



For Lease | Novi Building

23895 Novi Road, Novi, MI 48375



ONE OF THE MOST AFFLUENT CITIES IN OAKLAND COUNTY



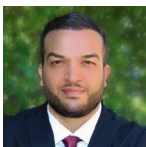
SIGNAGE ON NOVI ROAD



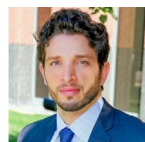
1,100 TT 2,200 +/- SF AVAILABLE FOR LEASE



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Available Space

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23895 Novi Road, Novi, MI



LEASE PRICE

\$19 PSF GROSS + UTILITIES

BUILDING TENANTS

Goldstien Dental Group

Healthy Hearing Center

Legacy Periodontics Implants



Property Highlights

- **Prime Location:** Situated in Novi, Michigan, an affluent and high-income city
- **Proximity to Signalized Intersection:** The building is located close to the Novi and 10 Mile Road signalized intersection which has a traffic flow of 40,005 VPD
- **Commercial Hub:** Surrounded by a mix of local and national retailers, such as Twelve Oaks Mall, Busch's Market, Ace Hardware, Walgreen's, CVS, One World Market, and Better Health
- **High Visibility:** Signage is available on Novi Road
- **Zoning:** OS-1 | Ideal for commercial/service or medical/office space

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

2/5/2024

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248 226 1610

Property Photos

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Aerial Overview

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Location Map

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Subject Property



Mahajan Family Dentistry

DBT Institute of Michigan



Seoul Unisex Hair Salon



Carriage Cleaners of Novi

COSMO PROF



China Cafe



Novi Family Dentistry

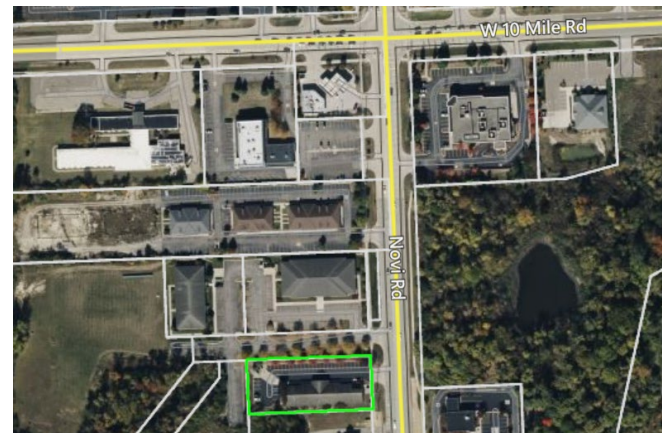
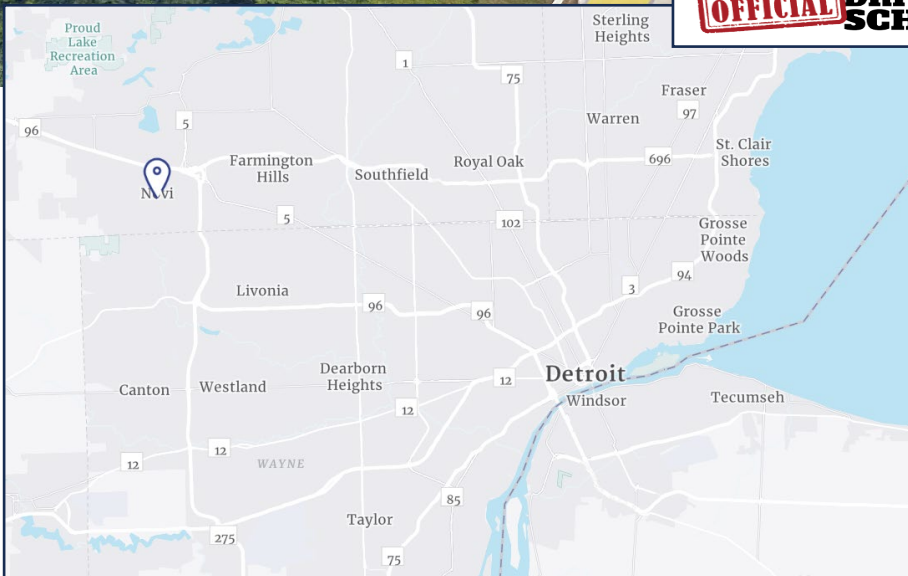
Walgreens

R. Peter Maly, D.D.S.

Laura Landis, D.D.S. • Nicholas Landis, D.D.S.



Animal Emergency Center & Veterinary Cardiology Consultants



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Demographics

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Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	9,705	59,640	169,706
Total Households	3,862	23,536	72,113
Total Family Households	2,419	15,172	43,641
Average Household Size	2.51	2.52	2.34
Median Age	38.2	42.1	42
Population Age 25+	67.4%	71.4%	71.6%
2023 - 2028 Population: Annual Growth Rate	0.17%	-0.01%	0.02%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	0.8%	-0.1%	0.1%
Households	0.24%	0.10%	0.17%
Families	0.21%	0.03%	0.09%
2023 Average Household Income	\$155,550	\$157,311	\$146,138
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	### / ###%	### / ###%	### / ###%
Female Population / % Female	### / ###%	### / ###%	### / ###%
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	433	3,321	7,258
Total Daytime Population	9,707	78,227	210,905
Daytime Population: Workers	5,332	50,981	80,673
Daytime Population: Residents	4,375	27,246	80,673

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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