



VIEW
VIDEO



32440 FRANKLIN ROAD FRANKLIN, MICHIGAN

FOR SALE OR LEASE
3,866 SQUARE FEET AVAILABLE

For more information, contact:

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ASSOCIATES**

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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
- Minutes from Telegraph Road and Northwestern Highway
- Lease Rate: \$19.00/sq. ft. NNN
- Sale Price: \$1,495,000 (\$386.70/sq. ft.)





TIMELESS ARCHITECTURAL FEATURES





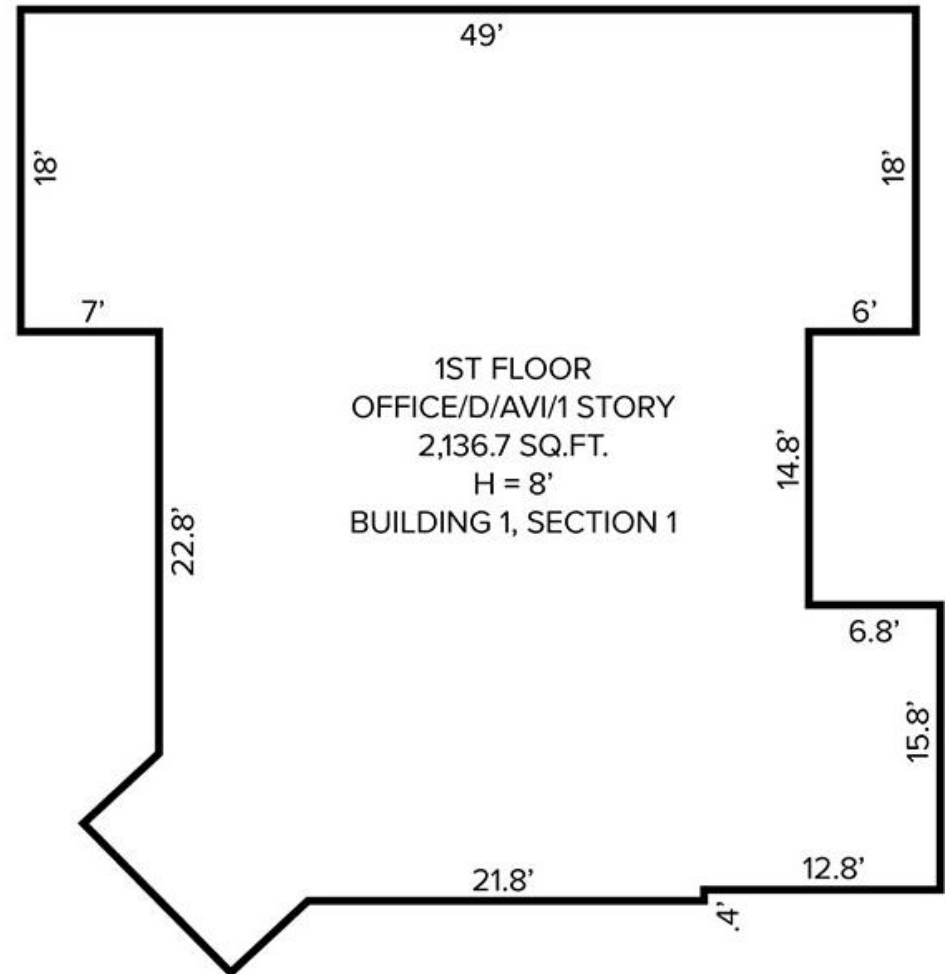
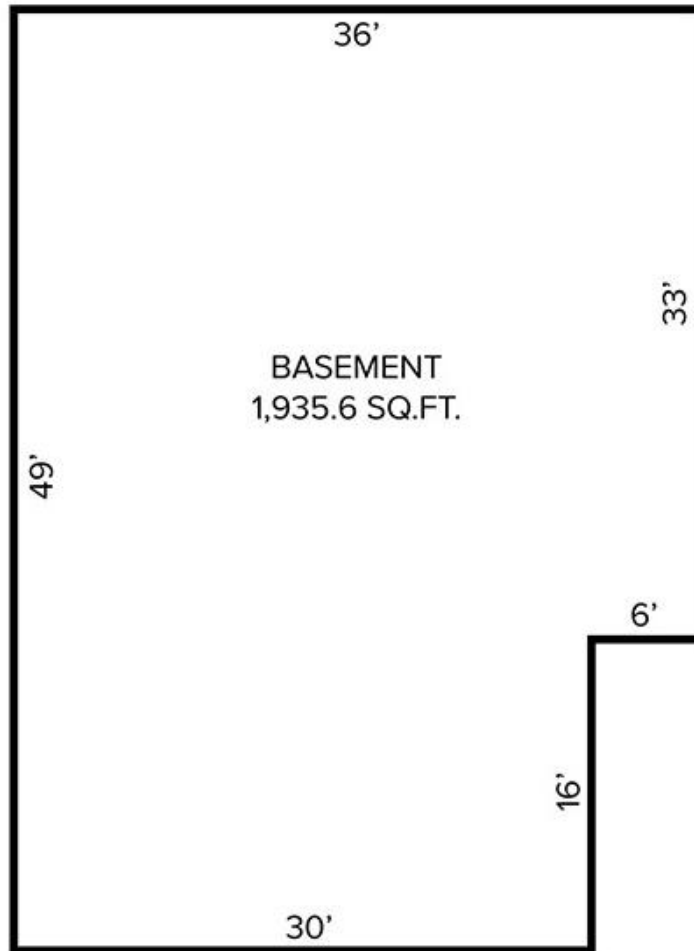
INVITING CURB APPEAL



