

46001 GRAND RIVER

Novi, MI 48374



FOR LEASE

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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 46001 Grand River | Novi, MI 48374

**PROPERTY OVERVIEW**

A 12,570 square foot light industrial building for lease along Grand River in Novi, between Beck and Novi Road.

OFFERING SUMMARY

Lease Rate: \$10 SF/yr (NNN)
Building Size: 12,570 SF
Available SF: 12,570 SF
Year Built: 1986
Zoning: CW - City West

PROPERTY HIGHLIGHTS

- Freestanding Light Industrial building on Grand River in Novi.
- Previously occupied by Physical Therapy and Crossfit uses.
- Easy freeway access via Beck Road or Novi Road interchanges.
- Located directly across the street from Vibe Credit Union Showplace, a regional convention and events center with more than 600,000 square feet of event space.

BUILDING/PROPERTY INFORMATION: 46001 Grand River | Novi, MI 48374

BUILDING INFORMATION

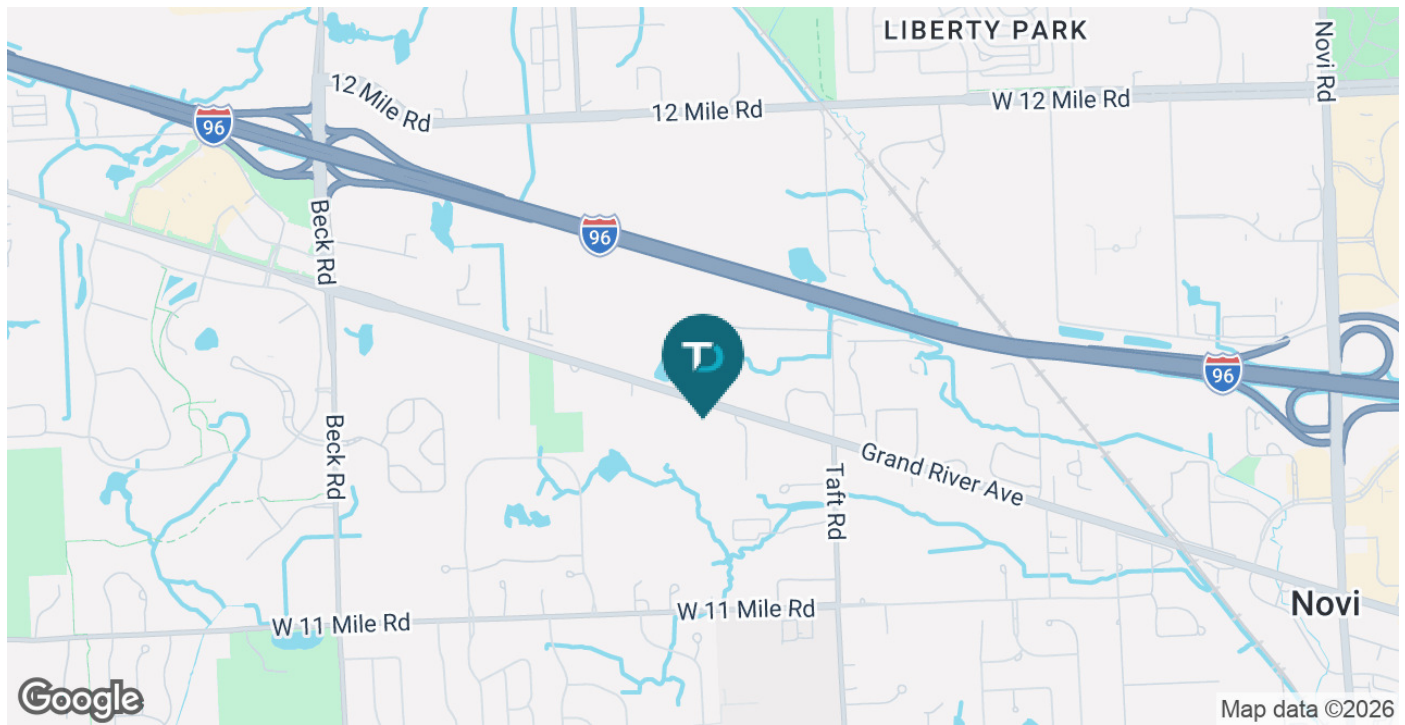
LEASE RATE:	\$10.00/sf, NNN
Building Size:	12,570 SF
Year Built:	1986
Last Renovated:	2008
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	25

PROPERTY INFORMATION

Property Type:	Industrial/Flex Space
Ceiling Height:	18'
Drive In:	4 Total - 12' x 14'
Zoning	CW - City West
Traffic Count:	Grand River = 21,669 VPD

