EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Grand River Square

49575 Grand River Wixom, MI 48393



FOR LEASE

GetReal*quality*
248.476.3700

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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.

For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
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BUILDING INFORMATION

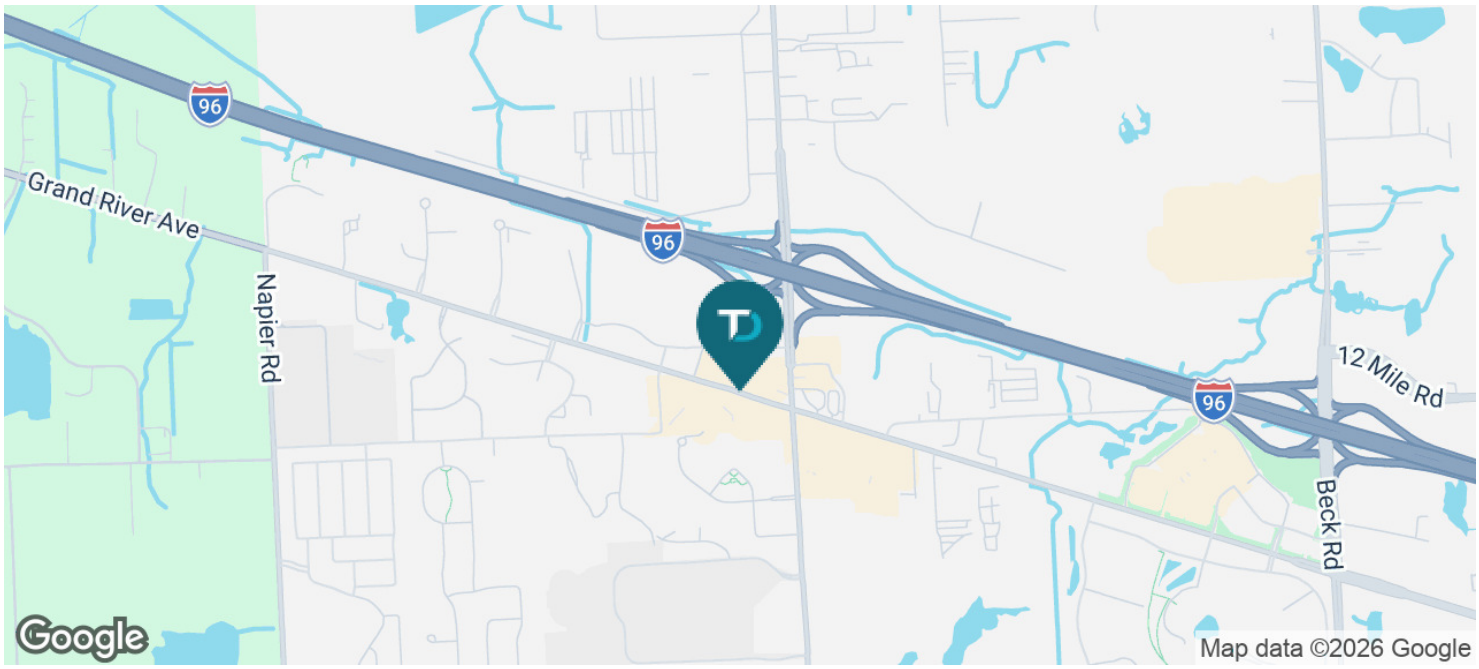
LEASE RATE:	$24.00/SF, NNN
Building Size:	50,000 SF
Available Space:	1,600 to 4,990 SF
Year Built:	2010
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	224 Spaces

