



## 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

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

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

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

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

<b>Tenant Responsibilities:</b>	N/A
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**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. Minutes from Telegraph Road and Northwestern Highway.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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