1.3 ACRES GRAND RIVER - FOR LEASE

4485 E GRAND RIVER AVE, HOWELL, MI 48843



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 1.3 Acres Grand River | Howell, MI 48843



OFFERING SUMMARY

Available SF:	25,000 SF
Lease Rate:	$35.00 SF/yr (NNN)
Building Size:	25,000 SF

PROPERTY HIGHLIGHTS

- Build to suit.
- Grand River frontage.
- Retail/Restaurant/Office.

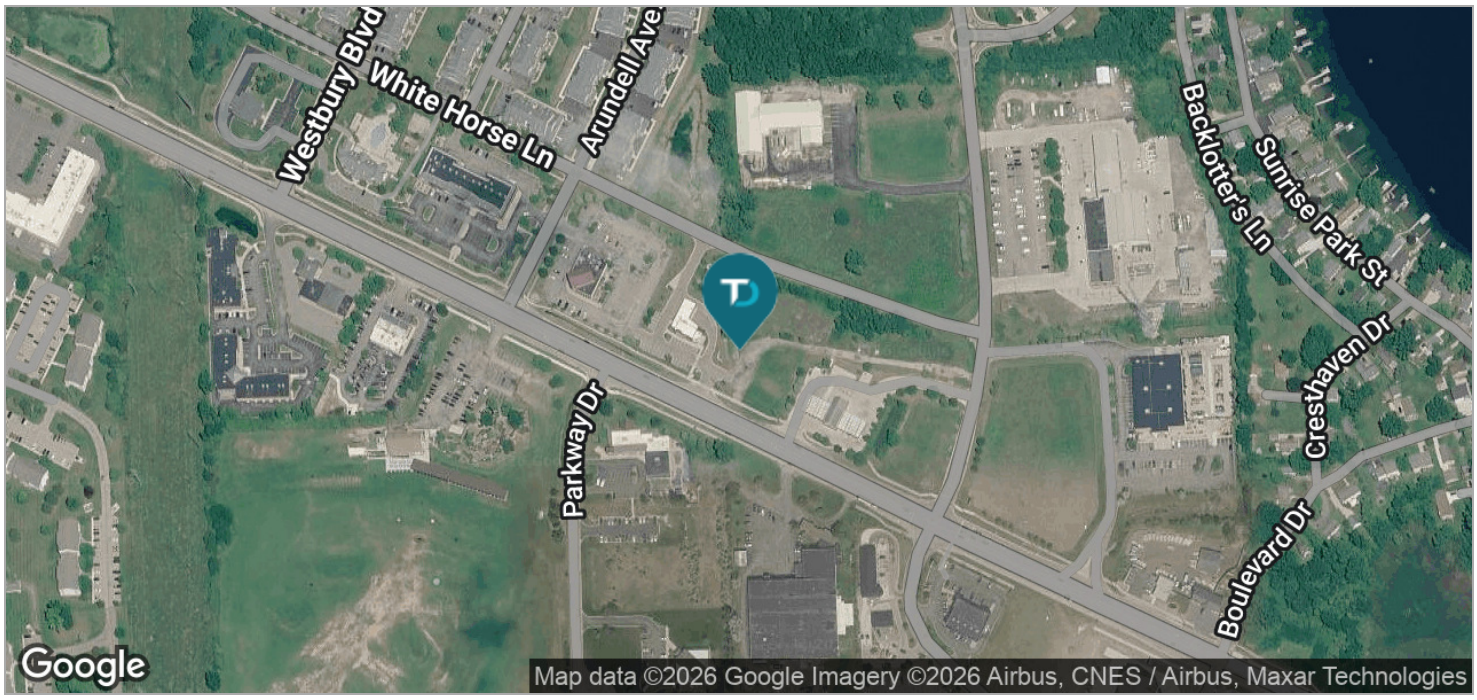
DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,287	14,521	50,616
Total Population:	3,013	36,731	134,596
Average HH Income:	$70,348	$80,314	$86,030

