

0.95 ACRES NOVI ROAD

25800 Novi Road, Novi, MI 48375



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Senior Partner

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OFFERING SUMMARY: 25800 Novi Road | Novi, MI 48375

**PROPERTY OVERVIEW**

Great redevelopment opportunity in Novi's highly desirable business and retail district. The property is located along Novi Road, a very busy corridor with excellent visibility and strong traffic counts. The site offers a variety of permitted uses, providing flexibility for future development. It also has easy, immediate access to major local freeways.

OFFERING SUMMARY

Sale Price: \$1,375,000.00
Lot Size: 0.95 Acres
Zoning: TC-1 Town Center

PROPERTY HIGHLIGHTS

- Excellent redevelopment opportunity.
- TC-1 Zoning allows various permitted uses.
- Located in the heart of Novi's business district.
- Immediate access to I-96.

BUILDING/PROPERTY INFORMATION: 25800 Novi Road | Novi, MI 48375

PROPERTY INFORMATION

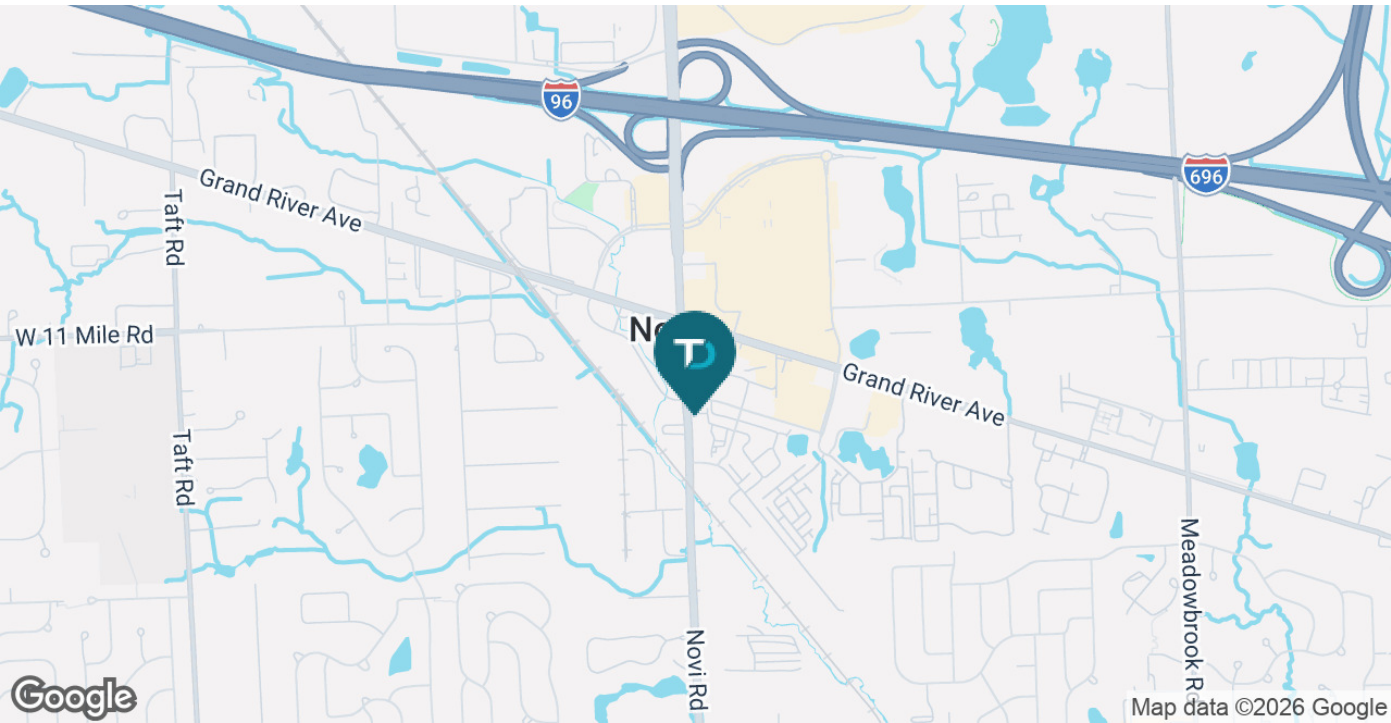
SALE PRICE:	\$1,375,000.00
Utilities:	Municipal Water & Sanitary Sewer
APN:	22-23-151-004 & 22-23-151-005
Taxes (combined):	Summer = \$13,337.12 Winter = \$5,055.74

