

FOR LEASE
NEW DEVELOPMENT W/ DRIVE-THRU
43661 GRAND RIVER, NOVI, MI



PROPERTY DETAILS

CONTACT BROKER

TBD

RENT

NNN

LOCATION:	43661 Grand River Ave, Novi, MI 48375	
PROPERTY TYPE:	Freestanding	
DATE AVAILABLE:	Q2- 2025	
RENT:	Contact Broker	
NNN EXPENSE:	TBD	
AVAILABLE SPACE:	Ground Level (Retail)	4,143 SF (Drive-Thru Available)
	Second Level (Office)	4,049 SF
ZONING:	B-1	
TRAFFIC COUNT:	Grand River Ave (20,703 CPD)	

HIGHLIGHTS

- New mixed-use development
- Drive Thru available
- Retail/office opportunities
- Ground level: Retail with Drive Thru
- Second level: Office
- Rare new construction in Novi near the highly trafficked intersection of Novi Rd and Grand River Ave.
- Located in close proximity to Novi Town Center and Twelve Oaks Mall, West Oaks I & II- and Twelve-Mile Crossing at Fountain Walk.
- Situated within a regional trade area that draws customers from 20 miles away.
- The site provides strong demographics with high incomes, strong traffic counts, and abundant parking.

EXCLUSIVELY LISTED BY:



**ANTHONY J.
VITALE**

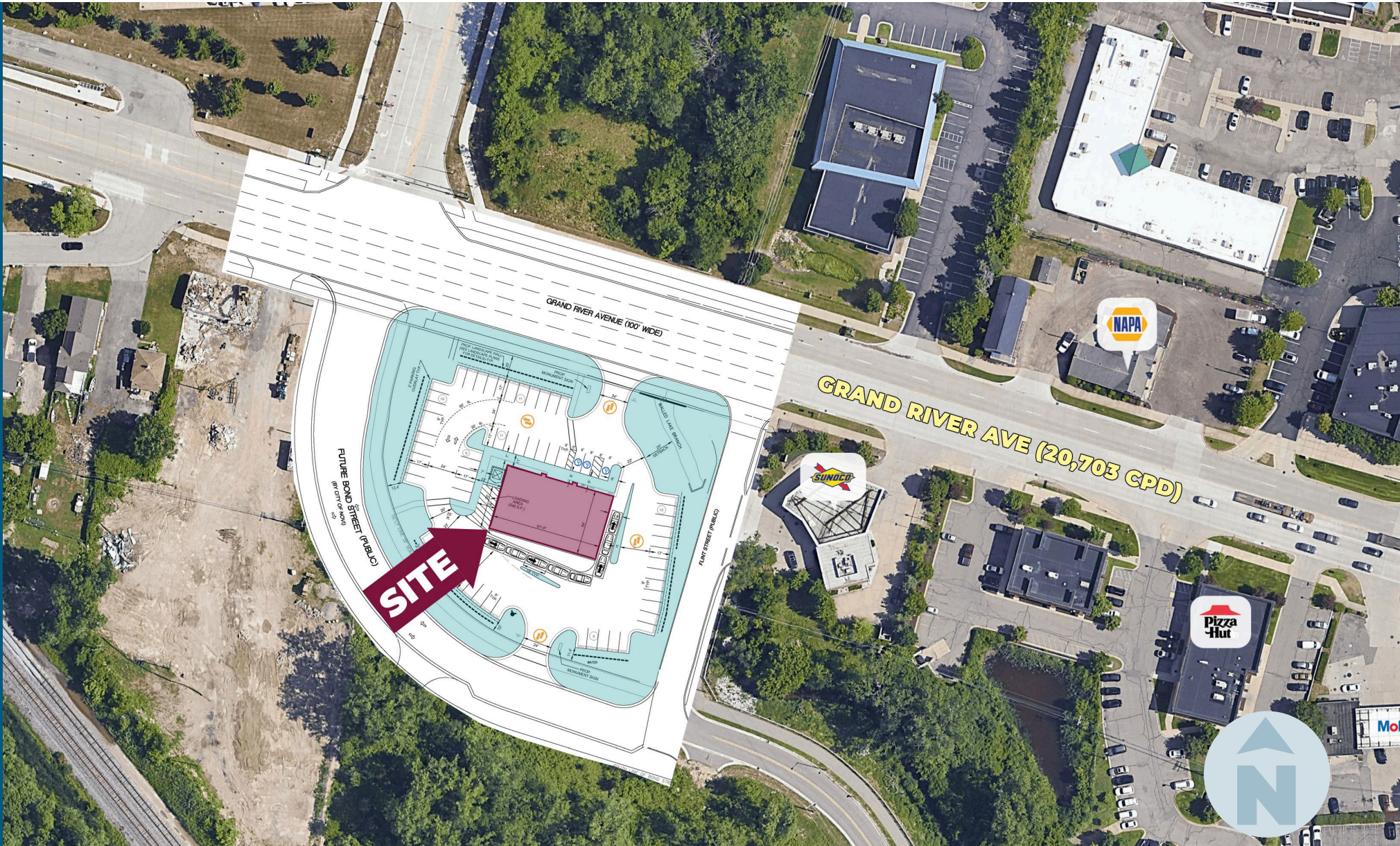
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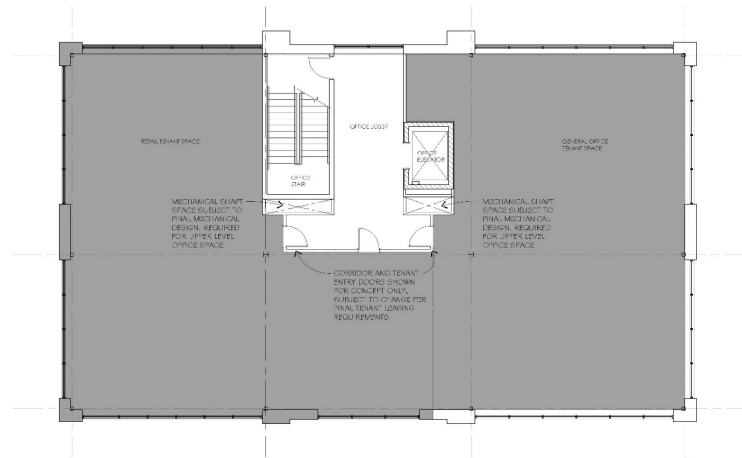
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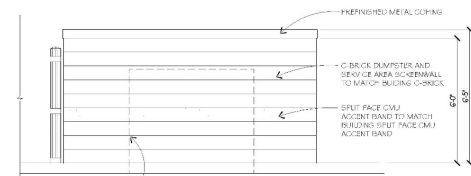
MACRO AERIAL



