

## FREEDOM PLAZA

37085 Grand River Ave, Farmington, MI 48335



# FOR LEASE

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 37085 Grand River Ave | Farmington, MI 48335

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**PROPERTY OVERVIEW**

Freedom Plaza is a Class A, mixed-use building with first floor retail and two additional stories of professional office space. Constructed in 2019, Freedom Plaza boasts accents of black and red marble, with high-end interior finishes that will be sure to impress your clients. Conveniently located directly off of the M-5 interchange, this opportunity is ideally located with great access to all freeways. The impressive four-story open atrium will make the right statement for your business address.

**OFFERING SUMMARY**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Lease Rate:    | \$14 - 22 SF/yr (Gross + Utilities;<br>Gross + Electric) |
| Building Size: | 35,439 SF                                                |
| Available SF:  | 11,997 SF                                                |
| Lot Size:      | 1.86 Acres                                               |
| Year Built:    | 2019                                                     |
| Zoning:        | Mixed Use                                                |

**PROPERTY HIGHLIGHTS**

- 2019 Ground Up Construction
- Impressive four story open atrium lobby
- Immediate access to I-275 and I-696
- Free Electric Vehicle chargers available for use by all tenants located at back building entrance
- Up to 10' ceiling height on third floor and 8'8" glass line on second and third floors
- Fully Leased Retail including Vindu Indian Cuisine, Luxury Kitchen & Bath, and Dubin Optometric Clinic

## BUILDING/PROPERTY INFORMATION: 37085 Grand River Ave | Farmington, MI 48335

### BUILDING INFORMATION

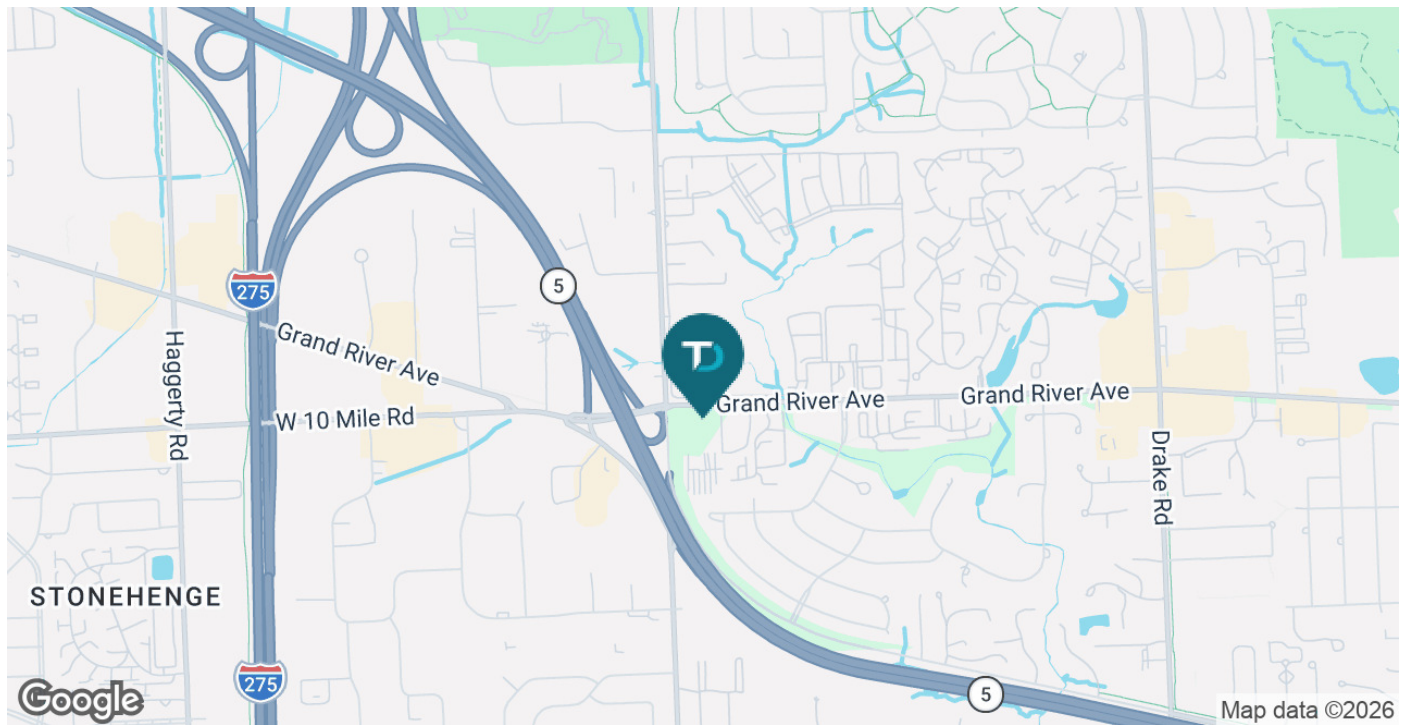
|                   |                               |
|-------------------|-------------------------------|
| Price/SF:         | \$14.00 - \$22.00/SF          |
| Building Size:    | 35,439 SF                     |
| Year Built:       | 2019                          |
| Number of Floors: | 3                             |
| Utilities:        | City Water and Sanitary Sewer |
| Parking Spaces:   | 200                           |

