EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

33431 GRAND RIVER AVE

33431 Grand River Avenue, Farmington, MI 48335



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 33431 Grand River Avenue | Farmington, MI 48335



PROPERTY OVERVIEW

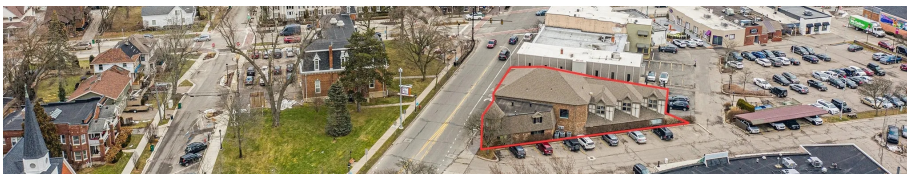
Located on the ground floor of a two-story mixed-use building, this retail space sits in the heart of walkable Downtown Farmington. With Grand River Avenue frontage and immediate access to of one of Oakland County's most active downtown corridors.

OFFERING SUMMARY

Lease Rate:	$22 SF/yr (NNN)
Building Size:	10,138 SF
Available SF:	1,000 - 5,100 SF
Year Built:	1900

PROPERTY HIGHLIGHTS

- Street-level, first-floor retail in walkable Downtown Farmington
- Grand River Avenue frontage with excellent visibility
- Surrounded by retail, restaurants, and year-round events that drive strong downtown traffic
- Adjacent city parking lot with ample public parking
- Opportunity to be an anchor tenant in a newly repositioned mixed-use building
- 5 new luxury apartments on the second floor coming Fall of 2026



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.

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

BUILDING/PROPERTY INFORMATION: 33431 Grand River Avenue | Farmington, MI 48335

BUILDING INFORMATION

Building Size:	10,138 SF
Year Built:	1900
Last Renovated:	1987
Number of Floors:	2
Utilities:	City Water & Sanitary Sewer
Parking Spaces:	City Parking

