EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

25750 NOVI ROAD

Novi, MI 48375



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 25750 Novi Road | Novi, MI 48375



PROPERTY OVERVIEW

A 15,649 square foot former bar and entertainment venue located within the heart of Novi's central business district.

OFFERING SUMMARY

Lease Rate:	$19 SF/yr (NNN)
Building Size:	15,649 SF
Available SF:	15,649 SF
Year Built:	1998
Zoning:	TC-1 - Town Center 1

PROPERTY HIGHLIGHTS

- Fully built out bar/nightclub/entertainment venue with prominent location on Novi Road and Main Street, just south of Grand River.
- Hundreds of new multi-family units already built, or site plan approved within close proximity of the property.
- Liquor License and F,F & E (furniture, fixtures and equipment) available to purchase.
- Outdoor patio with overhead doors on 2nd level.
- Available 11/1/2025.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 25750 Novi Road | Novi, MI 48375

BUILDING INFORMATION

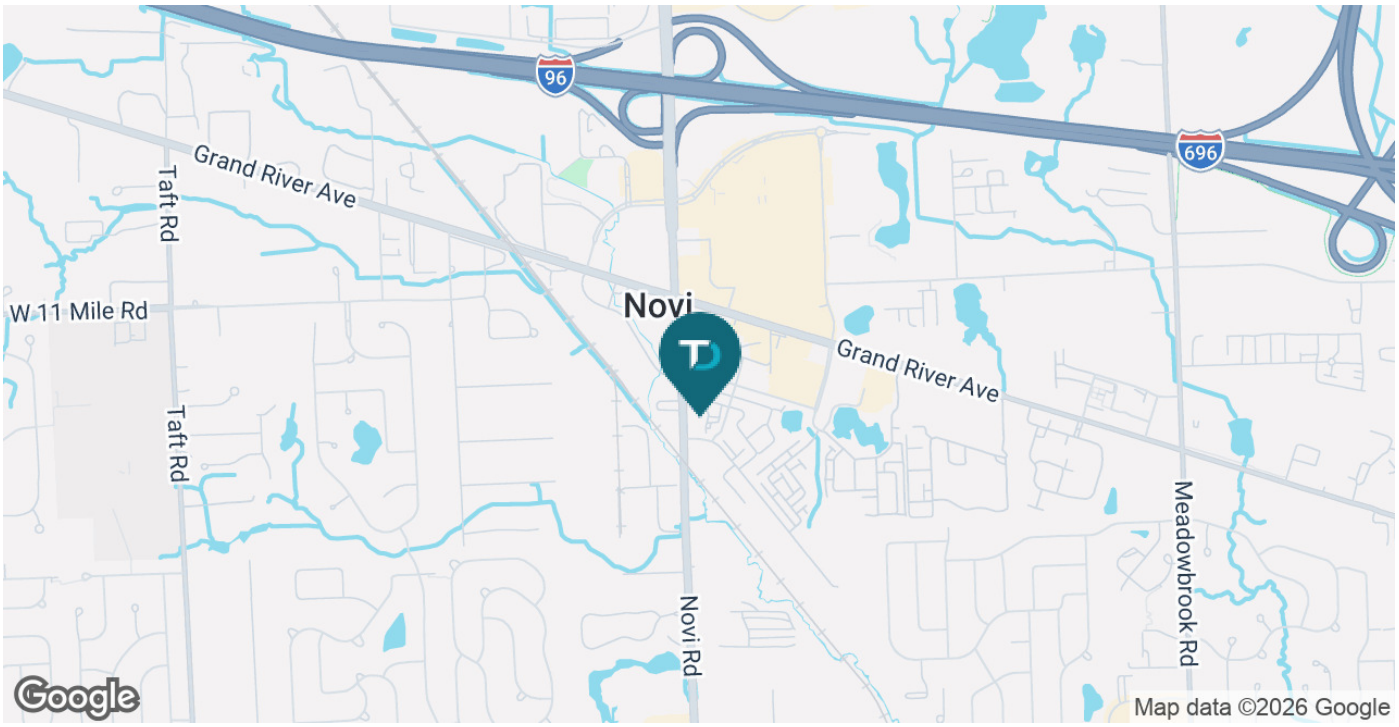
LEASE RATE:	$19.00/SF, NNN
NNN Charges:	$5.00/SF
Building Size:	15,649 SF
Year Built:	1998
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	205