### PROPERTY INFORMATION

|                    |                                                              |
|--------------------|--------------------------------------------------------------|
| Lot Size:          | 1.86 Acres                                                   |
| Property Type:     | Office                                                       |
| Property Subtype:  | Office Building                                              |
| Zoning:            | Mixed Use                                                    |
| Traffic Count:     | 46,467 Vehicles/Day on Grand River at Halsted (Costar, 2024) |
| Legal Description: | Available upon request                                       |
| APN:               | 23-29-101-005                                                |

### LOCATION INFORMATION

Freedom Plaza is located at the southeast corner of Grand River and Halsted Roads, just east of M-5 in Farmington. The building corner exposure to this busy intersection of approximately 55,000 vehicles per day. Freedom Plaza has immediate access to M-5, I-96, and I-696 and is located just 28 minutes from Detroit Metropolitan Airport.



LEASE SPACES: 37085 Grand River Ave | Farmington, MI 48335



LEASE INFORMATION

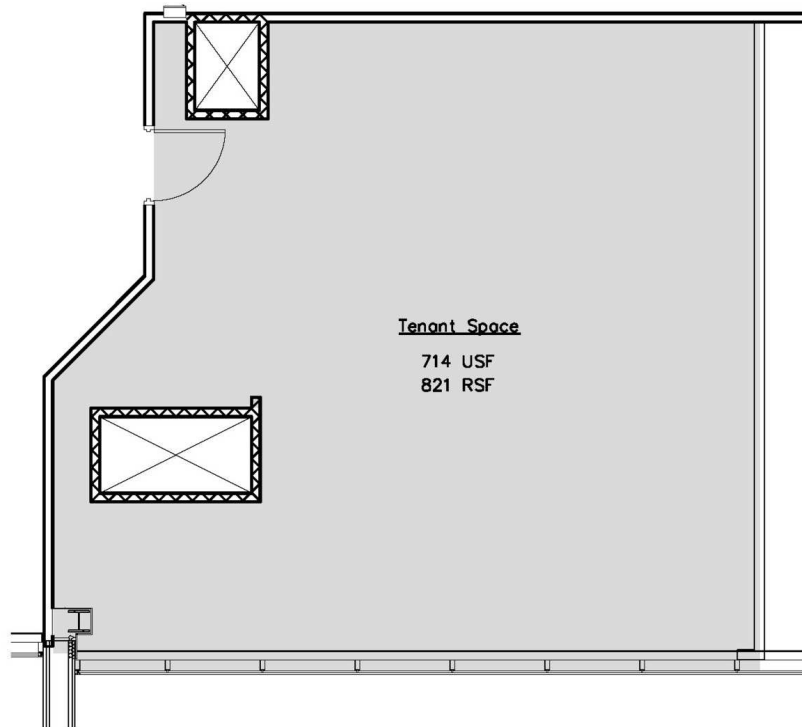
|              |                                     |             |                   |
|--------------|-------------------------------------|-------------|-------------------|
| Lease Type:  | Gross + Utilities; Gross + Electric | Lease Term: | Negotiable        |
| Total Space: | 821 - 11,176 SF                     | Lease Rate: | \$14 - \$22 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE        | LEASE RATE    |
|-------|-----------|-----------|-------------------|---------------|
| 300   | Available | 821 SF    | Gross + Electric  | \$22.00 SF/yr |
| LL    | Available | 11,176 SF | Gross + Utilities | \$14.00 SF/yr |



