

1.3 ACRES GRAND RIVER - FOR LEASE

4485 E GRAND RIVER AVE, HOWELL, MI 48843



EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 1.3 Acres Grand River | Howell, MI 48843



OFFERING SUMMARY

Available SF:	25,000 SF
Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	25,000 SF

PROPERTY HIGHLIGHTS

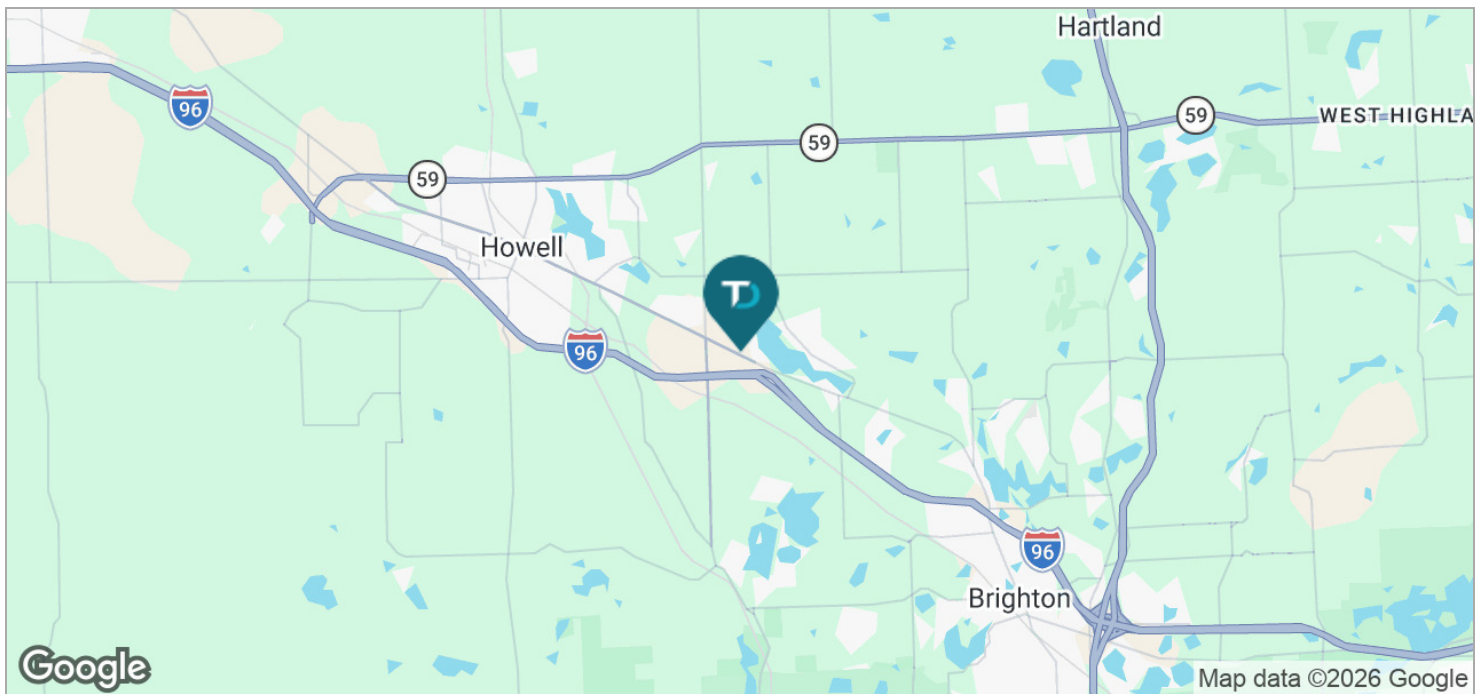
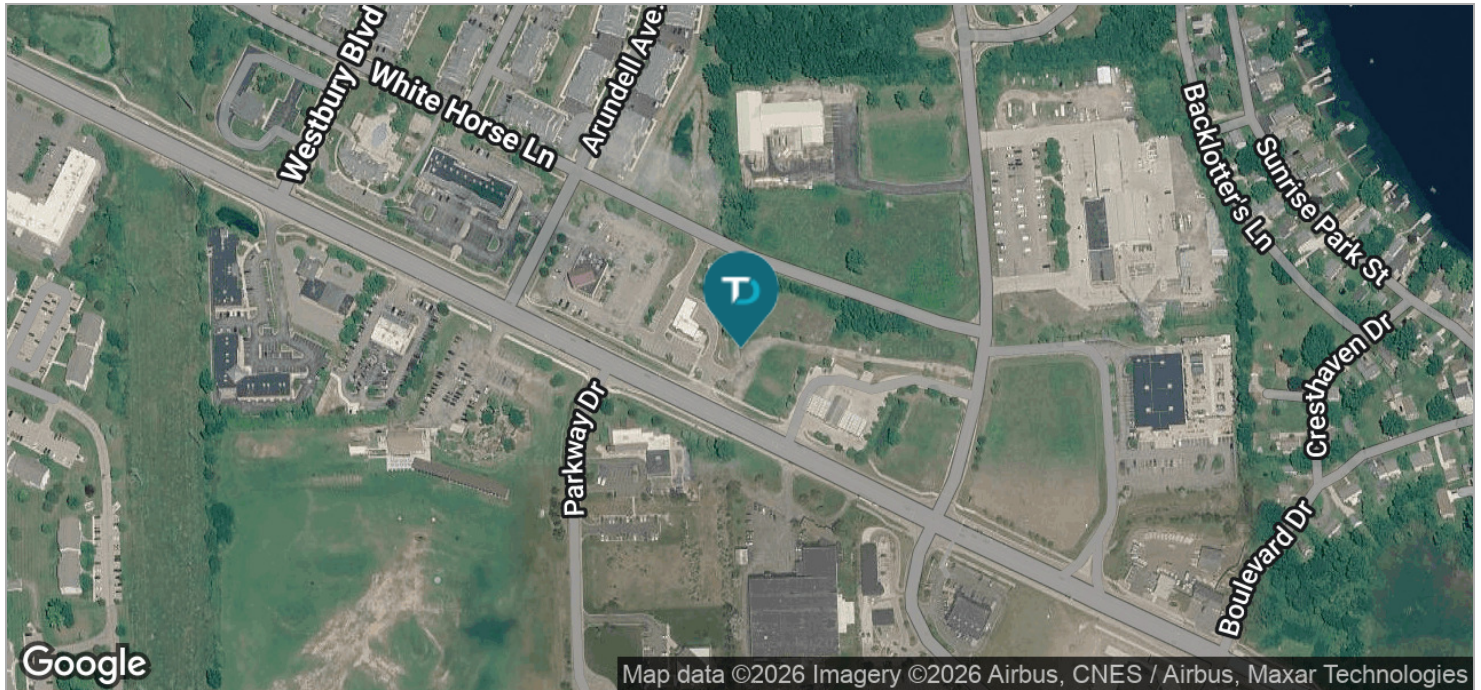
- Build to suit.
- Grand River frontage.
- Retail/Restaurant/Office.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,287	14,521	50,616
Total Population:	3,013	36,731	134,596
Average HH Income:	\$70,348	\$80,314	\$86,030