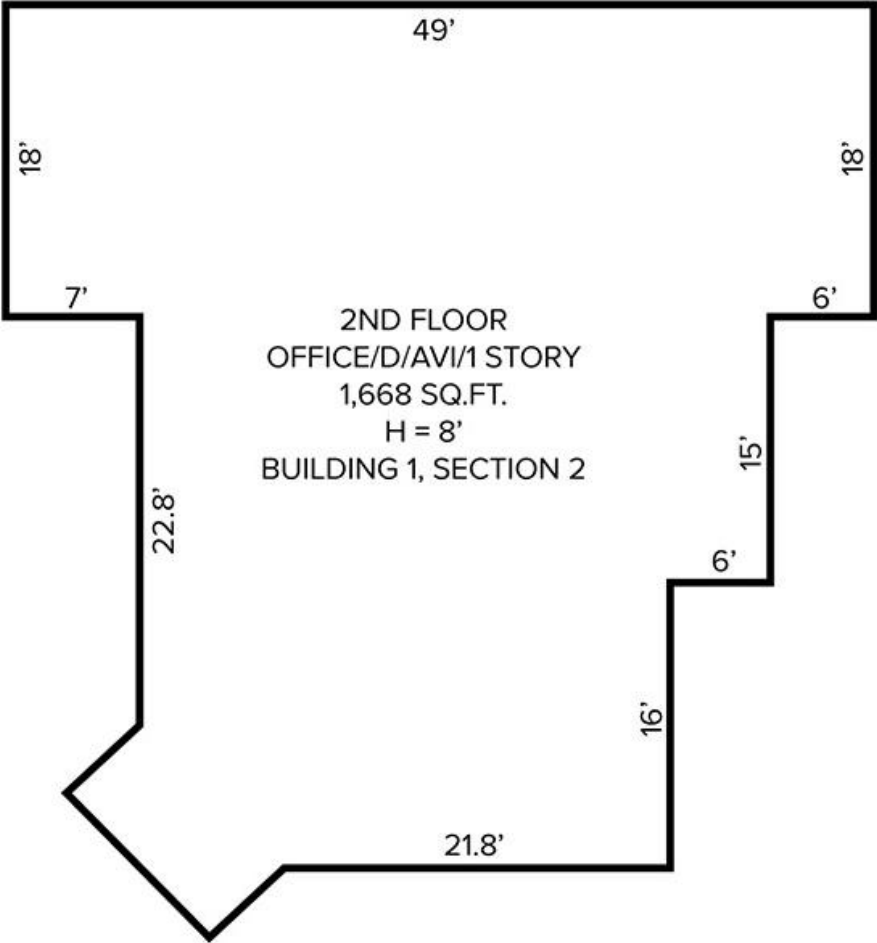


POTENTIAL FOR BACKYARD SPACE

BASEMENT & FIRST FLOOR PLANS



SECOND FLOOR PLANS



PRIME DOWNTOWN LOCATION



SURROUNDING RETAIL



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,181	\$188,154
3 MILE	54,564	\$118,888
5 MILE	173,948	\$126,773

TRAFFIC COUNTS (TWO-WAY)

8,115	Franklin Rd. N of 14 Mile Rd.
8,916	Franklin Rd. S of 14 Mile Rd.
6,038	14 Mile Rd. E of Franklin Rd.
1,123	14 Mile Rd. W of Franklin Rd.

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