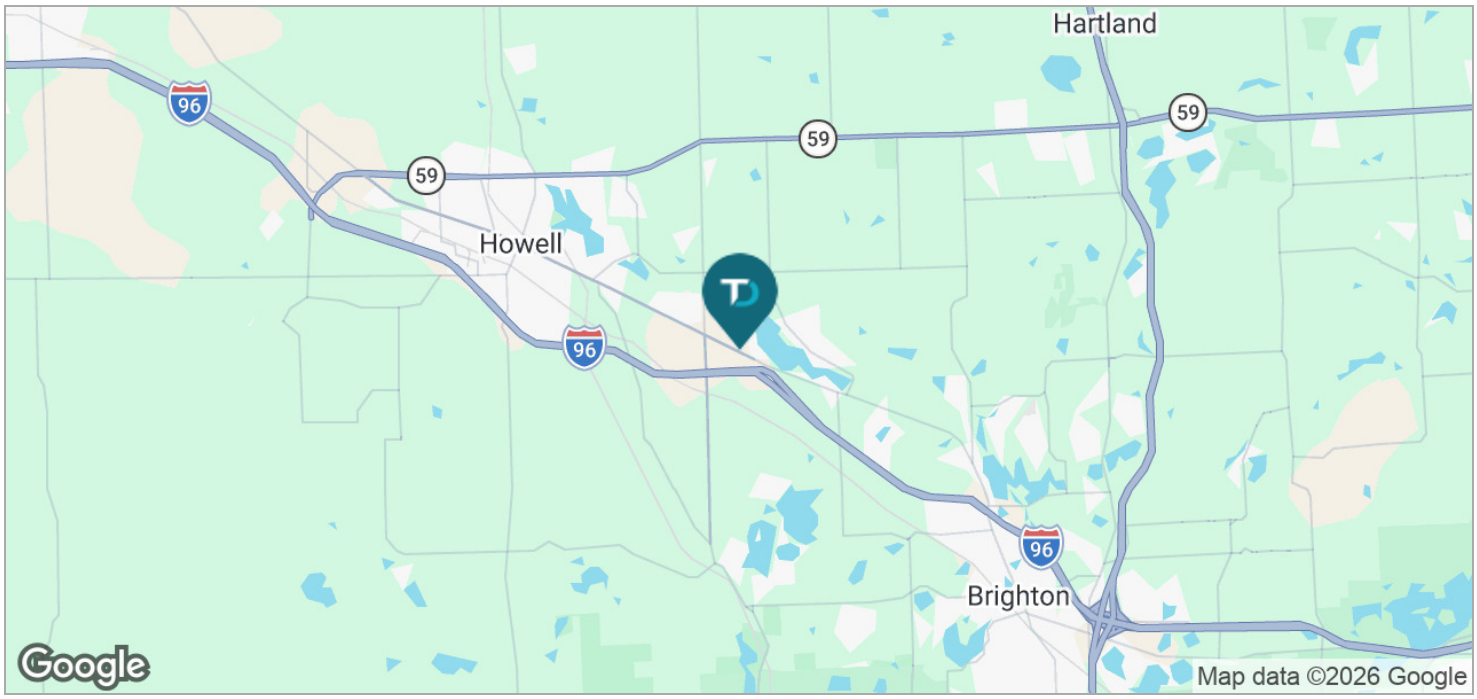
Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: 1.3 Acres Grand River | Howell, MI 48843

PROPERTY NAME:	1.3 Acres Grand River
PROPERTY ADDRESS:	4485 E Grand River Ave Howell, MI 48843
PROPERTY TYPE:	Retail
ZONING:	GC - General Commercial
SURROUNDING BUSINESSES:	Wal-Mart, Meijer, Applebee's, Lowe's, Home Depot, Kohls, Bennigans, Buffalo Wild Wings, Staples, Elder Beerman, multiple fast food locations
LAND LEGAL DESCRIPTION:	Available upon request
UTILITIES DESCRIPTION:	Municipal Water & Sewer
TRAFFIC COUNT & STREETS:	31,200 Vehicles Per Day
BUILDING SIZE:	25,000 SF