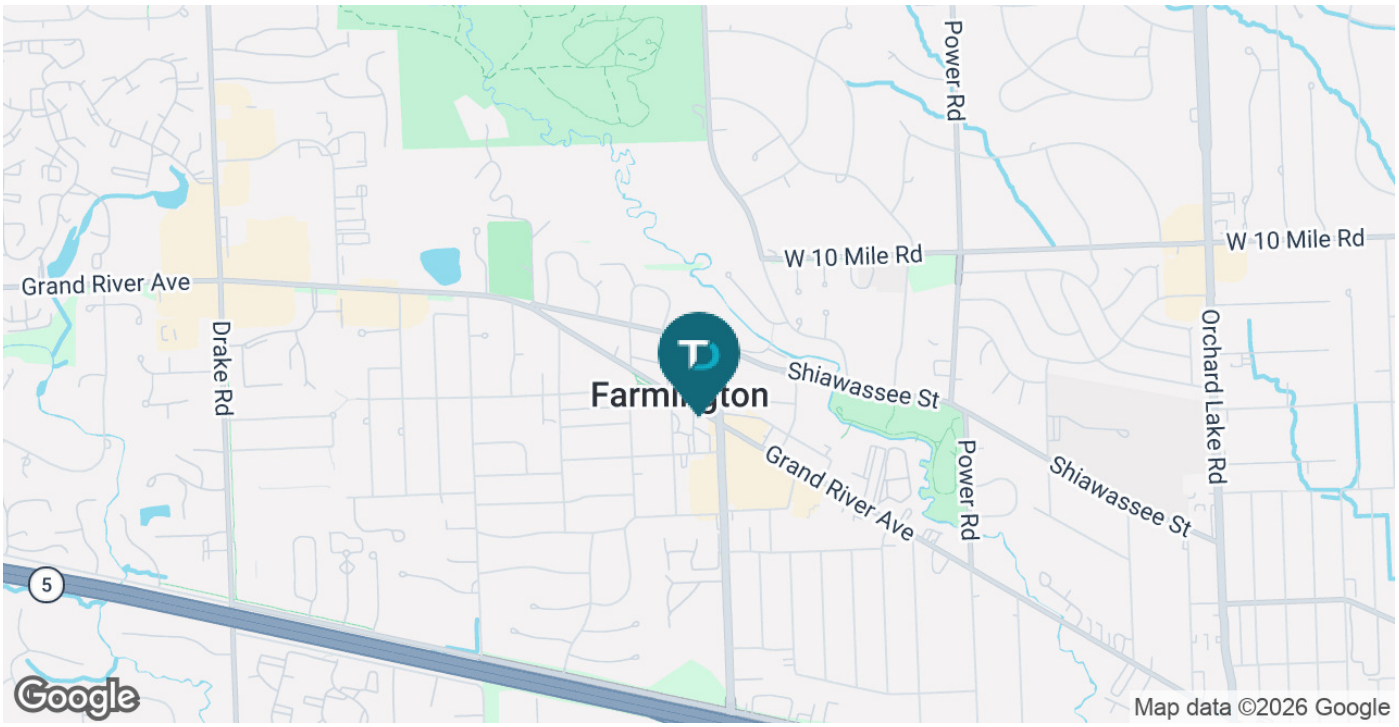
PROPERTY INFORMATION

Lot Size:	0.137 acres
Property Type:	Retail
Property Subtype:	Neighborhood Center
Zoning	CBD: Central Business Distric
Traffic Count:	Grand River Ave - 12,534 vpd Farmington Rd - 12,201 vpd
Legal Description:	Available upon request
APN:	20-23-28-278-002

LOCATION INFORMATION

33431 Grand River Avenue sits on the south side of Grand River, just northwest of the Grand River & Farmington Road intersection.

Downtown Farmington a walkable, pedestrian-friendly district with boutique shops, restaurants, and community destinations that consistently draw visitors. With strong traffic counts, ample public parking, and a mix of local and regional tenants nearby, this property is positioned in a highly sought-after downtown corridor.



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LEASE SPACES: 33431 Grand River Avenue | Farmington, MI 48335



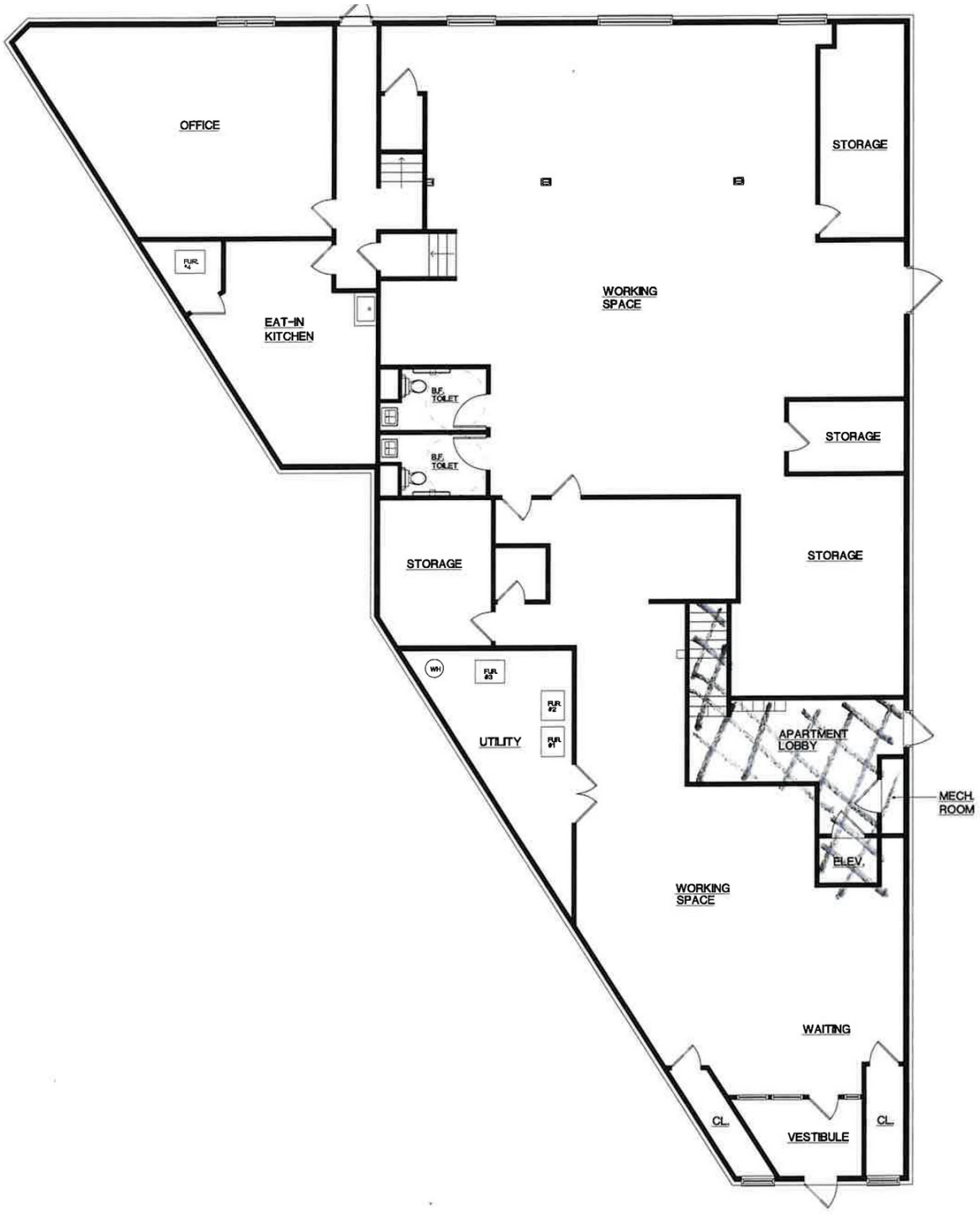
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 5,100 SF	Lease Rate:	$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
33431	Available	1,000 - 5,100 SF	NNN	$22.00 SF/yr

