

# 2350 FRANKLIN ROAD

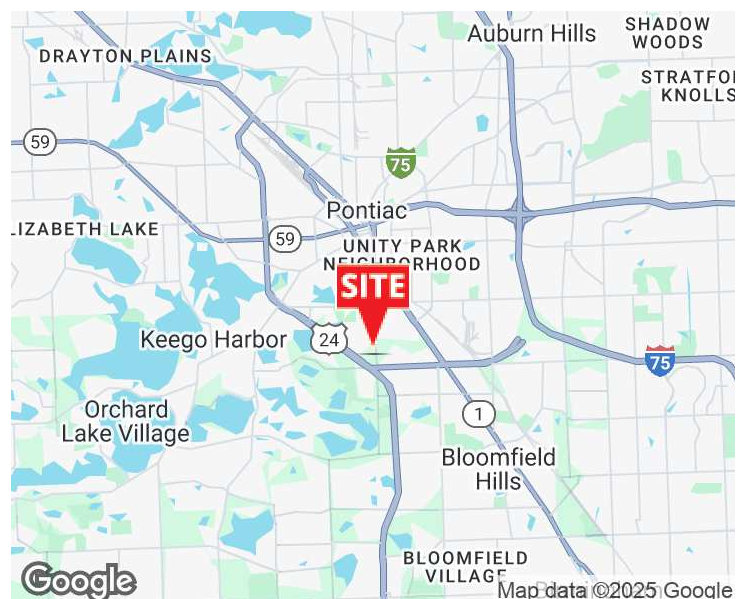
2350 FRANKLIN ROAD | BLOOMFIELD HILLS, MI 48302

Office Building For Lease



## PROPERTY HIGHLIGHTS

- 3 suites from 1,896 - 8,499 SF
- Two-story office building with ample parking and monument signage
- Great location near numerous retailers and restaurants
- Minutes from Telegraph Road, Woodward Avenue, and I-75
- Clean and well-maintained building
- Professional property management



KEVIN JAPPAYA, CCIM

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30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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## OFFERING SUMMARY

Lease Rate:	\$18.00 SF, Gross + Electric
Building Size:	21,000 SF
Parking:	85

## FIRST FLOOR

	SIZE (SF)
Suite 120:	2,949 SF
Suite 140:	3,654 SF
*Max Contiguous:	6,603 SF

## 2ND FLOOR

Suite 230:	1,896 SF
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## PROPERTY DESCRIPTION

3 suites from 1,896 - 8,499 SF in this two-story office building with ample parking and monument signage. Great location near numerous retailers and restaurants. Minutes from Telegraph Road, Woodward Avenue, and I-75. Clean and well-maintained building with professional property management.

## LOCATION DESCRIPTION

Located on the west side of Franklin Road, just north of Square Lake Road. Easy access to Telegraph, Woodward Avenue, and I-75.

## SURROUNDING BUSINESSES

Costco, Target, HomeGoods, TJ Maxx, Five Below, Aldi, Dick's Sporting Goods, At Home, Ulta, LA Fitness, Lowe's, Home Depot, Papa Romano's, Jimmy John's, Olga's, McDonald's, IHOP, Panera, Chipotle, and more.

## TRAFFIC (VEHICLES PER DAY)

Franklin Road	8,332
(2WAY/ADT/CoStar 2022)	