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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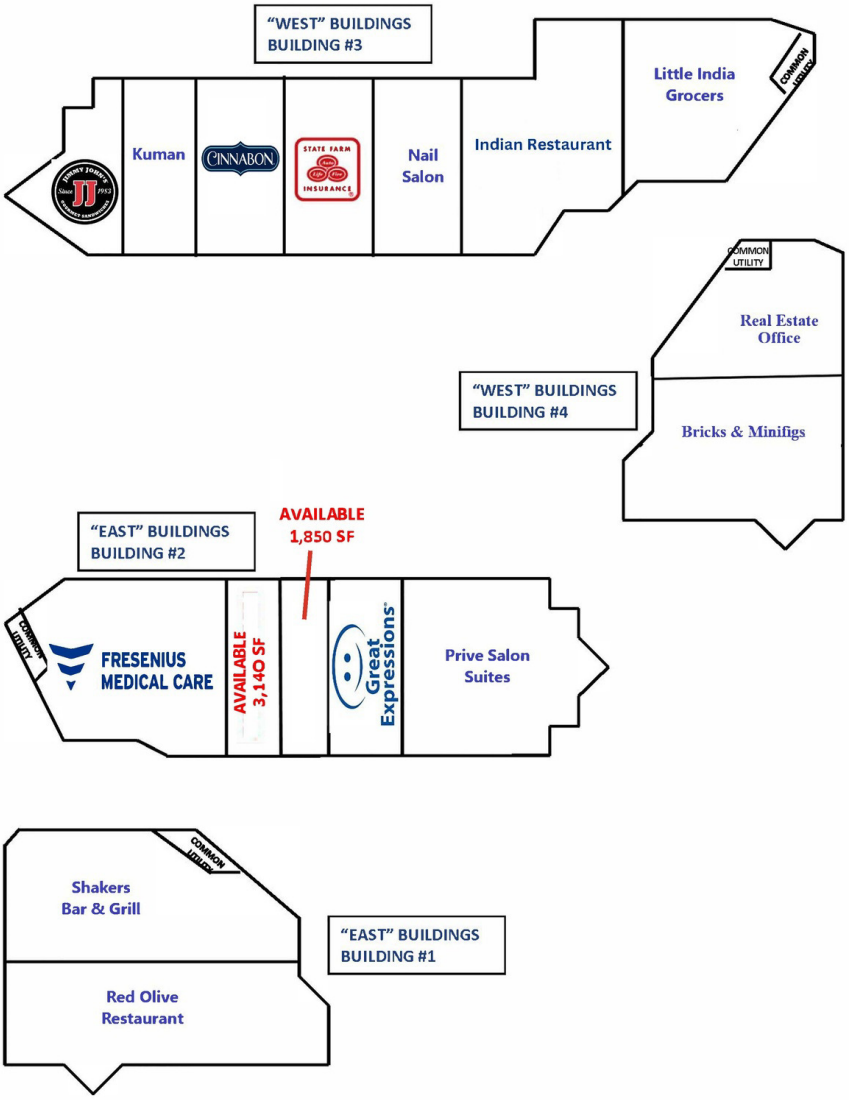
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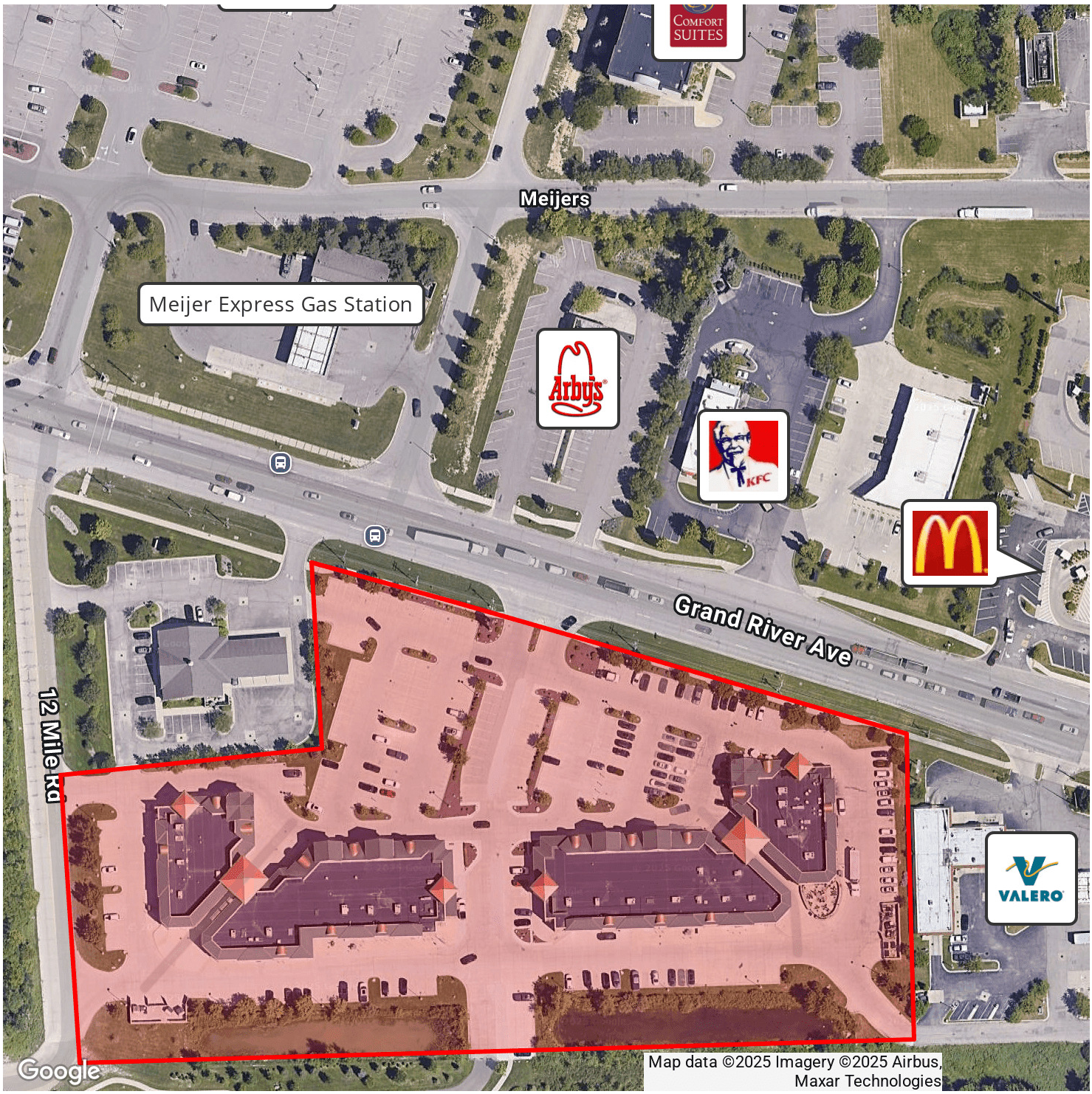
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"WEST" BUILDINGS
BUILDING #3
Kuman
CINNABON
STATE FARM INSURANCE
Nail Salon
Indian Restaurant
Little India Grocers
COMMON UTILITY
COMMON UTILITY
Real Estate Office
"WEST" BUILDINGS
BUILDING #4
Bricks & Minifigs
"EAST" BUILDINGS
BUILDING #2
AVAILABLE
1,850 SF
COMMON UTILITY
FRESENIUS MEDICAL CARE
AVAILABLE
3,140 SF
Great Expressions
Prive Salon Suites
COMMON UTILITY
Shakers
Bar & Grill
"EAST" BUILDINGS
BUILDING #1
Red Olive
Restaurant

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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

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