



RETAIL PROPERTY // FOR LEASE

NEW CONSTRUCTION: RETAIL/OFFICE/MEDICAL SPACE AVAILABLE IN NORTHVILLE

40820 W 7 MILE RD
NORTHVILLE, MI 48167



- Versatile layout to accommodate various business needs
- High visibility with an inviting exterior
- Ample parking for customers and employees
- Strategically located for easy access
- Prime commercial space in a thriving Northville location
- Opportunity to elevate business presence and drive growth



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$26.00 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	12,000 SF
Available SF:	2,810 - 5,848 SF
Lot Size:	1.68 Acres
Number of Units:	4
Year Built:	2023
Zoning:	OS
Market:	Detroit
Submarket:	Northville
Traffic Count:	15,544
Estimated NNN Changes:	\$7.00 p/SF

PROPERTY OVERVIEW

With its contemporary design, customizable layout, and attractive exterior, this property offers unparalleled potential to elevate your business presence. The spacious interior features versatile floor plans that can be built to suit your business's unique needs, making it perfect for a wide range of business ventures. There is currently up to 5,848 SF available for lease. Neighboring tenants include Athletico Physical Therapy and Maybury Dental. Take advantage of the opportunity to lease this remarkable space, and position your brand for success in this thriving Northville location.

LOCATION OVERVIEW

This prime location in Northville offers excellent demographics/clientele, quick freeway access, and great visibility. The property is minutes from Northville Park Place, a mixed-use development comprised of 275,000 SF with additional land to accommodate future growth. The surrounding area is a shopper's paradise with a variety of retail centers and restaurants, including Trader Joes, Granite City Food & Brewery, Rusty Bucket, Home Depot, J. Alexanders, and Bahama Breeze, making it an ideal destination for retail, medical, or office users. With its strategic placement in the Detroit market, the property presents an exciting opportunity for businesses looking to capitalize on the thriving local community and its steady flow of visitors.



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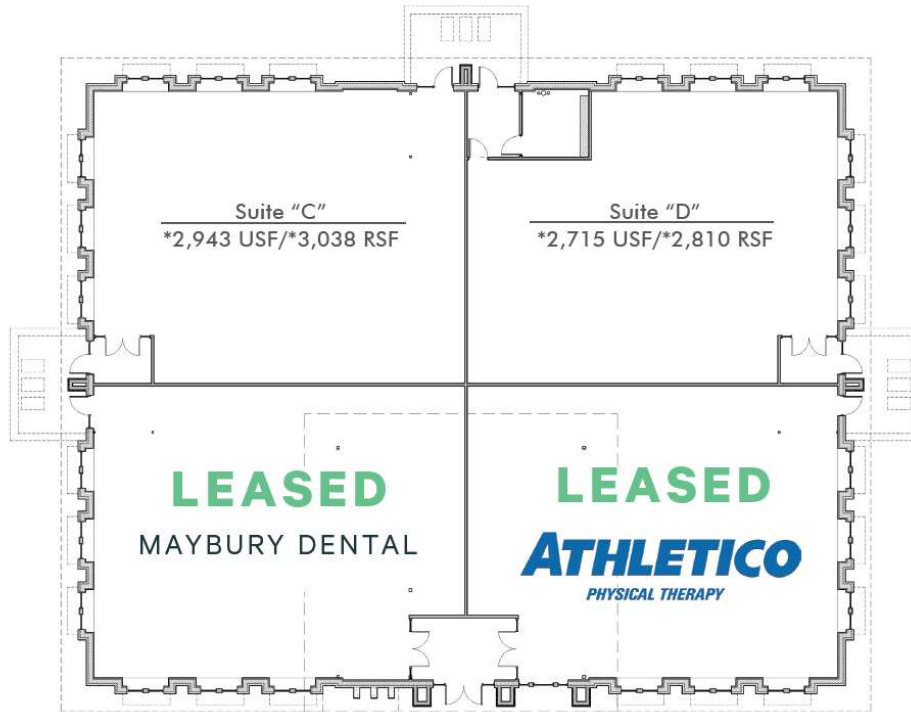
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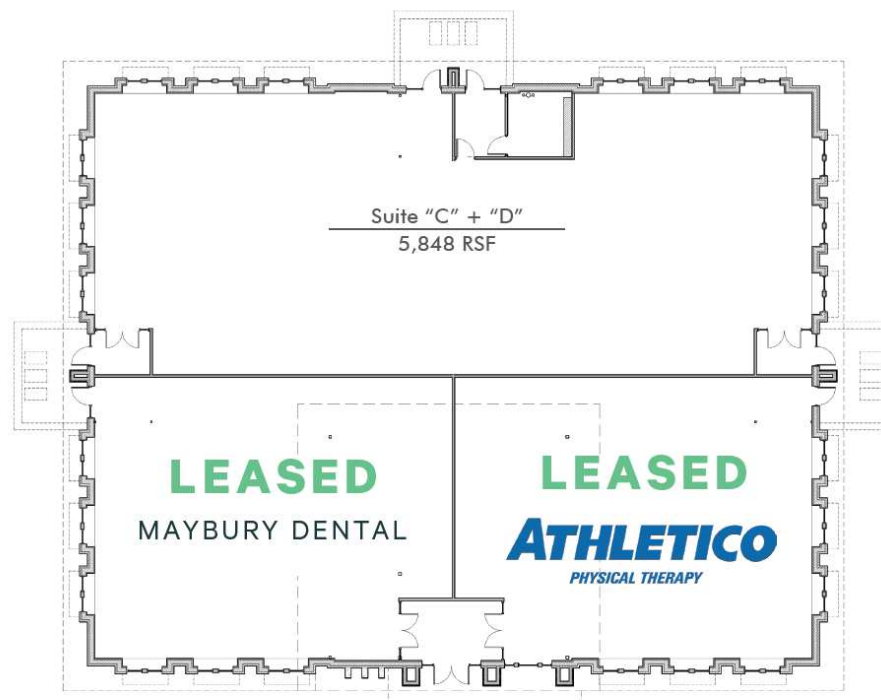
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FLOOR PLANS