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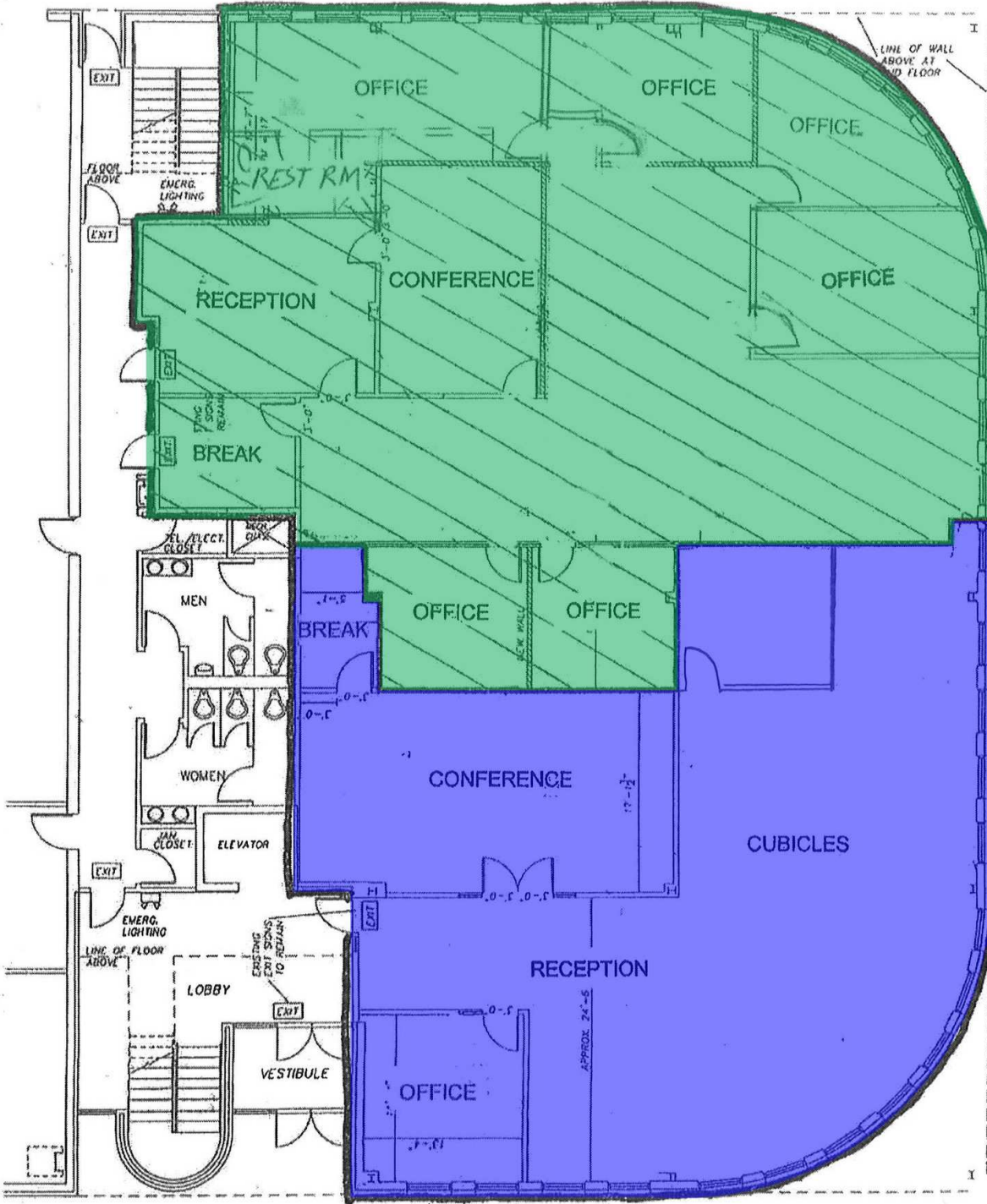
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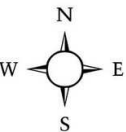
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 Suite 140: 3,654 SF

