



**FOR LEASE**

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248.476.3700

**LISTED BY:**

**Eric Szerlag**

*Vice President*  
eszerlag@thomasduke.com

**Mark Szerlag**

*Senior Partner*  
mszerlag@thomasduke.com

# FOR LEASE

## Grand River Square

49575 Grand River Wixom, MI 48393



Lease Rate: \$24.00 SF/yr (NNN)

### DESCRIPTION

A 50,000 square foot, multi-tenant retail center for lease on Grand River in Wixom. Co-tenants include Fresenius Medical Center, Red Olive Restaurant, Shakers Bar and Grill, Jimmy Johns and many others.

### PROPERTY HIGHLIGHTS

- New Pylon Signage with Video Board.
- Located just south of I-96 at the Wixom Road exit.
- Major traffic generators in area including Meijer, Sam's Club, Targe, At Home Store, Menards, Catholic Central High School and Ascension Providence Hospital.

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### BUILDING INFORMATION

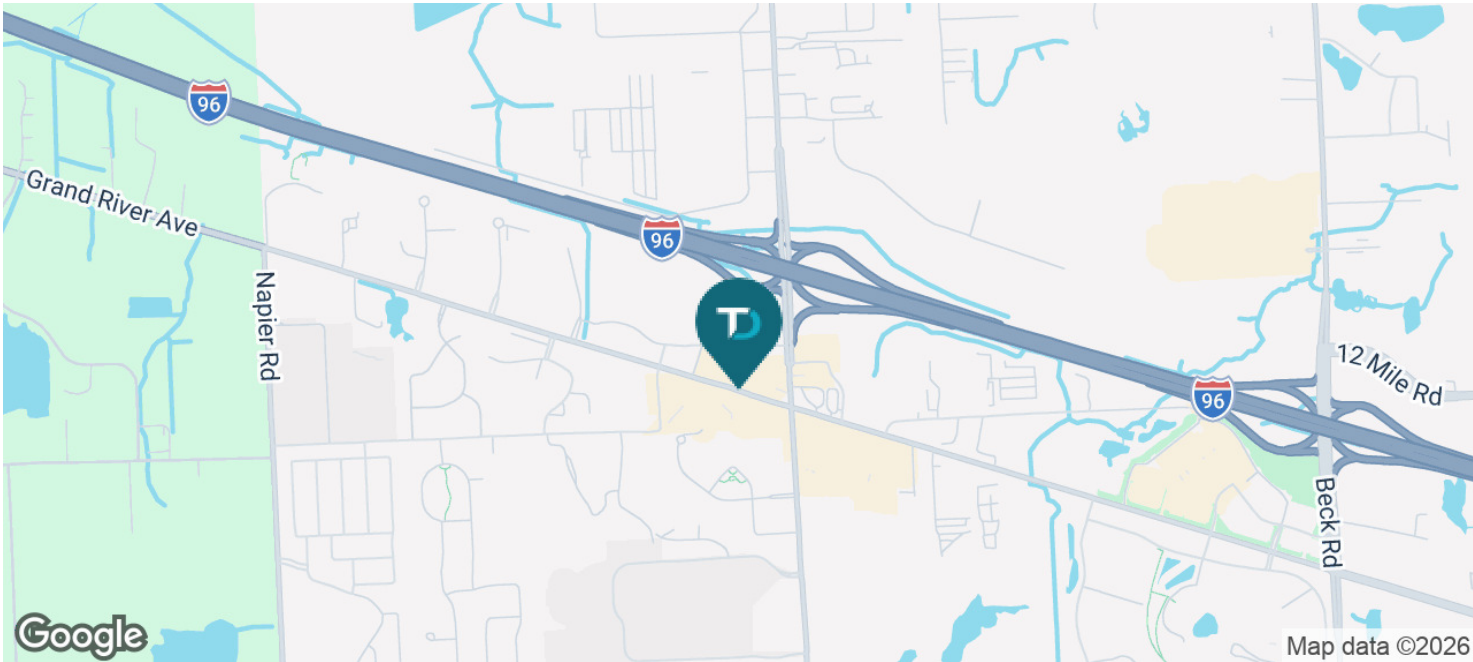
|                   |                                  |
|-------------------|----------------------------------|
| LEASE RATE:       | \$24.00/SF, NNN                  |
| Building Size:    | 50,000 SF                        |
| Available Space:  | 1,850 to 4,990 SF                |
| Year Built:       | 2010                             |
| Number of Floors: | 1                                |
| Utilities:        | Municipal Water & Sanitary Sewer |
| Parking Spaces:   | 224 Spaces                       |

