EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

4533 GRAND RIVER

4533 Grand River Ave, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 4533 Grand River Ave | Howell, MI 48843



PROPERTY OVERVIEW

Build to Suit for Lease

OFFERING SUMMARY

Lease Rate:	$35.00, NNN
Lot Size:	0.7 Acres
Zoning:	GCD - General Commercial District

PROPERTY HIGHLIGHTS

- Lighted Corner
- New I96 Latson Interchange nearby
- Drive thru allowed



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Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 4533 Grand River Ave | Howell, MI 48843

BUILDING INFORMATION

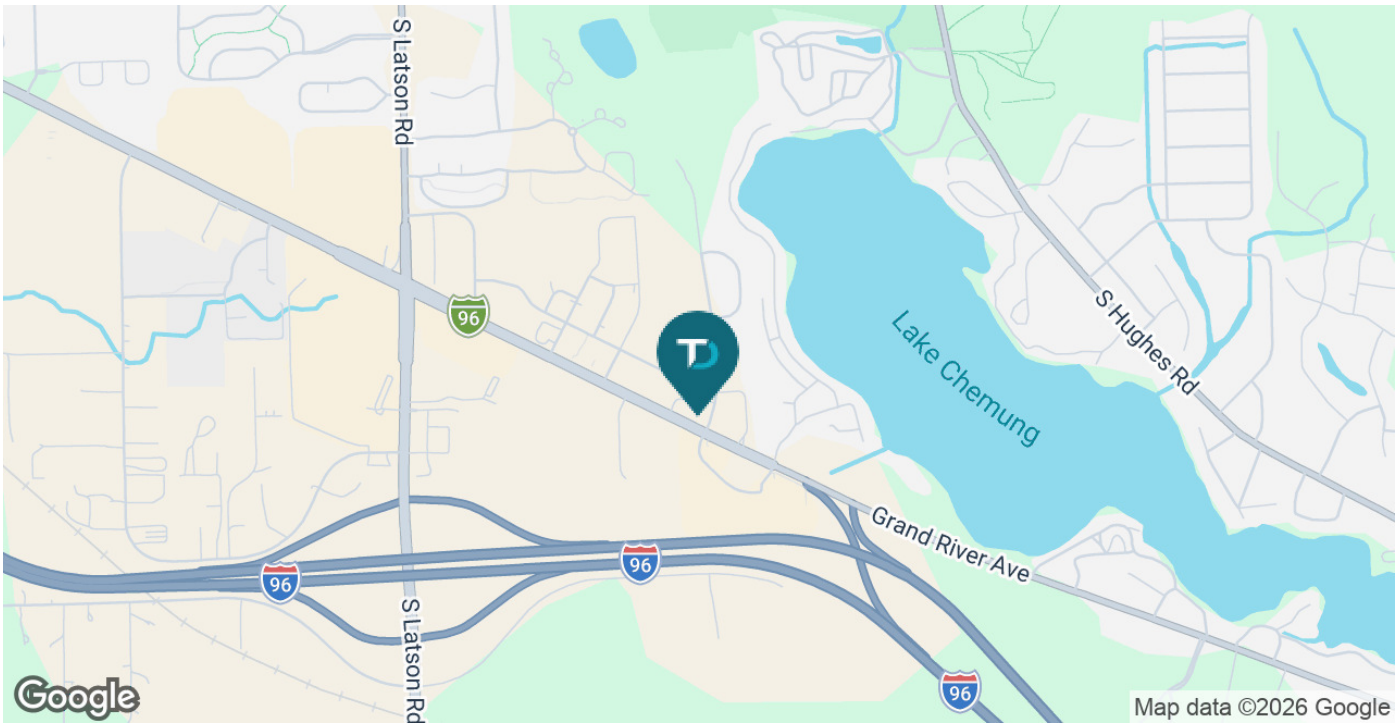
Lease Rate:	$35.00 SF/yr, NNN
Utilities:	Sewer & Water
Legal Description:	Available Upon Request

PROPERTY INFORMATION

Lot Size:	0.7 Acres
Property Type:	Land
Zoning	GCD - General Commercial District
Traffic Count:	Lawson Drive - 1,519 vpd(202 Grand River Ave - 29,993 vpd(2022)
APN:	11-09-200-014

LOCATION INFORMATION

NWC of Grand River at Lawson Drive in Genoa Township.