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Restaurant
Zoning	TC-1 - Town Center 1
2025 Traffic Count:	Novi Road = 28,728 Grand River = 21,445 Main St = 1,992
APN:	22-23-151-022

LOCATION INFORMATION

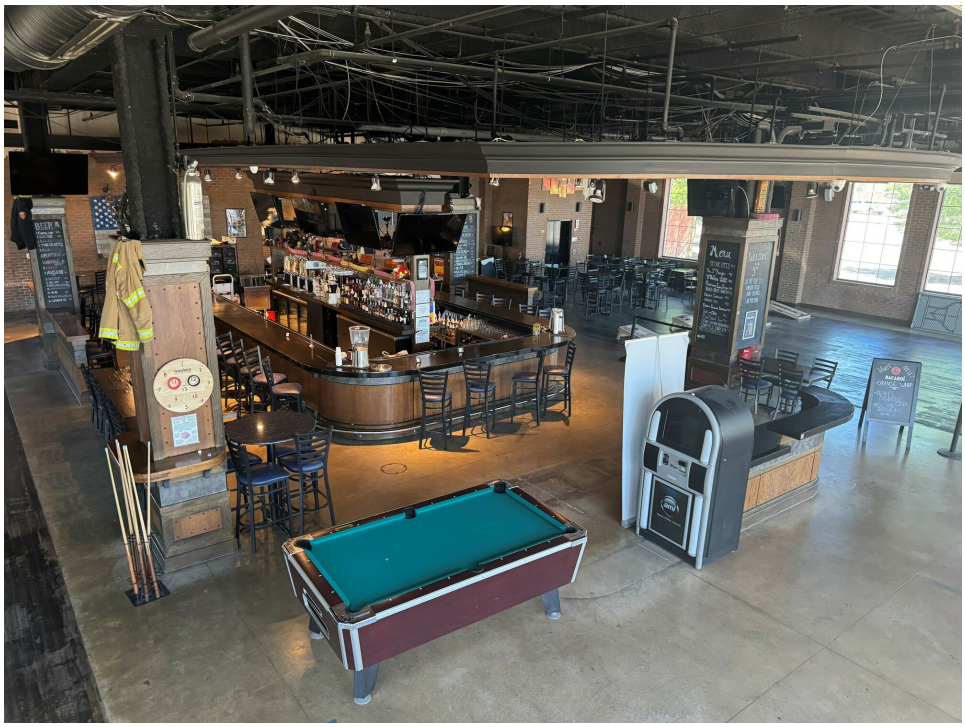
Located on the east side of Novi Road, south of Grand River, just south of Main Street.



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LEASE SPACES: 25750 Novi Road | Novi, MI 48375



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,000 - 15,649 SF	Lease Rate:	$19 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
25750 Novi Road	Available	15,000 - 15,649 SF	NNN	$19.00 SF/yr	Available 11/1/2025