PROPERTY INFORMATION

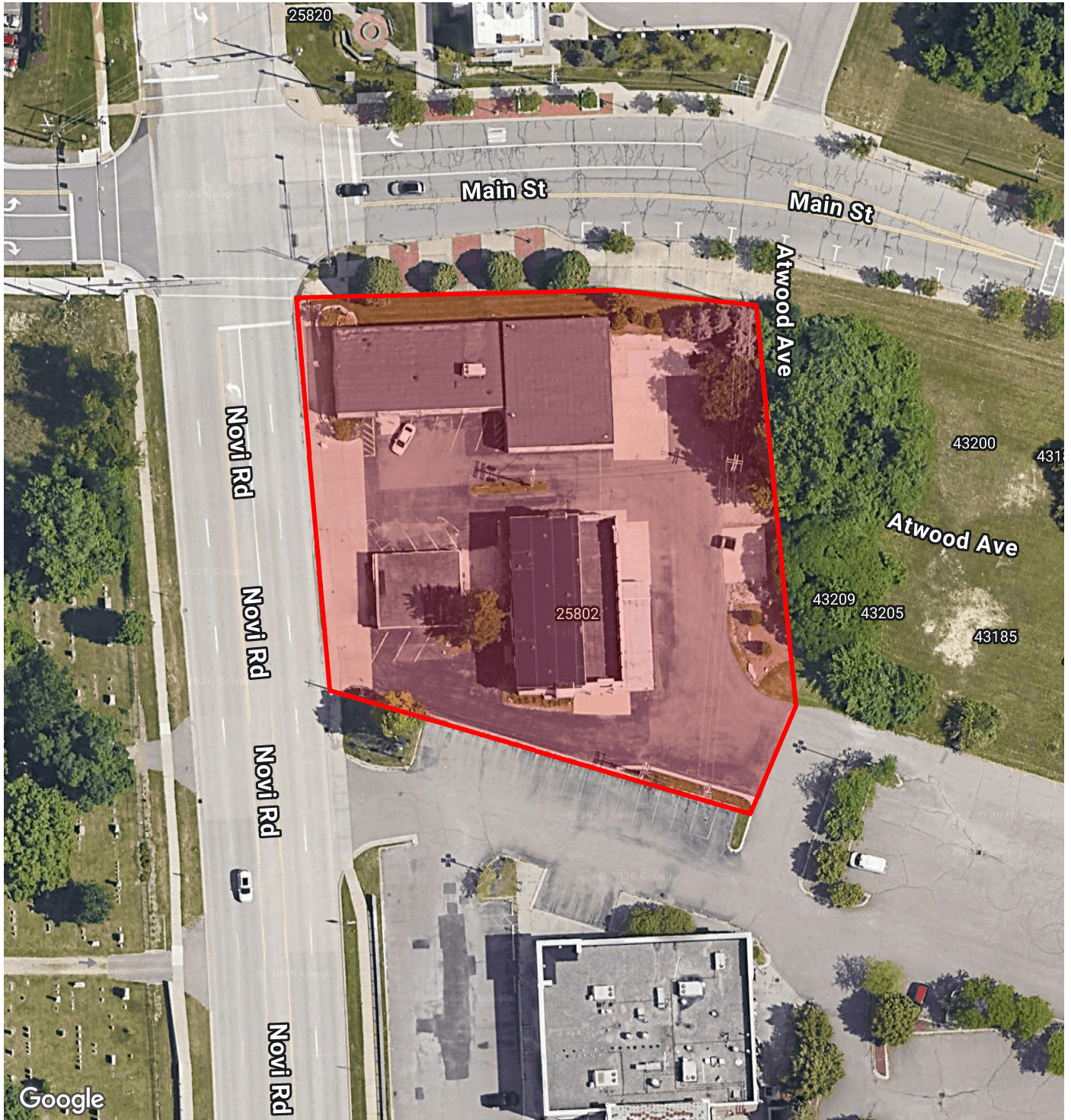
Lot Size:	0.95 Acres
Property Type:	Land
Zoning	TC-1 Town Center
2026 Traffic Count:	Grand River = 21,623 Novi Road = 30,874 Main Street = 1,993
Legal Description:	Available upon request.

LOCATION INFORMATION

Located on the southeast corner of Novi Road and Main Street (south of Grand River) in Novi, Michigan.



AERIAL MAP: 25800 Novi Road | Novi, MI 48375



RETAILER MAP: 25800 Novi Road | Novi, MI 48375



A. INTENT

The TC-1, Town Center district is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC-1 Town Center district is further designed and intended to encourage the development of common off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 district is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Retail businesses** §4.78.3
- ii. Retail business service uses 
- iii. **Dry cleaning establishments, or pick-up stations, dealing directly with the consumer** §4.24
- iv. Business establishments which perform services on the premises
- v. Professional services 
- vi. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- vii. Off-street parking lots
- viii. Private clubs , fraternal organizations and lodge halls
- ix. **Places of worship** §4.10
- x. **Retail business**  §4.27
- xi. **Service establishments of an office, showroom or workshop nature** §4.27
- xii. **Restaurants (sit-down), banquet facilities or other places serving food or beverage** §4.27
- xiii. **Theaters, assembly halls, concert halls, museums or similar places of assembly** §4.27
- xiv. **Business schools and colleges or private schools operated for profit**  §4.27
- xv. Offices and office buildings
- xvi. Public and quasi-public
- xvii. Indoor commercial recreation facilities
- xviii. **Brewpubs**  §4.35