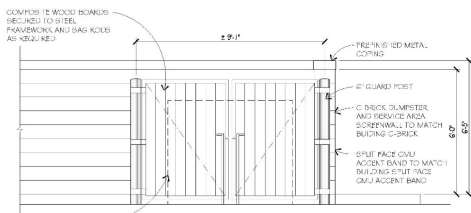
FLOOR PLANS



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

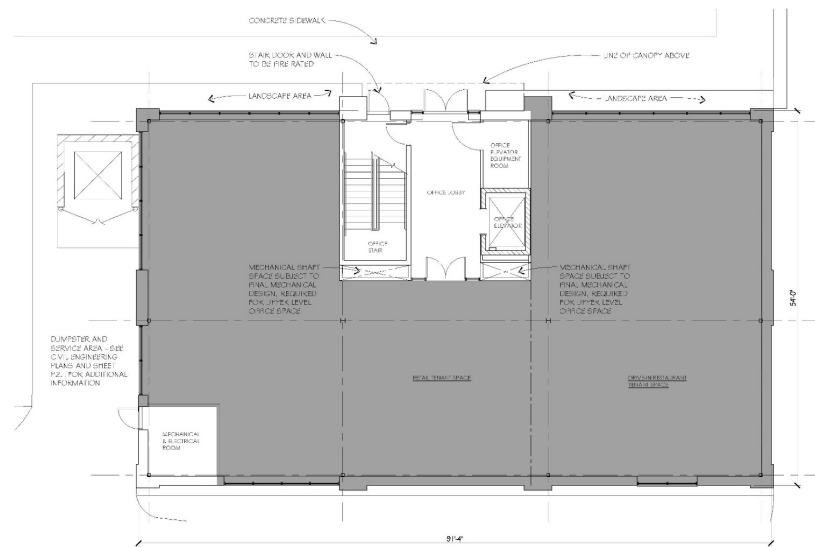


PARTIAL SCREENWALL ELEVATION
SCALE: 3/8" = 1'-0"
2
A2.1



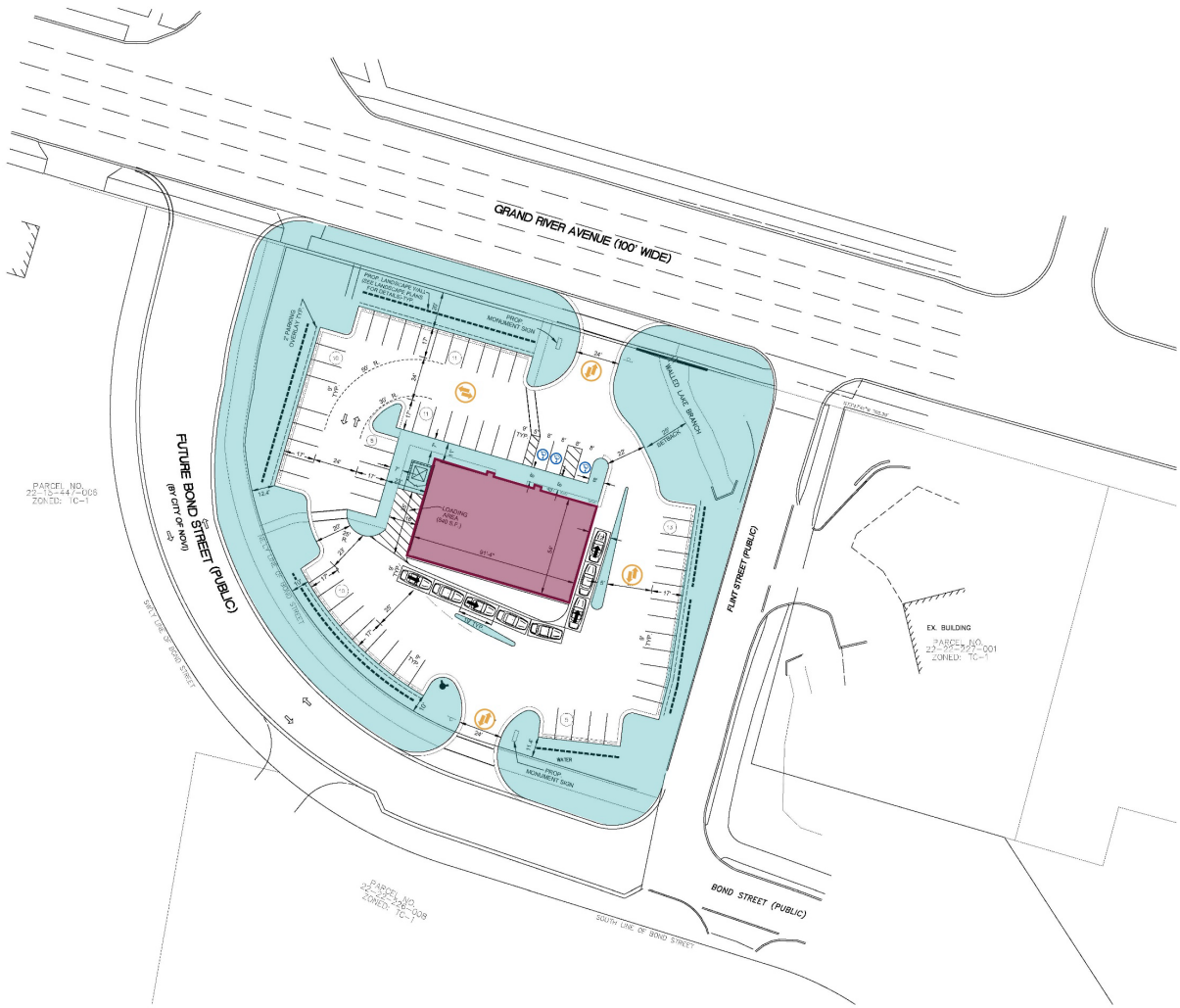
GATE ELEVATION
SCALE: 3/8" = 1'-0"
1
A2.1

NOTE: SCREENWALL AND GATE DETAILS ARE SHOWN FOR CONCEPT ONLY. SUBJECT TO FINAL DESIGN AND DIMENSIONS.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE PHOTOS



