



FOR LEASE

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FOR LEASE

Grand River Square

49575 Grand River Wixom, MI 48393



Lease Rate: \$24.00 SF/yr (NNN)

DESCRIPTION

A 50,000 square foot, multi-tenant retail center for lease on Grand River in Wixom. Co-tenants include Fresenius Medical Center, Red Olive Restaurant, Shakers Bar and Grill, Jimmy Johns and many others.

PROPERTY HIGHLIGHTS

- New Pylon Signage with Video Board.
- Located just south of I-96 at the Wixom Road exit.
- Major traffic generators in area including Meijer, Sam's Club, Targe, At Home Store, Menards, Catholic Central High School and Ascension Providence Hospital.

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BUILDING INFORMATION

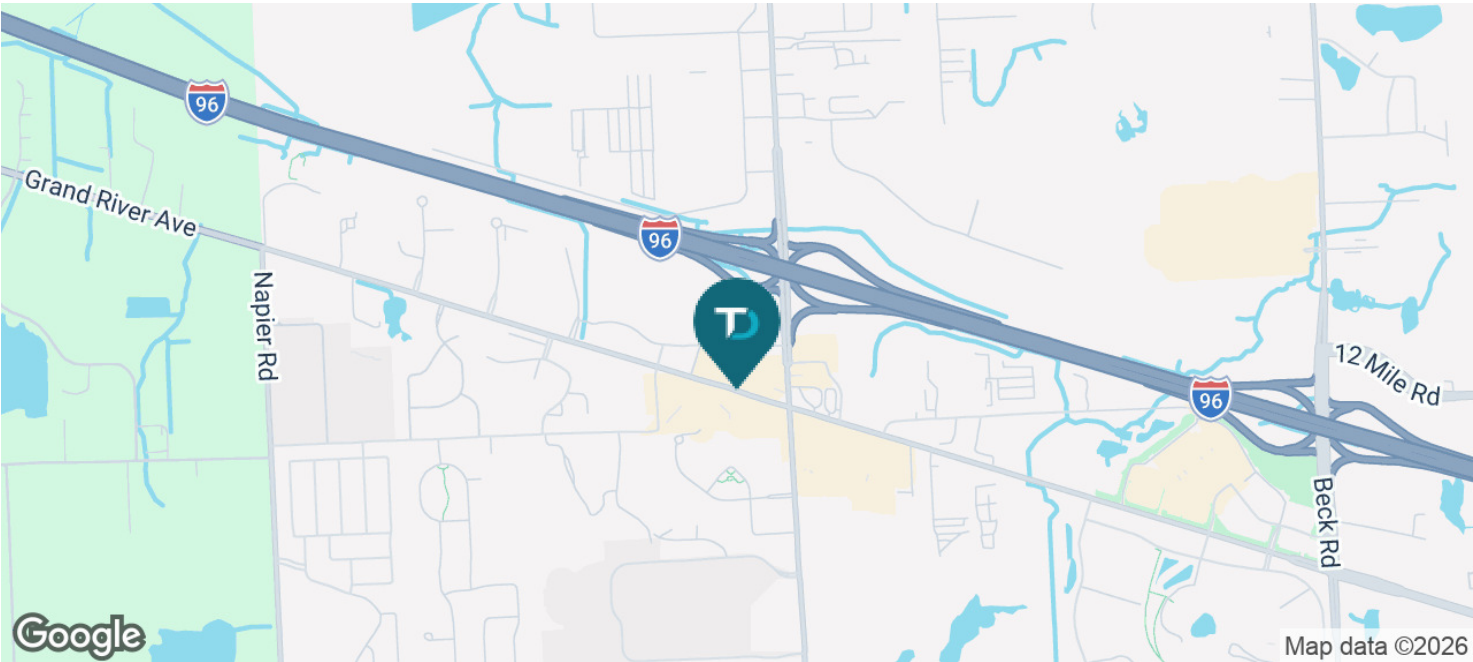
LEASE RATE:	\$24.00/SF, NNN
Building Size:	50,000 SF
Available Space:	1,600 to 4,990 SF
Year Built:	2010
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	224 Spaces

PROPERTY INFORMATION

Lot Size:	6.73 Acres
Property Type:	Retail Strip Center
Zoning	B-3 Commercial
Traffic Count:	Grand River = 17,685 Wixom Road = 25,541
APN:	22-07-476-006

LOCATION INFORMATION

Located on the south side of Grand River, just east of Wixom Road and south of I-96.