Suite C and D are both available. Suite C is 3,038 SF. Suite D is 2,810 SF



Suite C and D can also be combined for 5,848 SF



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ADDITIONAL PHOTOS



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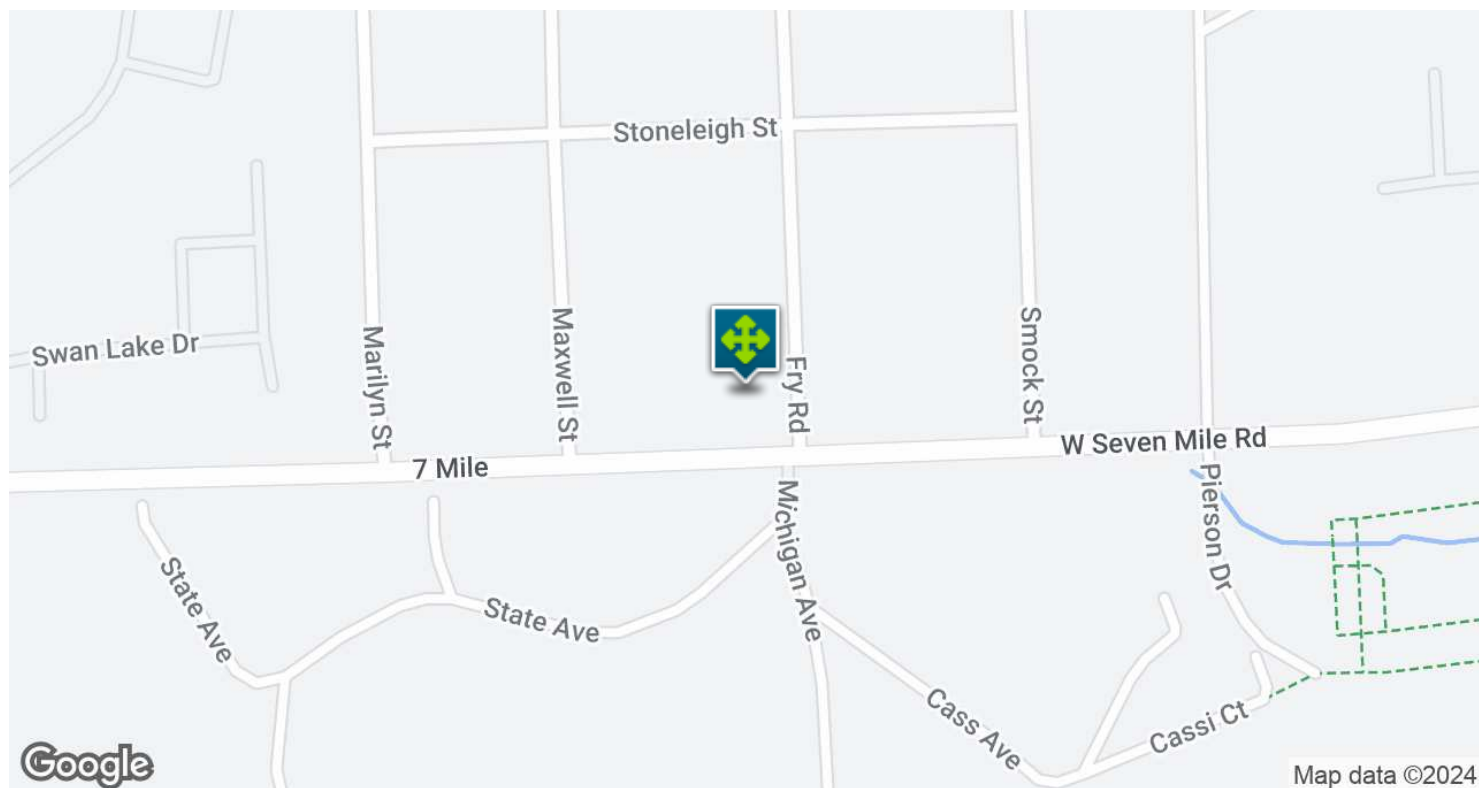
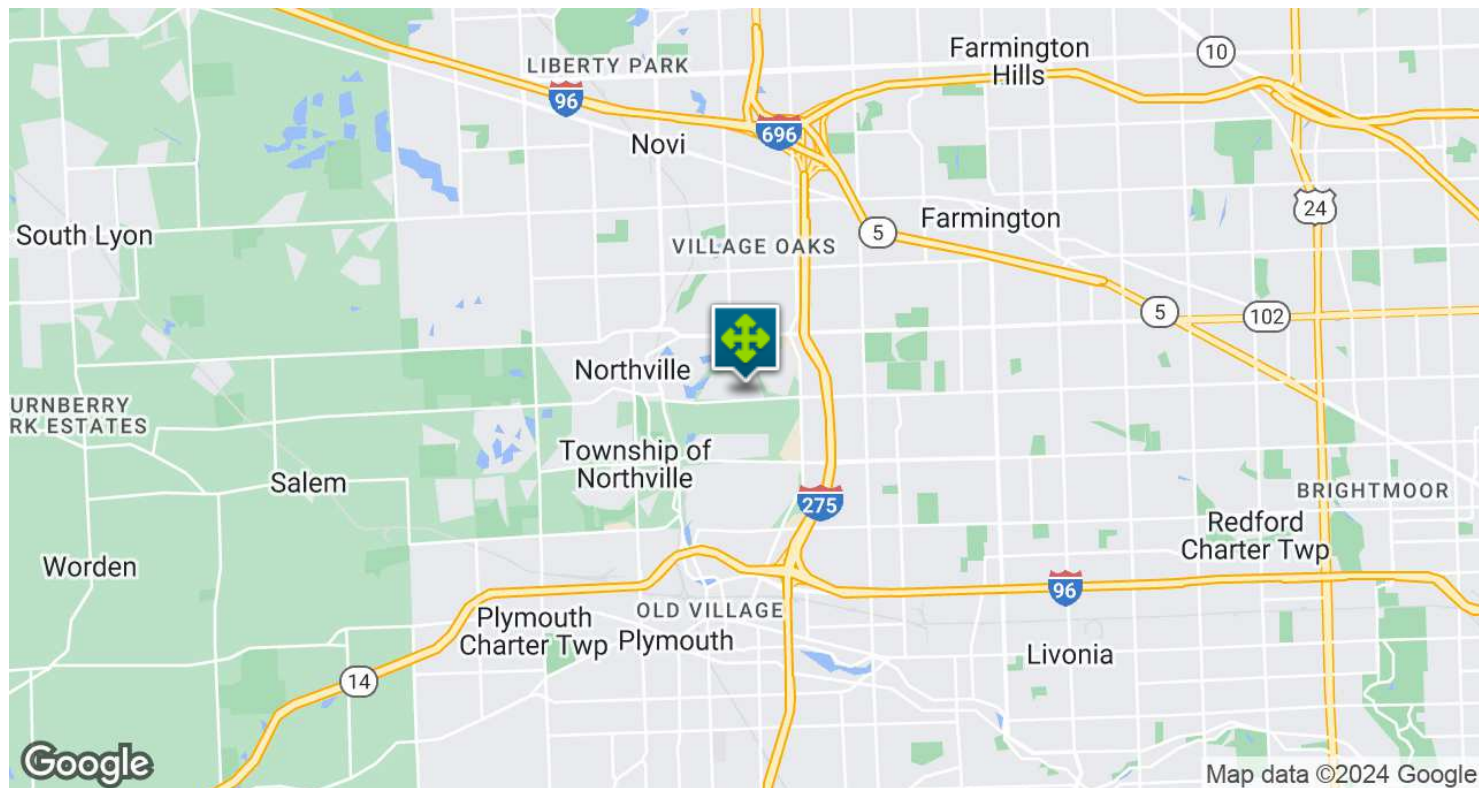
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RETAILER MAP