**FLOOR PLAN:** 37085 Grand River Ave | Farmington, MI 48335

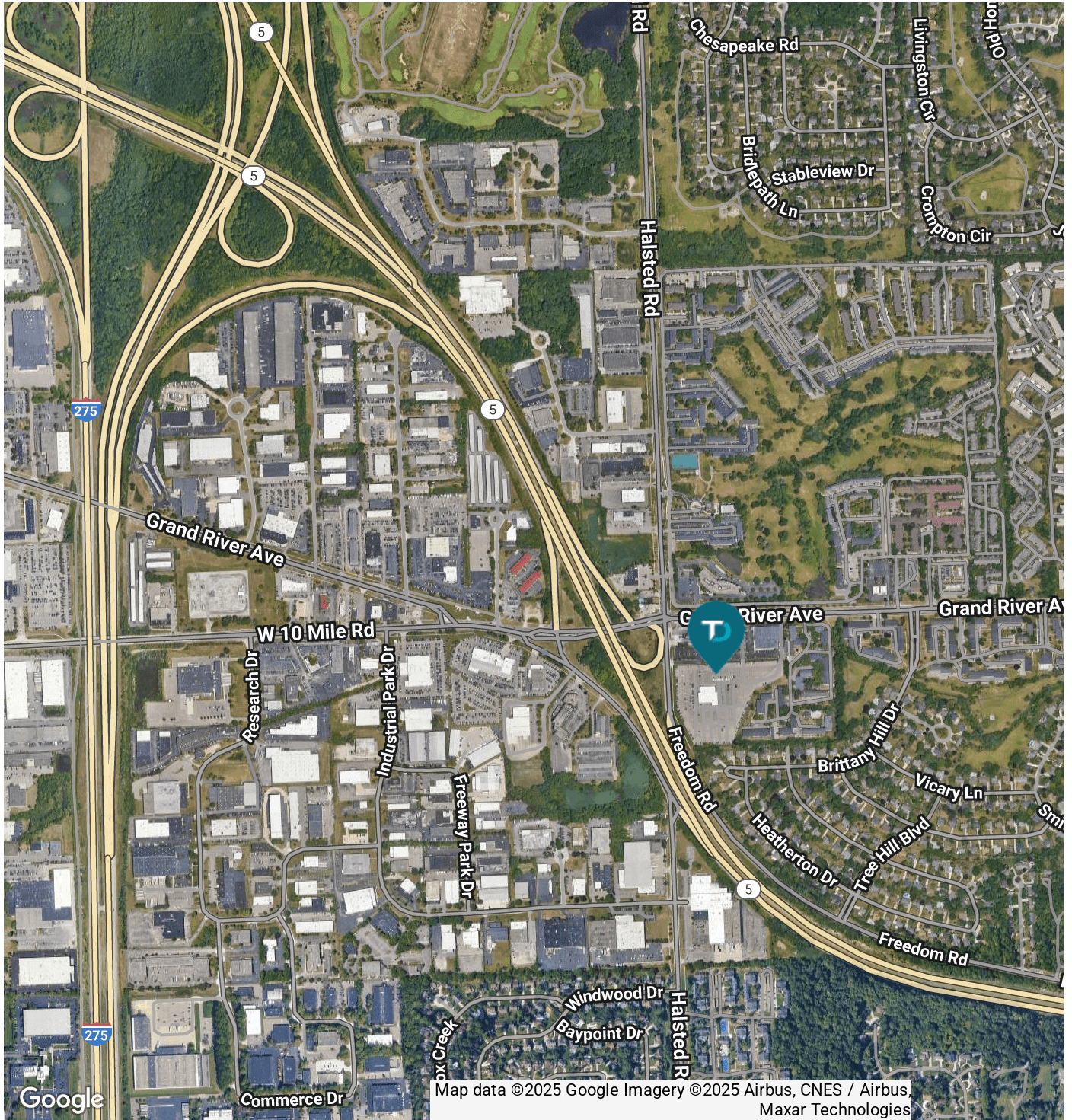


**37085 GRAND RIVER - FREEDOM PLAZA**  
**FARMINGTON HILLS, MI**  
**THIRD FLOOR SUITE**

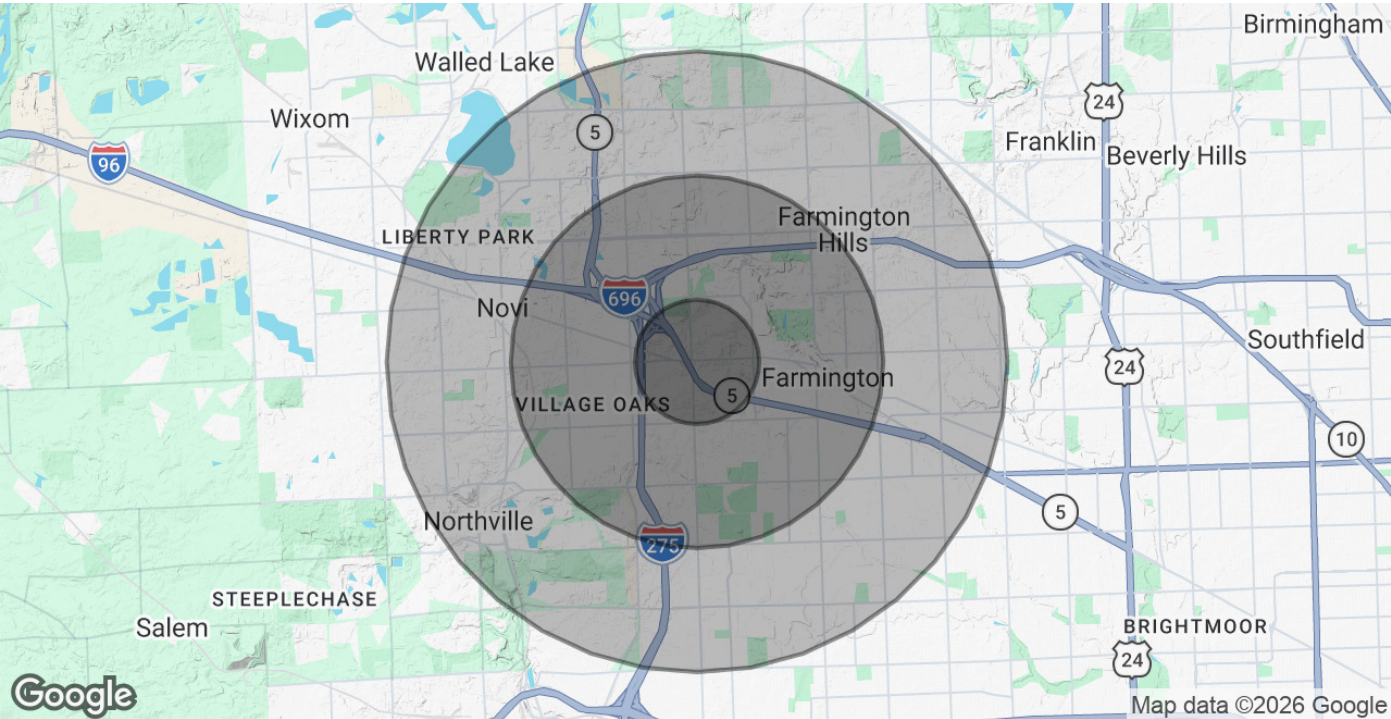
06-3-2021

SCALE 3/16" = 1'-0"

**RETAILER MAP:** 37085 Grand River Ave | Farmington, MI 48335



**DEMOGRAPHICS MAP & REPORT:** 37085 Grand River Ave | Farmington, MI 48335



| POPULATION                           | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------------|-----------|-----------|-----------|
| Total Population                     | 13,072    | 68,694    | 190,515   |
| Average Age                          | 34.6      | 40.2      | 42.3      |
| Average Age (Male)                   | 33.3      | 38.5      | 40.9      |
| Average Age (Female)                 | 35.6      | 41.6      | 43.6      |
|                                      |           |           |           |
| HOUSEHOLDS & INCOME                  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households                     | 6,436     | 29,577    | 79,351    |
| # of Persons per HH                  | 2.0       | 2.3       | 2.4       |
| Average HH Income                    | \$71,292  | \$93,566  | \$95,016  |
| Average House Value                  | \$306,680 | \$286,105 | \$266,817 |
| 2020 American Community Survey (ACS) |           |           |           |