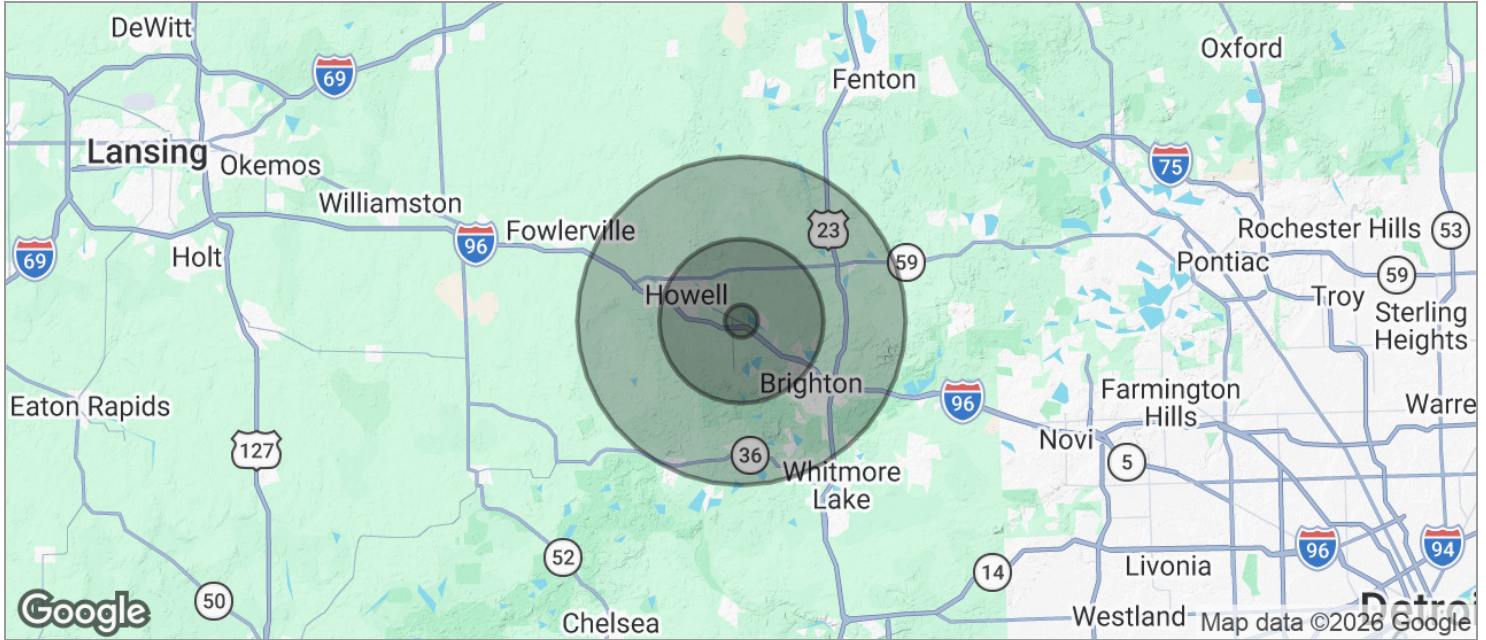
PROPERTY DETAILS: 1.3 Acres Grand River | Howell, MI 48843

