

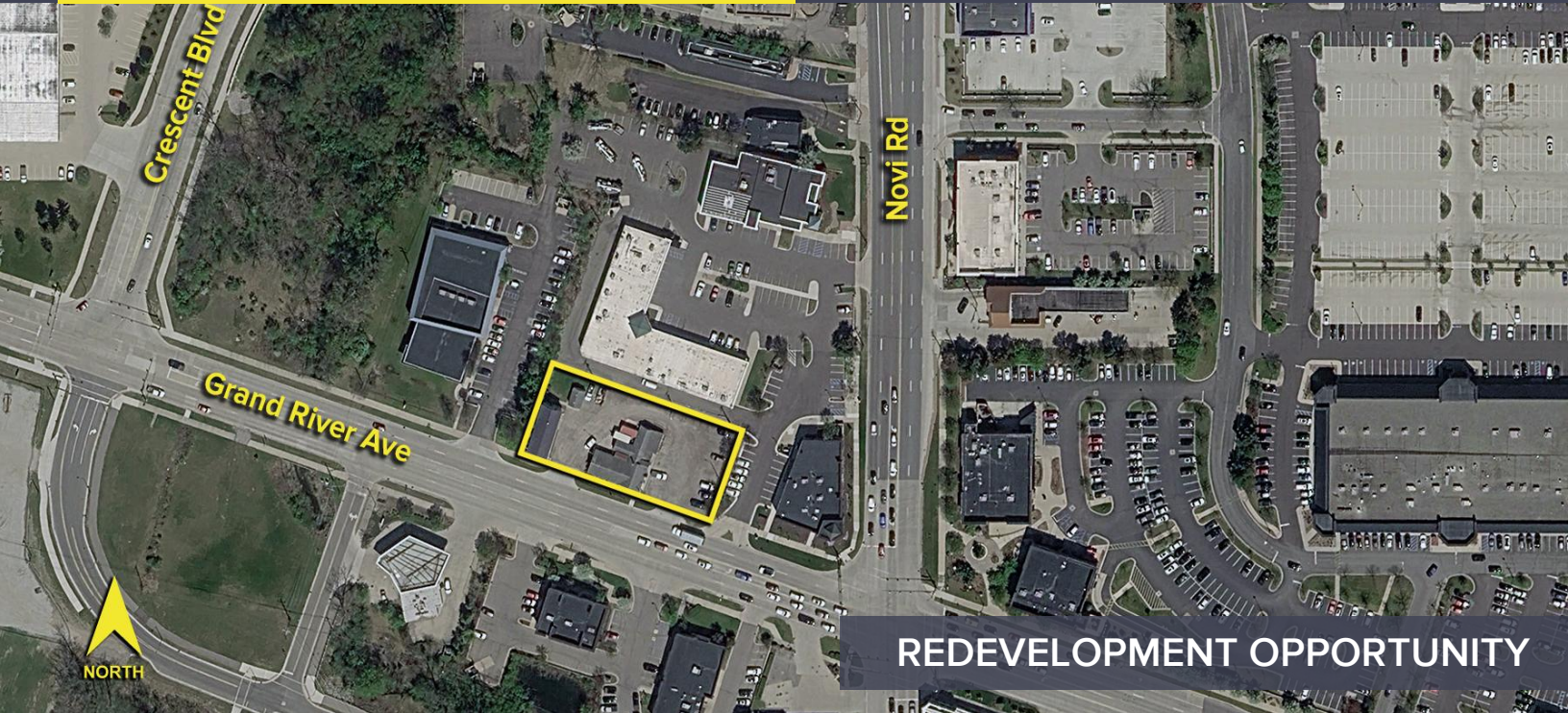
43500 & 43546 GRAND RIVER
NOVI, MICHIGAN

LAND FOR GROUND LEASE
0.58 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

CONFIDENTIAL



REDEVELOPMENT OPPORTUNITY

PROPERTY FEATURES

- 0.58 acre site available with a 6,078 square foot building
- 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
- Contact brokers for pricing
- **CONFIDENTIAL – PLEASE DO NOT APPROACH EMPLOYEES**



For more information, please contact:

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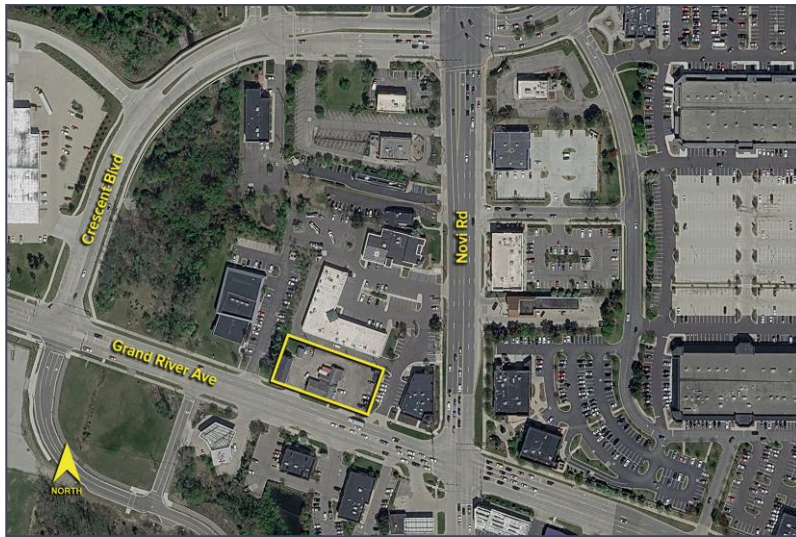
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43500 & 43546 Grand River Ave. – Novi, Michigan

Land For Ground Lease

0.58
Acres
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,165	\$126,458
3 MILE	57,306	\$131,178
5 MILE	172,046	\$120,653

TRAFFIC COUNTS (TWO-WAY)

19,583	Grand River Ave. NW of Novi Rd.
20,742	Grand River Ave. SE of Novi Rd.
24,335	Novi Rd. S of Grand River Ave.
29,330	Novi Rd. N of Grand River Ave.



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