

24245 KARIM BOULEVARD

Novi, MI 48375



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

OFFERING SUMMARY: 24245 Karim Boulevard | Novi, MI 48375

**PROPERTY OVERVIEW**

18,370 SF Single Story Office/Medical Building.

OFFERING SUMMARY

Sale Price: \$1,350,000.00
Lease Rate: \$16.00/SF, NNN
Unit Size: 8,440 SF
Year Built: 1988
Zoning: OS-1 Office Service District

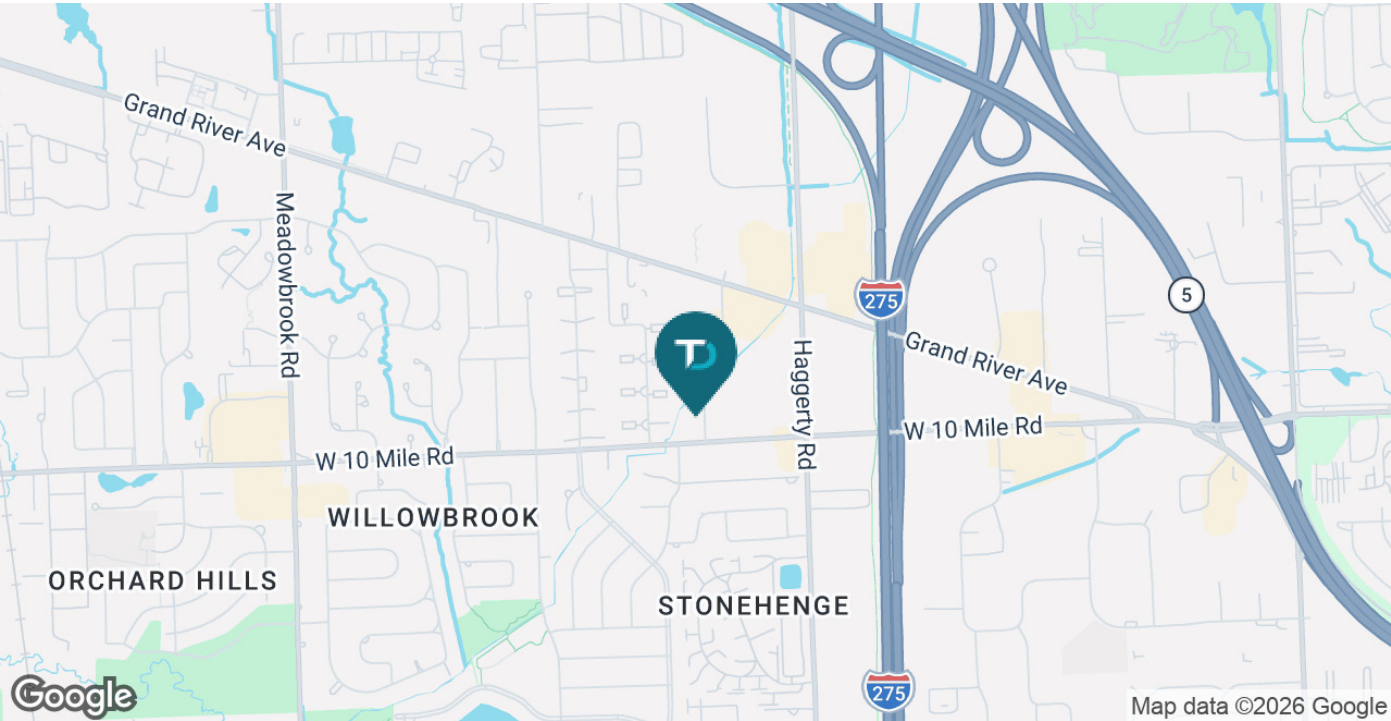
PROPERTY HIGHLIGHTS

- Frontage on 10 Mile Road.
- Ample parking.
- Zoning allow various Office/Medical uses.

BUILDING/PROPERTY INFORMATION:
24245 Karim Boulevard | Novi, MI 48375

BUILDING INFORMATION		BUILDING INFORMATION	
SALE PRICE:	\$1,350,000.00	Property Type:	Office
Price per Sq.Ft.:	\$159.95	Zoning	OS-1 Office Service District
LEASE RATE:	\$16.00/SF, NNN	Traffic Count:	10 Mile @ Karim = 17,368 (2025 Count)
Unit Size:	8,440 SF	Legal Description:	Available upon request
Year Built:	1988	APN:	22-24-476-019
Number of Floors:	1		
Utilities:	Municipal Water & Sanitary Sewer		
Parking Spaces:	75		