PROPERTY NAME:	1.3 Acres Grand River
PROPERTY ADDRESS:	4485 E Grand River Ave Howell, MI 48843
PROPERTY TYPE:	Retail
ZONING:	GC - General Commercial
SURROUNDING BUSINESSES:	Wal-Mart, Meijer, Applebee's, Lowe's, Home Depot, Kohls, Bennigans, Buffalo Wild Wings, Staples, Elder Beerman, multiple fast food locations
LAND LEGAL DESCRIPTION:	Available upon request
UTILITIES DESCRIPTION:	Municipal Water & Sewer
TRAFFIC COUNT & STREETS:	31,200 Vehicles Per Day
BUILDING SIZE:	25,000 SF

LOCATION MAPS: 1.3 Acres Grand River | Howell, MI 48843



DEMOGRAPHICS MAP: 1.3 Acres Grand River | Howell, MI 48843



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,013	36,731	134,596
MEDIAN AGE	35.6	39.8	39.8
MEDIAN AGE (MALE)	34.2	39.3	39.3
MEDIAN AGE (FEMALE)	37.0	39.8	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,287	14,521	50,616
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$70,348	\$80,314	\$86,030
AVERAGE HOUSE VALUE	\$211,404	\$235,955	\$249,992

* Demographic data derived from 2020 ACS - US Census