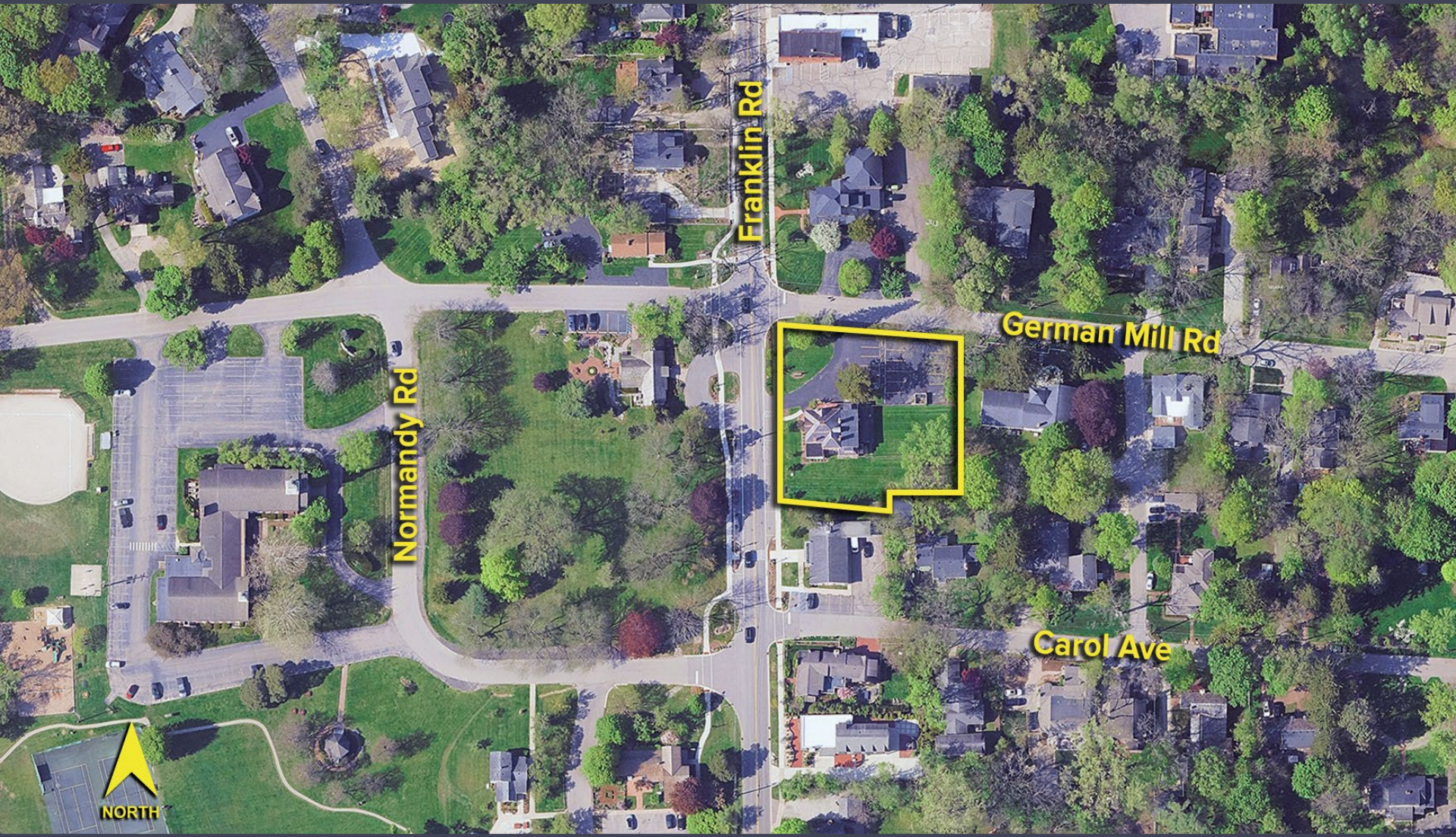
BASEMENT & FIRST FLOOR PLANS



SECOND FLOOR PLANS



PRIME DOWNTOWN LOCATION



SURROUNDING RETAIL



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,207	\$199,734
3 MILE	55,872	\$126,414
5 MILE	176,500	\$131,827

TRAFFIC COUNTS (TWO-WAY)

6,391	Franklin Rd. N of 14 Mile Rd.
6,972	Franklin Rd. S of 14 Mile Rd.
5,052	14 Mile Rd. E of Franklin Rd.
1,961	14 Mile Rd. W of Franklin Rd.

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