 Suite 120: 2,949 SF

Max Contiguous:  
6,603 SF



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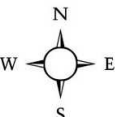
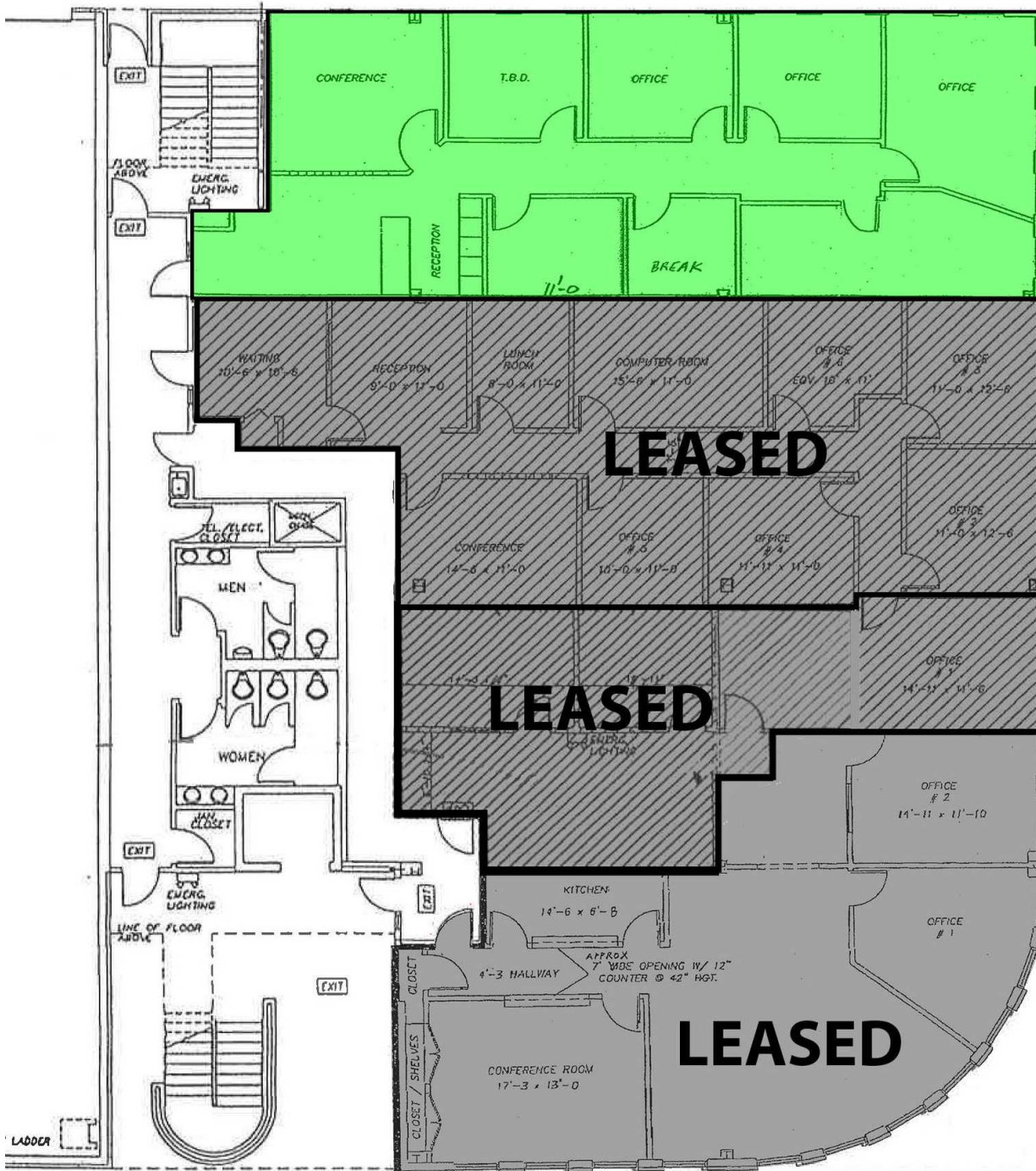
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Suite 230: 1,896 SF



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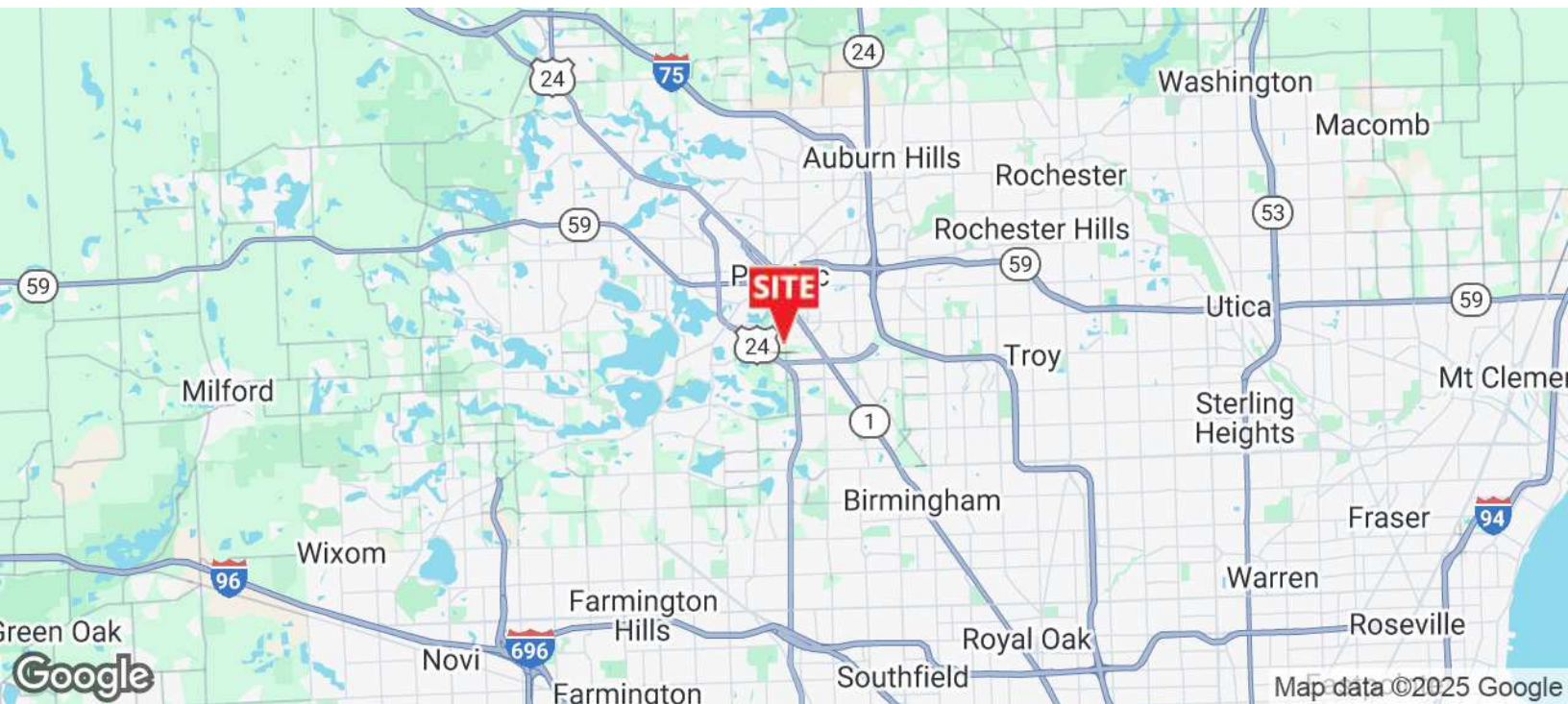