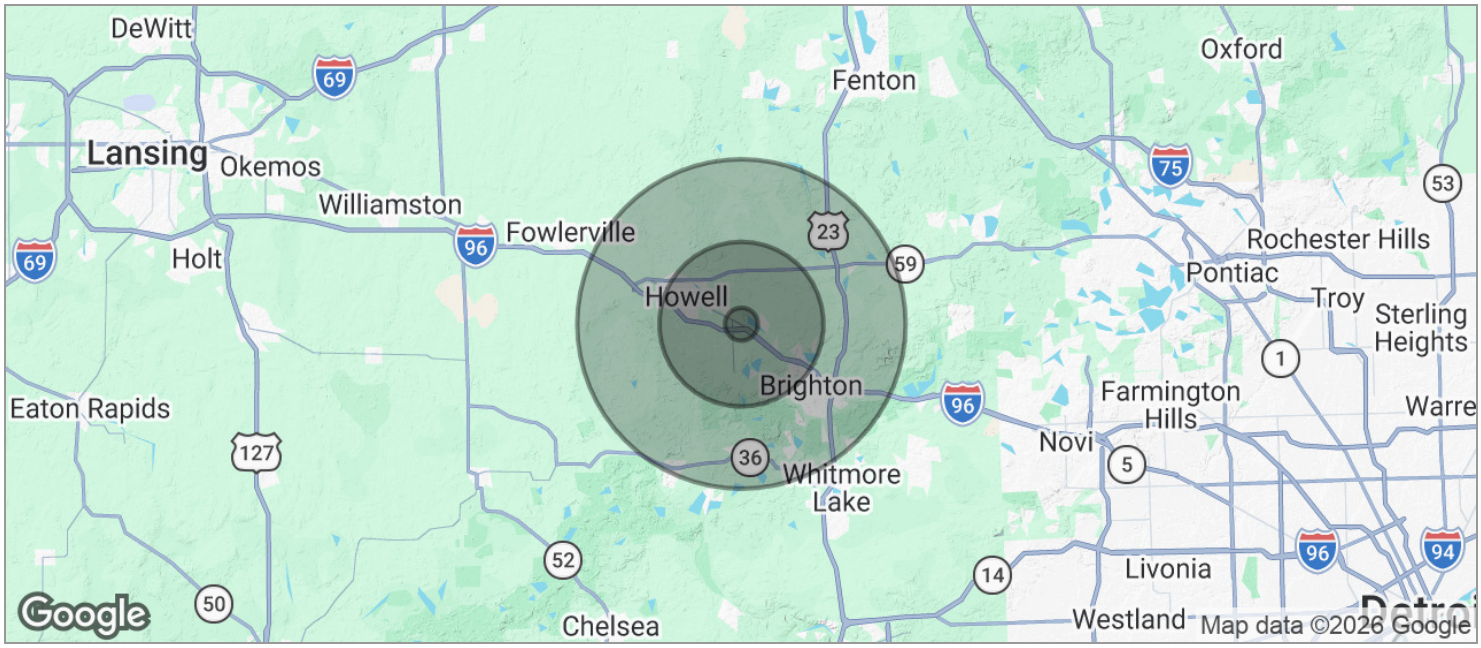
LOCATION MAPS: 1.3 Acres Grand River | Howell, MI 48843





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DEMOGRAPHICS MAP: 1.3 Acres Grand River | Howell, MI 48843



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,013	36,731	134,596
MEDIAN AGE	35.6	39.8	39.8
MEDIAN AGE (MALE)	34.2	39.3	39.3
MEDIAN AGE (FEMALE)	37.0	39.8	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,287	14,521	50,616
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	$70,348	$80,314	$86,030
AVERAGE HOUSE VALUE	$211,404	$235,955	$249,992

** Demographic data derived from 2020 ACS - US Census*

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