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ADDITIONAL PHOTOS: 4533 Grand River Ave | Howell, MI 48843



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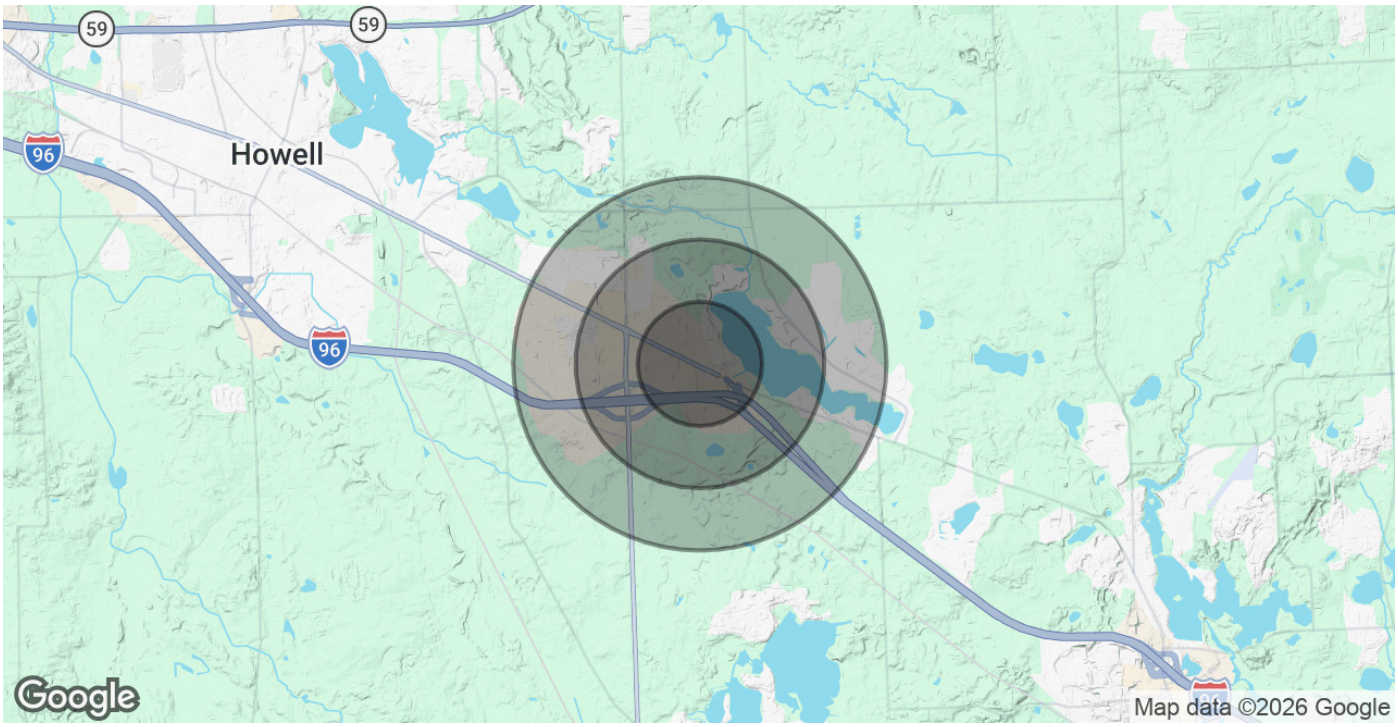
RETAILER MAP: 4533 Grand River Ave | Howell, MI 48843



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DEMOGRAPHICS MAP & REPORT: 4533 Grand River Ave | Howell, MI 48843



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	741	2,680	5,280
Average Age	45.0	44.9	42.8
Average Age (Male)	40.7	41.3	40.1
Average Age (Female)	47.6	47.1	44.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	362	1,269	2,344
# of Persons per HH	2.0	2.1	2.3
Average HH Income	$78,957	$81,997	$83,897
Average House Value	$202,020	$214,111	$224,129

2020 American Community Survey (ACS)