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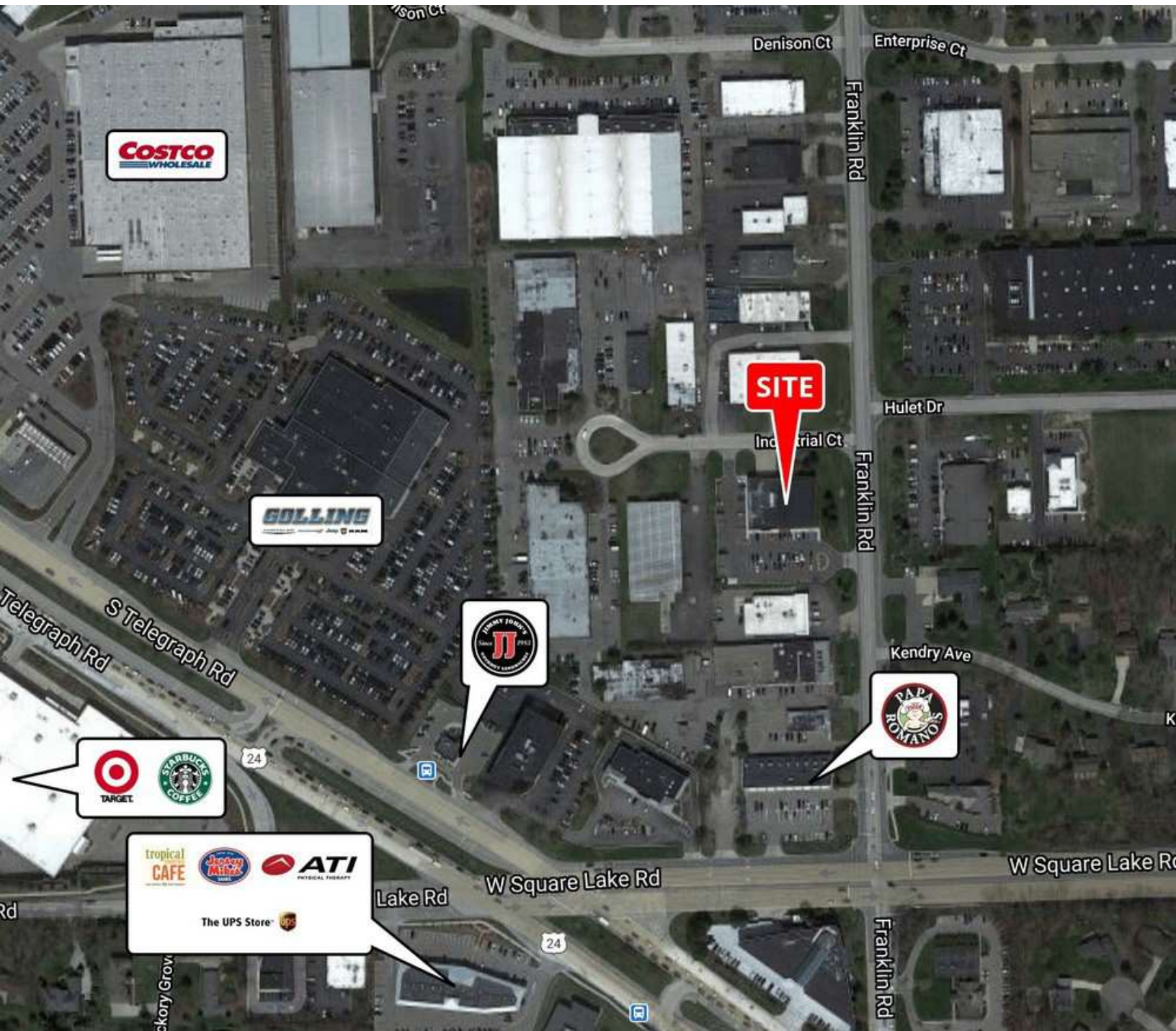
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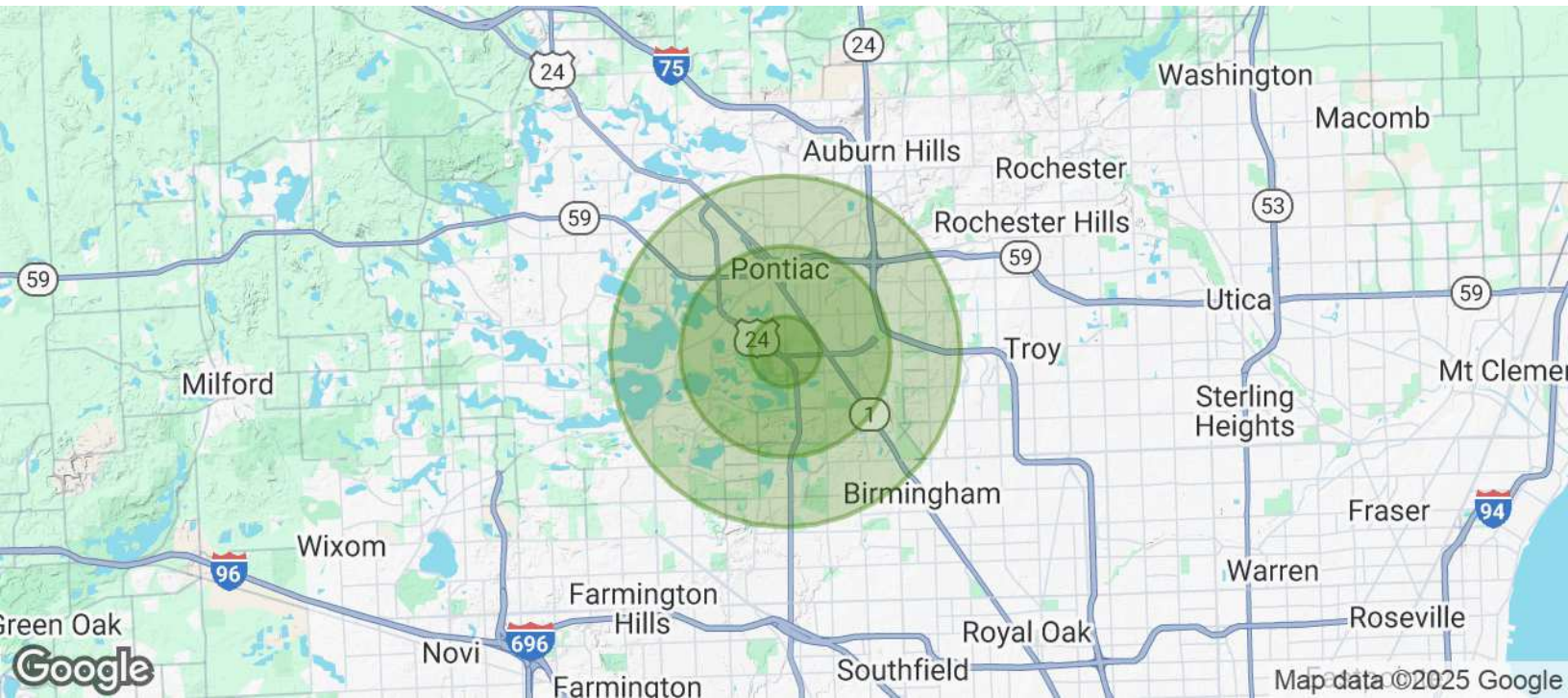
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,232	52,876	161,458
Average age	41.9	40.0	39.2
Average age (Male)	41.3	38.6	38.1
Average age (Female)	43.7	41.7	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,196	21,539	62,880
# of persons per HH	2.4	2.5	2.6
Average HH income	\$100,243	\$94,956	\$98,031
Average house value	\$98,311	\$256,397	\$338,161

\* Demographic data derived from 2020 ACS - US Census



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