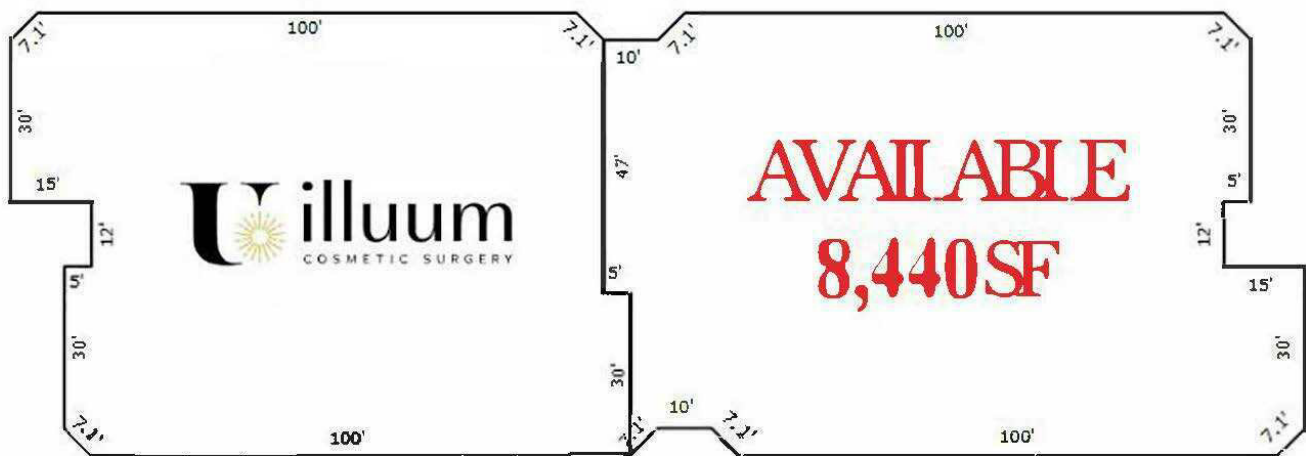
LOCATION INFORMATION
North of 10 Mile Road, just west of Haggerty Road.



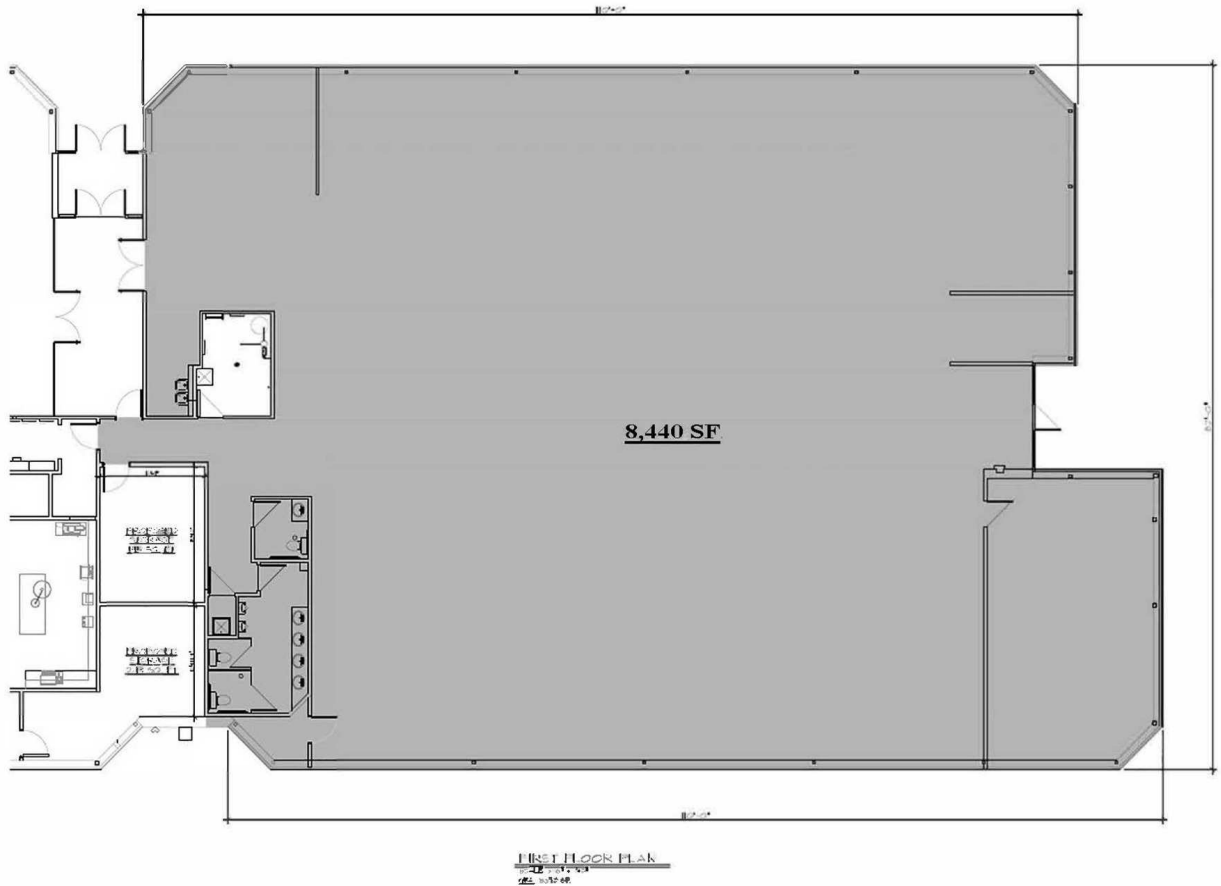
ADDITIONAL PHOTOS: 24245 Karim Boulevard | Novi, MI 48375