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LOCATION MAP



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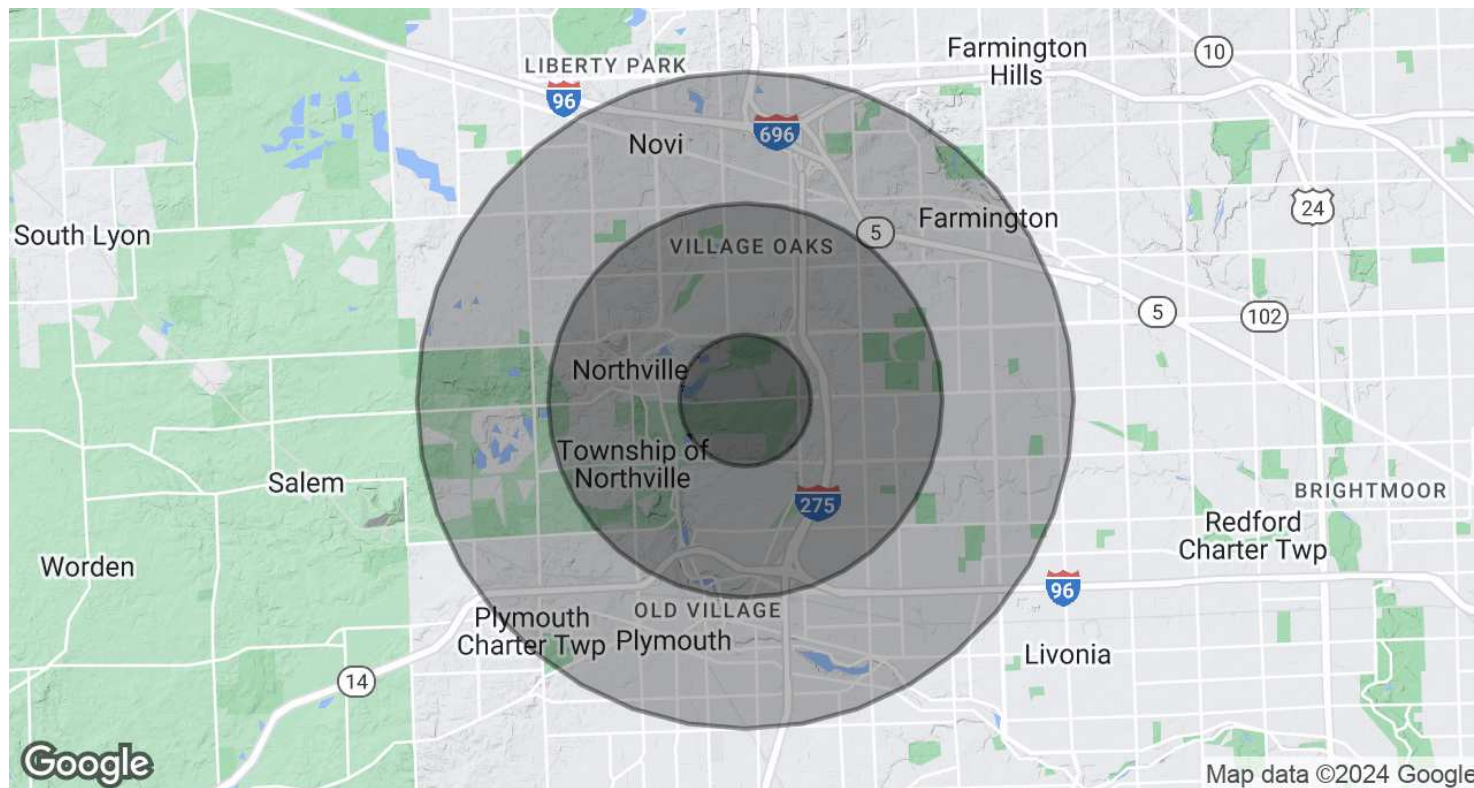
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,605	68,367	174,258
Average Age	47.2	46.9	45.2
Average Age (Male)	45.3	45.1	43.2
Average Age (Female)	48.0	48.1	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,612	29,927	75,861
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$109,950	\$133,409	\$121,793
Average House Value	\$347,883	\$313,917	\$299,559

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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