LOCATION INFORMATION

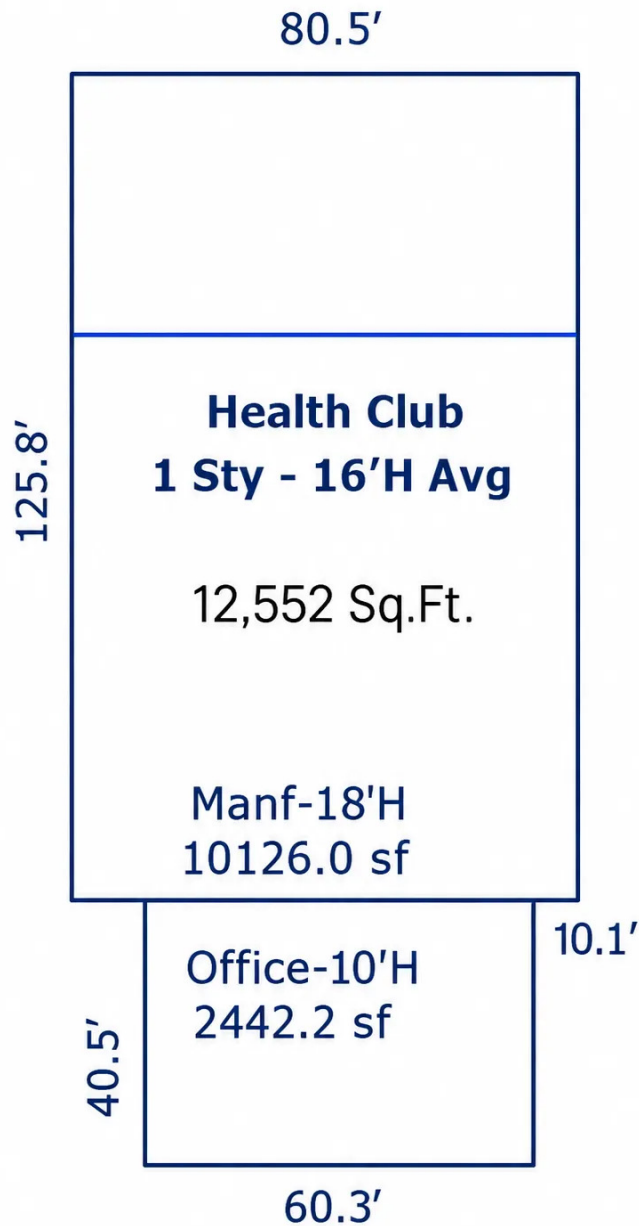
Located on the south side of Grand River, east of Beck Road.



ADDITIONAL PHOTOS: 46001 Grand River | Novi, MI 48374



Building Sketch: 46001 Grand River | Novi, MI 48374



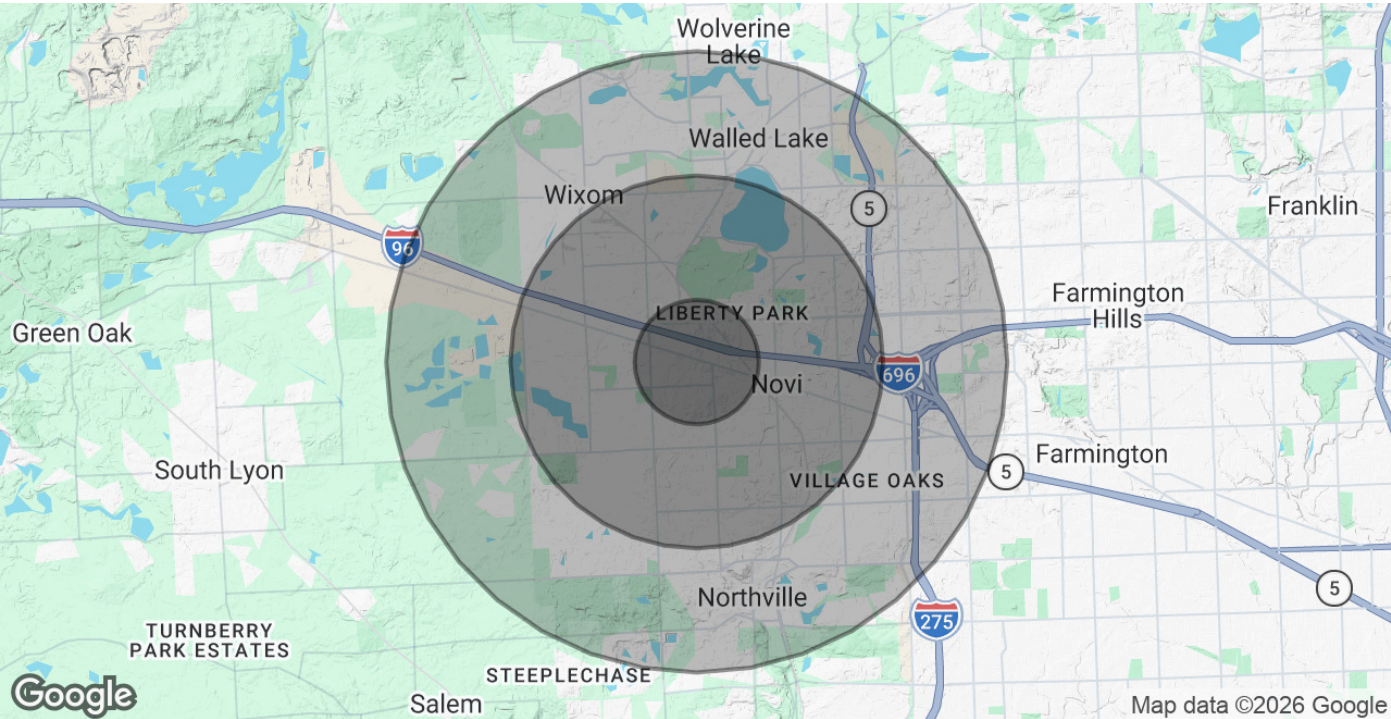
AERIAL MAP: 46001 Grand River | Novi, MI 48374



RETAILER MAP: 46001 Grand River | Novi, MI 48374



DEMOGRAPHICS MAP & REPORT: 46001 Grand River | Novi, MI 48374



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,915	54,931	142,773
Average Age	41.5	40.0	42.6
Average Age (Male)	41.3	40.8	42.5
Average Age (Female)	41.3	39.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,060	23,315	61,460
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$182,650	\$136,134	\$138,450
Average House Value	\$466,115	\$430,877	\$411,551
2023 American Community Survey (ACS)			