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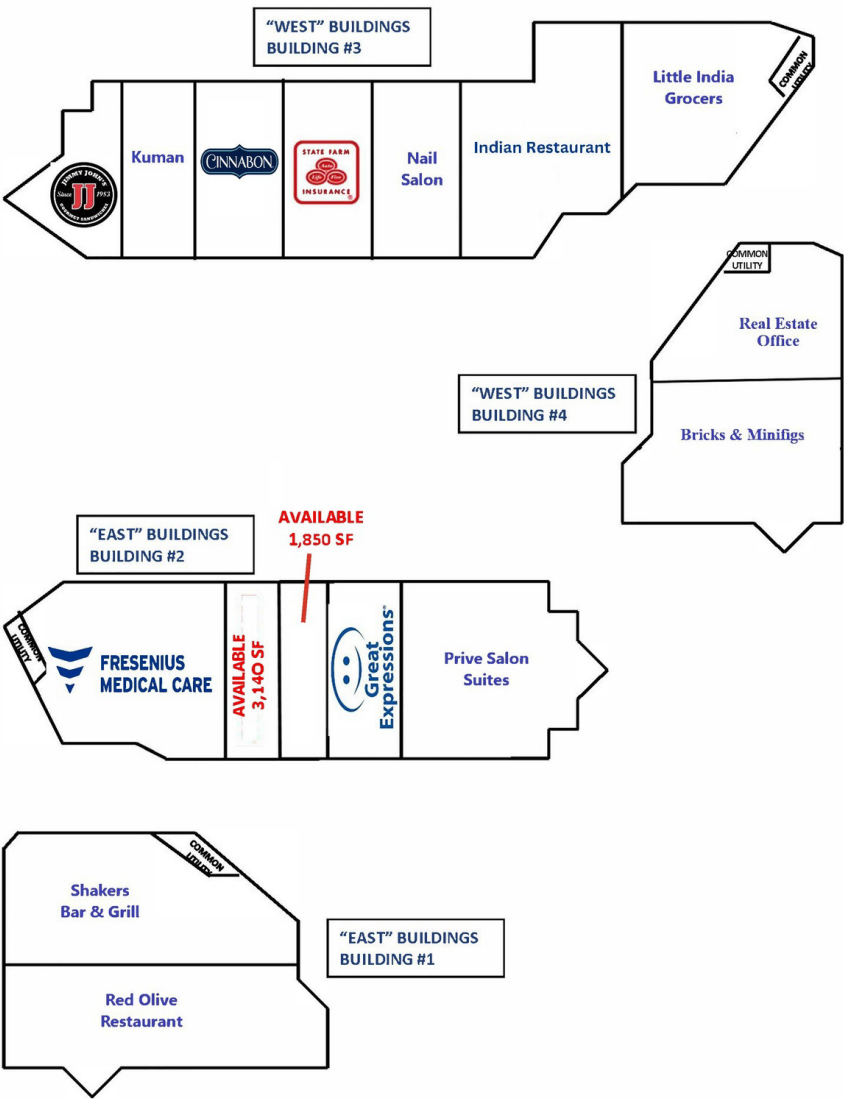
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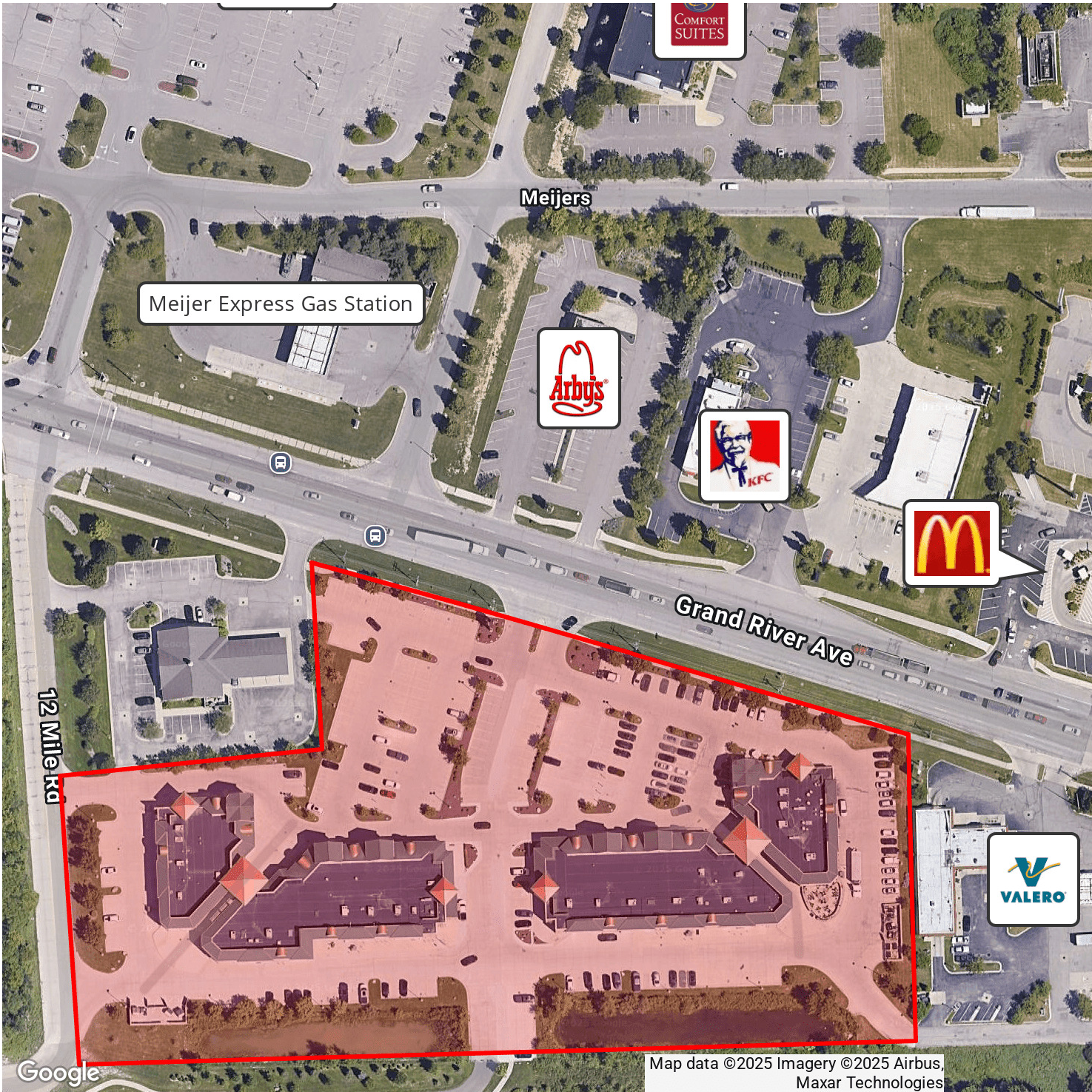
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DEMOGRAPHIC INFORMATION

	1 MILE	2 MILES	3 MILES
Total population	4,365	12,240	33,121
Median age	33.7	36.1	36.6
Total households	1,613	4,965	13,994
Average HH income	\$126,848	\$123,348	\$113,149
Average house value	\$260,870	\$279,237	\$253,938