ADDITIONAL PHOTOS: 25750 Novi Road | Novi, MI 48375







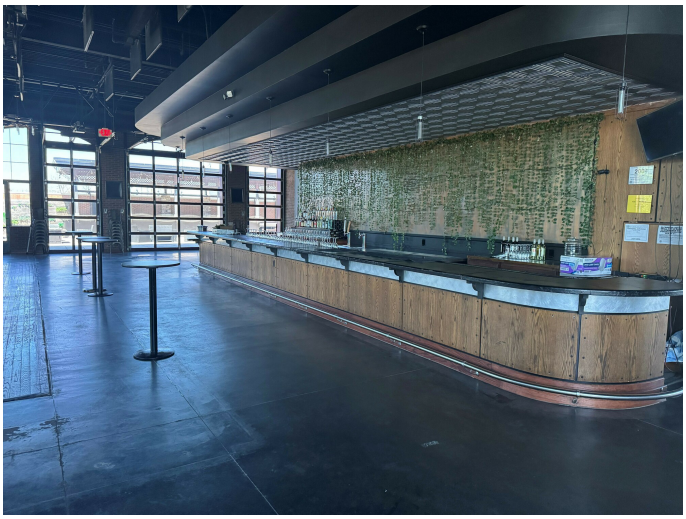
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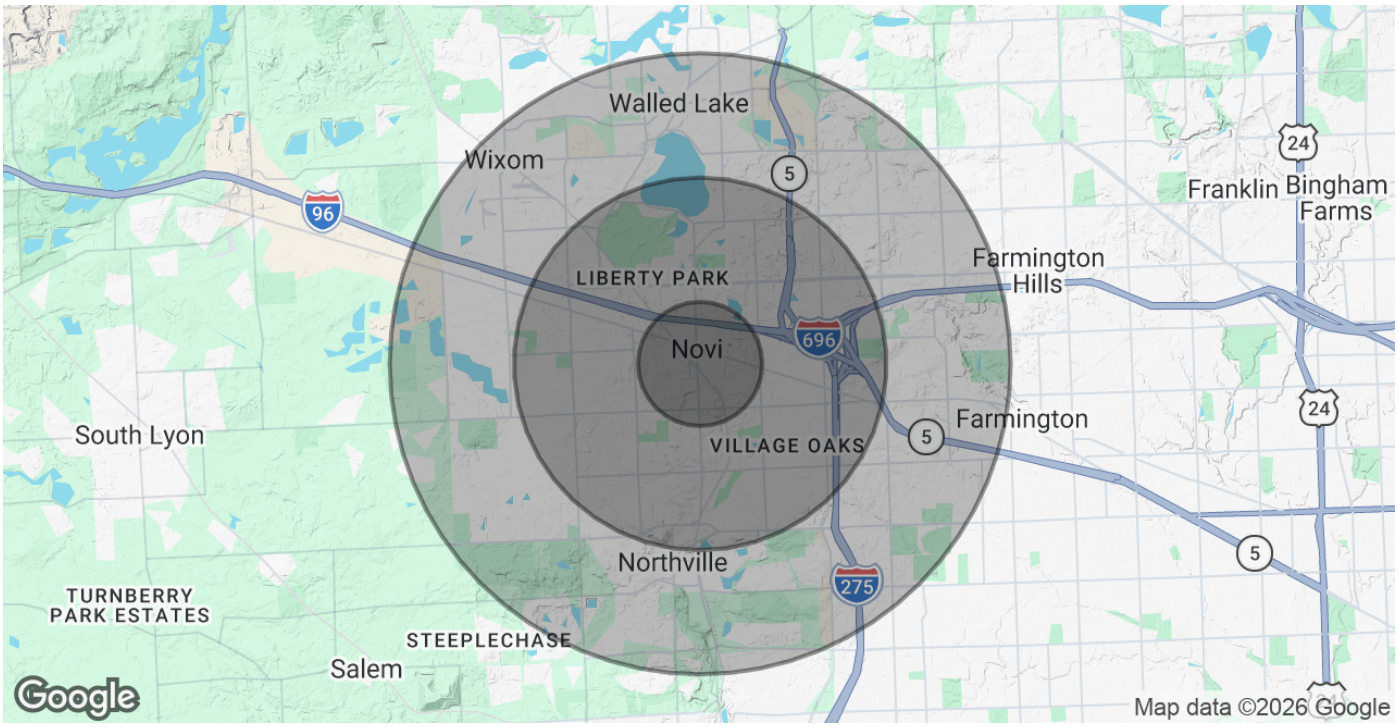
RETAILER MAP: 25750 Novi Road | Novi, MI 48375



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DEMOGRAPHICS MAP & REPORT: 25750 Novi Road | Novi, MI 48375



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	6,358	57,564	170,623
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	2,579	23,066	72,622
# of Persons per HH	2.5	2.5	2.3
Average HH Income	$150,893	$162,581	$152,422
Average House Value	$397,860	$441,514	$433,697

2020 American Community Survey (ACS)