### PROPERTY INFORMATION

|                |                                             |
|----------------|---------------------------------------------|
| Lot Size:      | 6.73 Acres                                  |
| Property Type: | Retail Strip Center                         |
| Zoning         | B-3 Commercial                              |
| Traffic Count: | Grand River = 17,685<br>Wixom Road = 25,541 |
| APN:           | 22-07-476-006                               |

### LOCATION INFORMATION

Located on the south side of Grand River, just east of Wixom Road and south of I-96.



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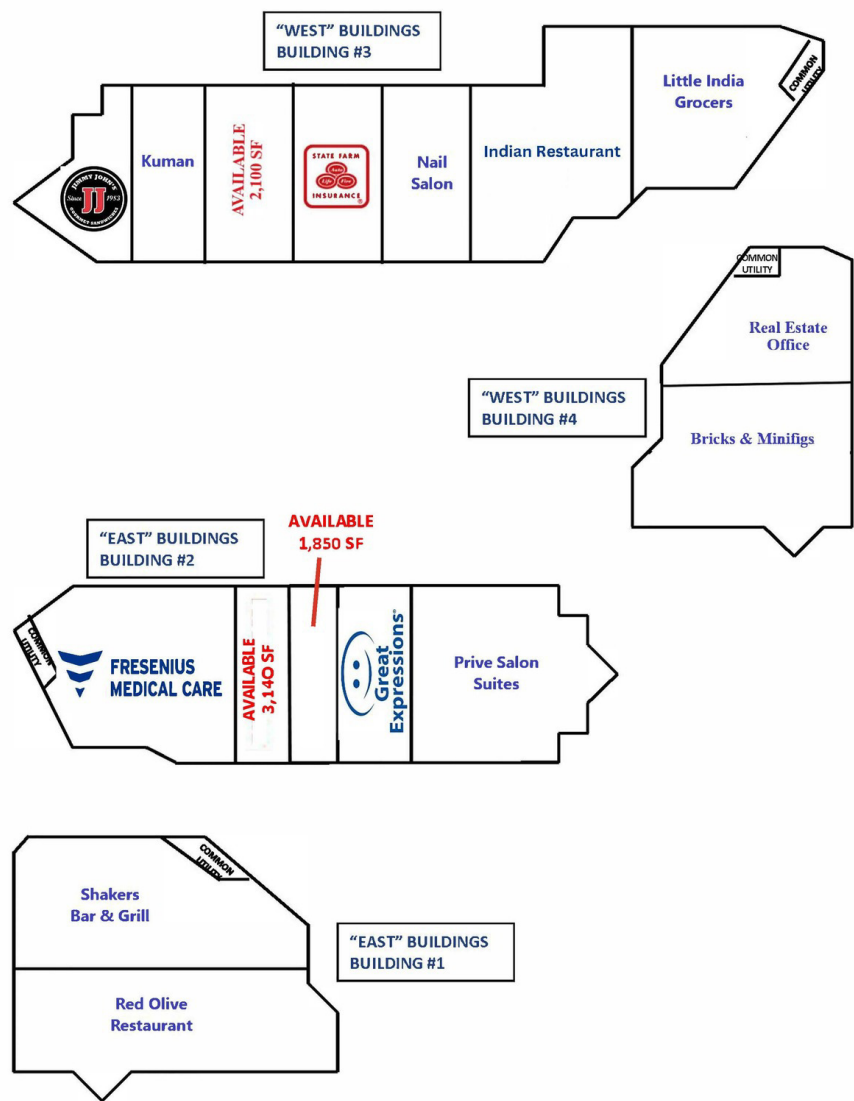
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### DEMOGRAPHIC INFORMATION

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 4,365     | 12,240    | 33,121    |
| Median age          | 33.7      | 36.1      | 36.6      |
| Total households    | 1,613     | 4,965     | 13,994    |
| Average HH income   | \$126,848 | \$123,348 | \$113,149 |
| Average house value | \$260,870 | \$279,237 | \$253,938 |