B. PRINCIPAL PERMITTED USES (continued)

- xix. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
- xx. **Hotels**  §4.28.5
- xxi. **Financial institutions** §4.81
- xxii. **Residential dwellings** §4.82
- xxiii. **Day care centers**  and **adult day care centers**  §4.12.2
- xxiv. Instructional centers 
- xxv. Other uses similar to the above uses subject to conditions noted
- xxvi. **Accessory structures and uses**  §4.19 customarily incidental to the above permitted uses

(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016;
Ord. No. 18.290, Pt. III, 12-09-2019)

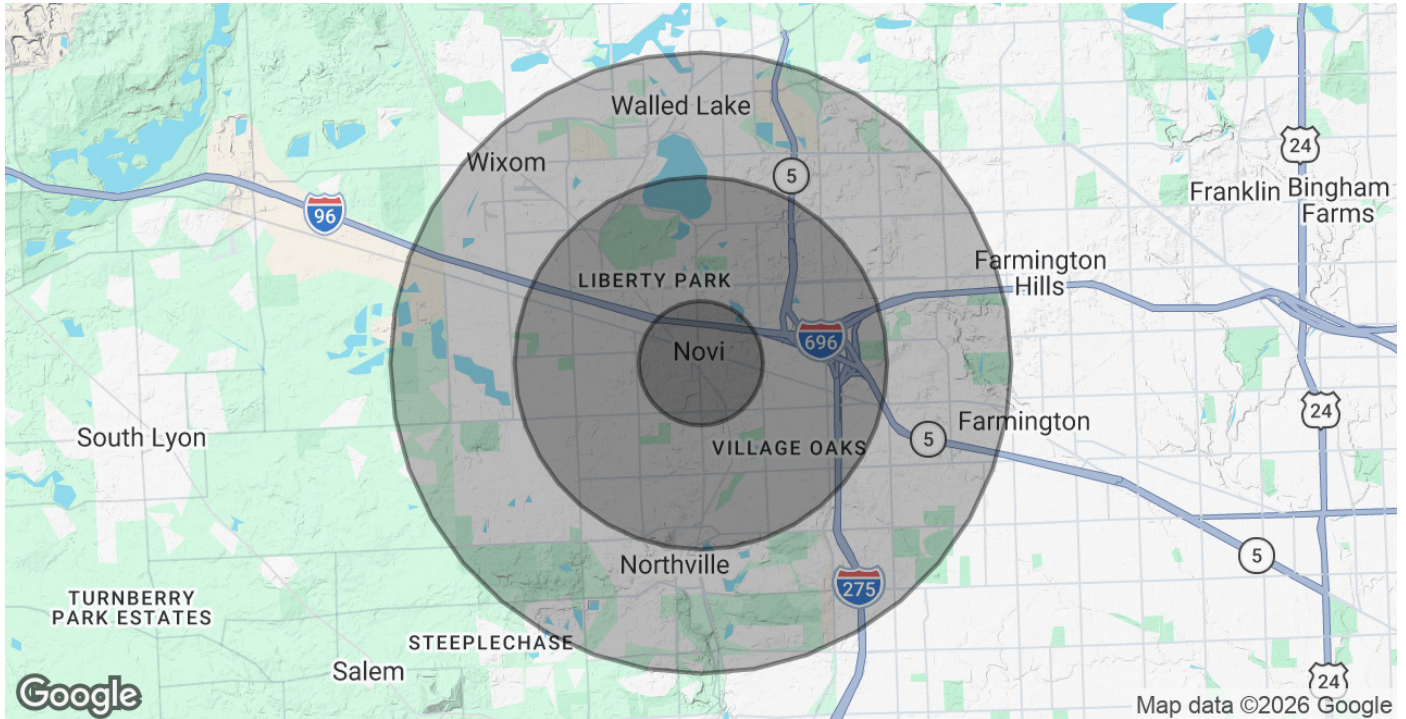
C. SPECIAL LAND USES

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission:

- i. **Open air business uses** §4.80.1
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Veterinary hospitals**  or **clinics**  §4.31
- iv. **Fast food drive-through restaurants**  §4.40
- v. **Microbreweries**  §4.35



DEMOGRAPHICS MAP & REPORT: 25800 Novi Road | Novi, MI 48375



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,854	56,394	165,497
Average Age	39.0	42.9	43.2
Average Age (Male)	38.2	42.8	42.6
Average Age (Female)	40.5	43.1	43.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,421	22,793	71,515
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$154,823	\$145,982	\$140,300
Average House Value	\$401,527	\$397,889	\$413,501

2023 American Community Survey (ACS)