PARCEL NO.
22-15-44-106
ZONING: IC-1

FUTURE BOND STREET (PUBLIC)
(BY CITY OF NOVI)
SOUTH LINE OF BOND STREET

GRAND RIVER AVENUE (100' WIDE)

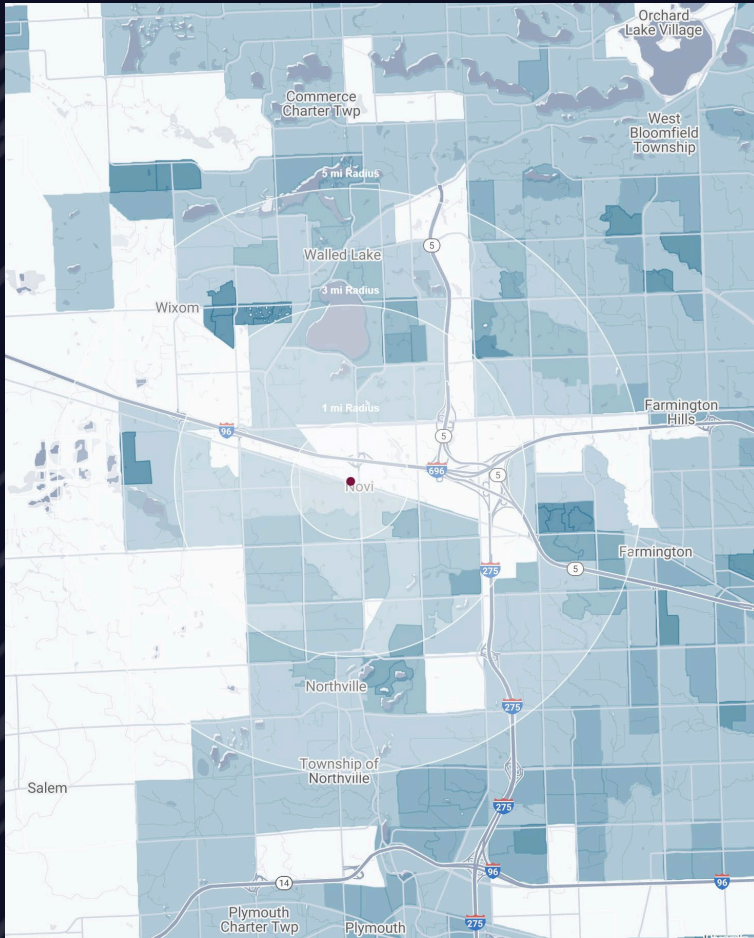
PLANT STREET (PUBLIC)

BOND STREET (PUBLIC)
SOUTH LINE OF BOND STREET

EX. BUILDING
PARCEL NO.
22-15-44-101
ZONING: IC-1

SITE PLAN
SCALE: 1" = 30'-0"

DEMOGRAPHICS



NEW DEVELOPMENT W/ DRIVE-THRU

43661 Grand River Ave, Novi, MI 48375

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,197	56,045	166,138
2028 Projected Population	5,742	62,122	176,564
2020 Census Population	4,803	55,320	166,743
2010 Census Population	4,367	48,176	145,242
Projected Annual Growth 2023 to 2028	2.1%	2.2%	1.3%
Historical Annual Growth 2010 to 2023	1.5%	1.3%	1.1%

HOUSEHOLDS

2023 Estimated Households	1,956	23,787	75,850
2028 Projected Households	2,132	26,334	80,258
2020 Census Households	1,799	21,927	71,433
2010 Census Households	1,670	19,081	61,385
Projected Annual Growth 2023 to 2028	1.8%	2.1%	1.2%
Historical Annual Growth 2010 to 2023	1.3%	1.9%	1.8%

RACE

2023 Est. White	51.6%	63.3%	65.1%
2023 Est. Black	8.8%	8.4%	12.0%
2023 Est. Asian or Pacific Islander	34.5%	23.4%	18.0%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2023 Est. Other Races	4.9%	4.8%	4.7%

INCOME

2023 Est. Average Household Income	\$165,870	\$156,735	\$147,805
2023 Est. Median Household Income	\$127,923	\$128,542	\$118,234
2023 Est. Per Capita Income	\$62,471	\$66,578	\$67,525

BUSINESS

2023 Est. Total Businesses	834	3,654	8,524
2023 Est. Total Employees	12,252	73,387	144,552

CONTACT US



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