FLOOR PLAN : 33431 Grand River Avenue | Farmington, MI 48335



FIRST FLOOR PLAN

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ADDITIONAL PHOTOS: 33431 Grand River Avenue | Farmington, MI 48335









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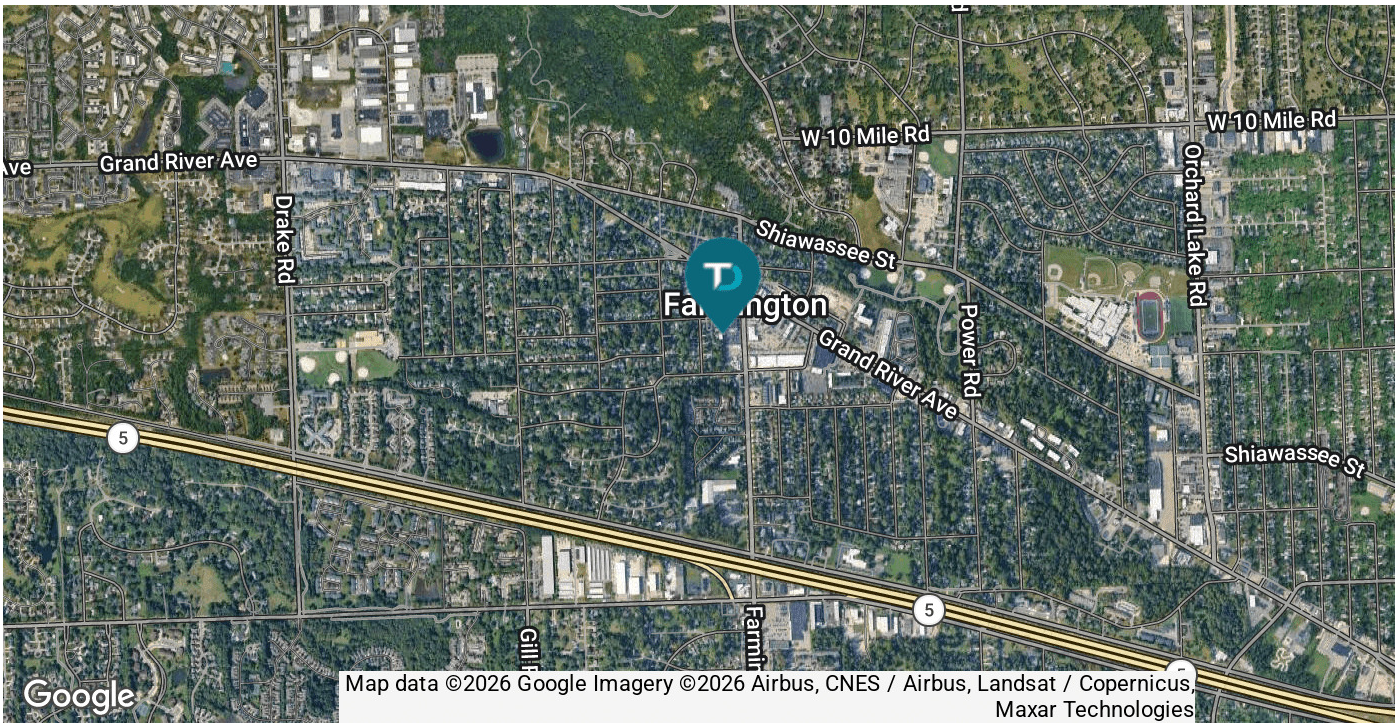
RETAILER AERIAL: 33431 Grand River Avenue | Farmington, MI 48335



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DEMOGRAPHICS MAP & REPORT: 33431 Grand River Avenue | Farmington, MI 48335



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	9,416	76,717	204,838
Average Age	47.0	43.3	44.9
Average Age (Male)	44.2	40.5	43.1
Average Age (Female)	50.5	45.3	46.6

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,518	33,513	88,133
# of Persons per HH	2.1	2.3	2.3
Average HH Income	$118,900	$121,086	$118,019
Average House Value	$280,337	$309,949	$308,342

2023 American Community Survey (ACS)