



(CONFIDENTIAL)



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

LAND For Ground Lease

Location: 43500 & 43546 Grand River Avenue
Side of Street: North
City: Novi, MI
Cross Streets: Novi Road
County: Oakland

Acreage: 0.58

Zoning: TC

Improvements: N/A

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Yes

Outside Storage: No

Rail Siding: No

ADJACENT LAND

North: Retail

South: Retail

East: Retail

West: Retail

PRICING INFORMATION

Asking Price: N/A

Per Acre: N/A

Per SqFt : N/A

Terms:

Lease Rate: Contact Broker

Parcel #: 50-22-15-476-026 & 027

Assessor #: N/A

Taxes: \$11,073.92 (2025/26)

TRAFFIC INFORMATION

Yr: 2025 Count: 19,583 Grand River Ave. NW of Novi Rd.

Yr: 2025 Count: 20,742 Grand River Ave. SE of Novi Rd.

Yr: 2025 Count: 24,335 Novi Rd. S. of Grand River Ave.

Yr: 2025 Count: 29,330 Novi Rd. N. of Grand River Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius:	5,165	\$126,458
3 Mile Radius:	57,306	\$131,178
5 Mile Radius:	172,046	\$120,653

Comments: Excellent ground lease opportunity located along Grand River Avenue in the City of Novi. The property offers a highly visible location within a well-established commercial corridor with convenient access and surrounding retailers, restaurants, and service uses. Ideal for retail, restaurant, drive-thru, medical, financial, and other commercial uses, subject to zoning and municipal approvals. **OPERATING BUSINESS - DO NOT APPROACH EMPLOYEES.**

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.