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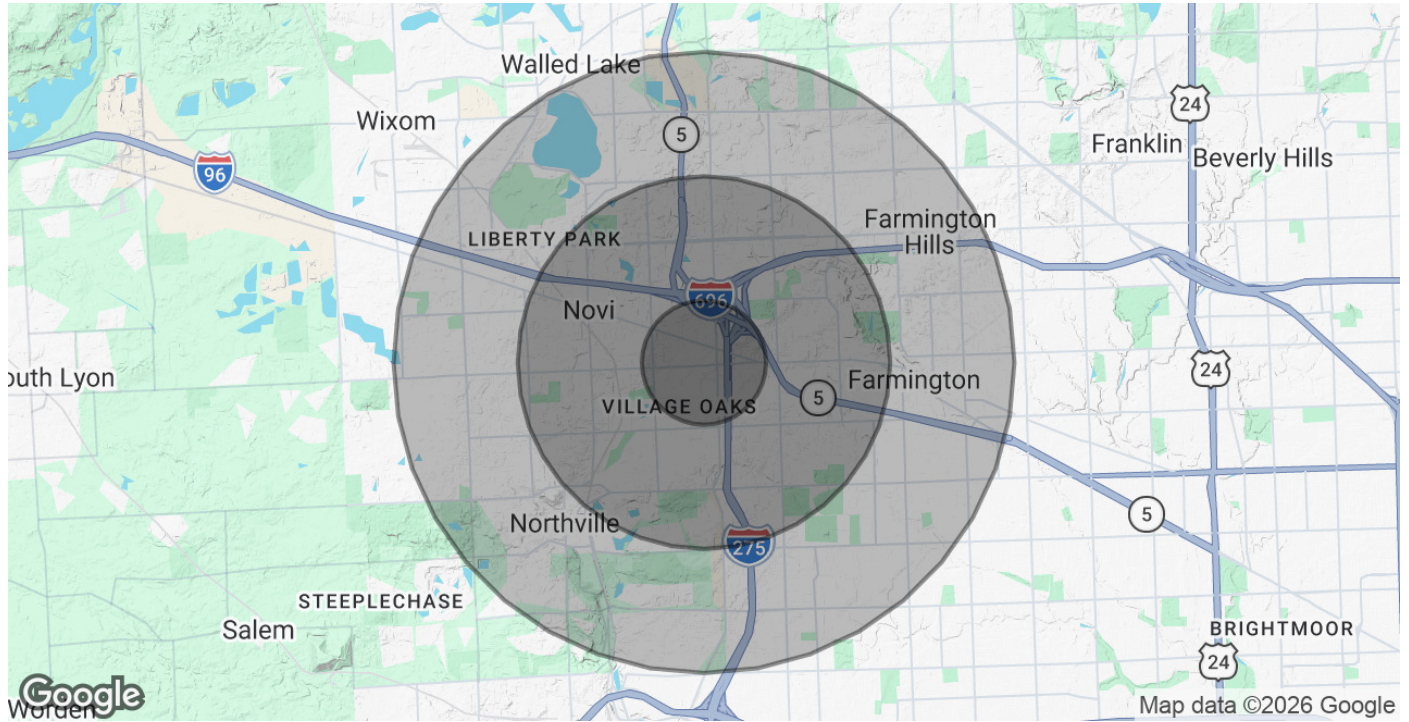
FLOOR PLAN: 24245 Karim Boulevard | Novi, MI 48375



RETAILER MAP: 24245 Karim Boulevard | Novi, MI 48375



DEMOGRAPHICS MAP & REPORT: 24245 Karim Boulevard | Novi, MI 48375



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,732	68,947	189,640
Average Age	41	41	43
Average Age (Male)	39	40	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,211	29,446	79,924
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$108,039	\$140,181	\$146,730
Average House Value	\$286,566	\$375,082	\$406,906

2020 American Community Survey (ACS)