

**AVAILABLE**

**2607 E GRAND RIVER AVENUE | HOWELL, MICHIGAN**



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# 2607 E GRAND RIVER AVENUE

## PROPERTY SUMMARY

### PROPERTY INFORMATION

Property Address 2607 E Grand River Avenue

City/Township Howell

Building Size 9,525 SF

Property Size 1.34 AC

Asking Price \$299,000

Parcel ID 11-06-200-086

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	14,177	40,873	124,311
2022 Households	5,611	15,820	46,617
Avg Household Income	85,225	94,442	108,208
Median Household Income	67,489	74,446	86,889

### AREA TENANTS

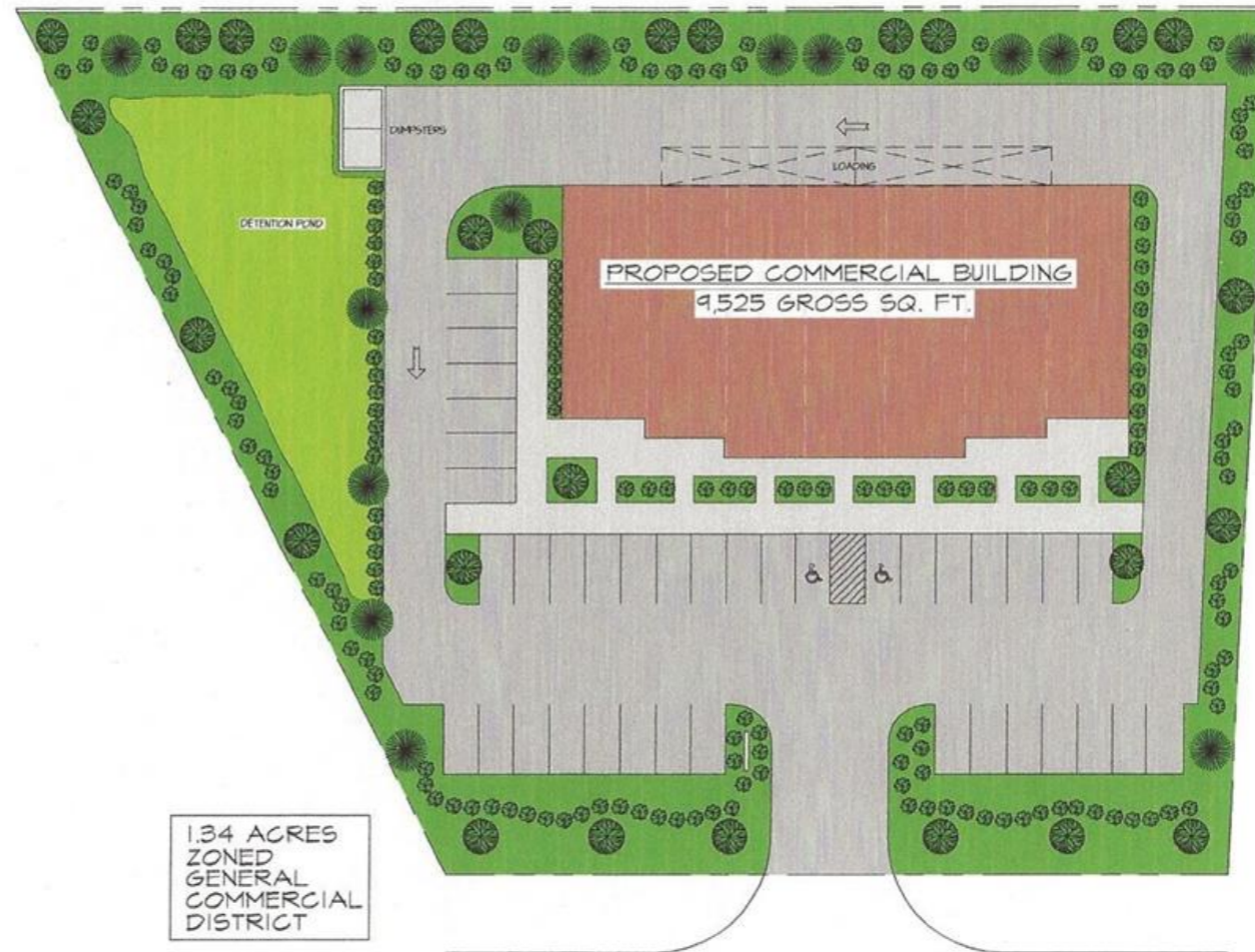


### PROPERTY HIGHLIGHTS

- Excellent opportunity to Join the dense & growing community of Howell on its main corridor, Grand River Avenue just East of its downtown.
- 1.34 Acres zone commercial is for sale or build to suit.
- All utilities available at site and plans for a 9,525 SF retail building are available and included in the asking price.
- Many national retailers are in the immediate trade area.
- Ideal location for freestanding users, medical/office users, or fast food.



FRONT ELEVATION



1.34 ACRES  
ZONED  
GENERAL  
COMMERCIAL  
DISTRICT

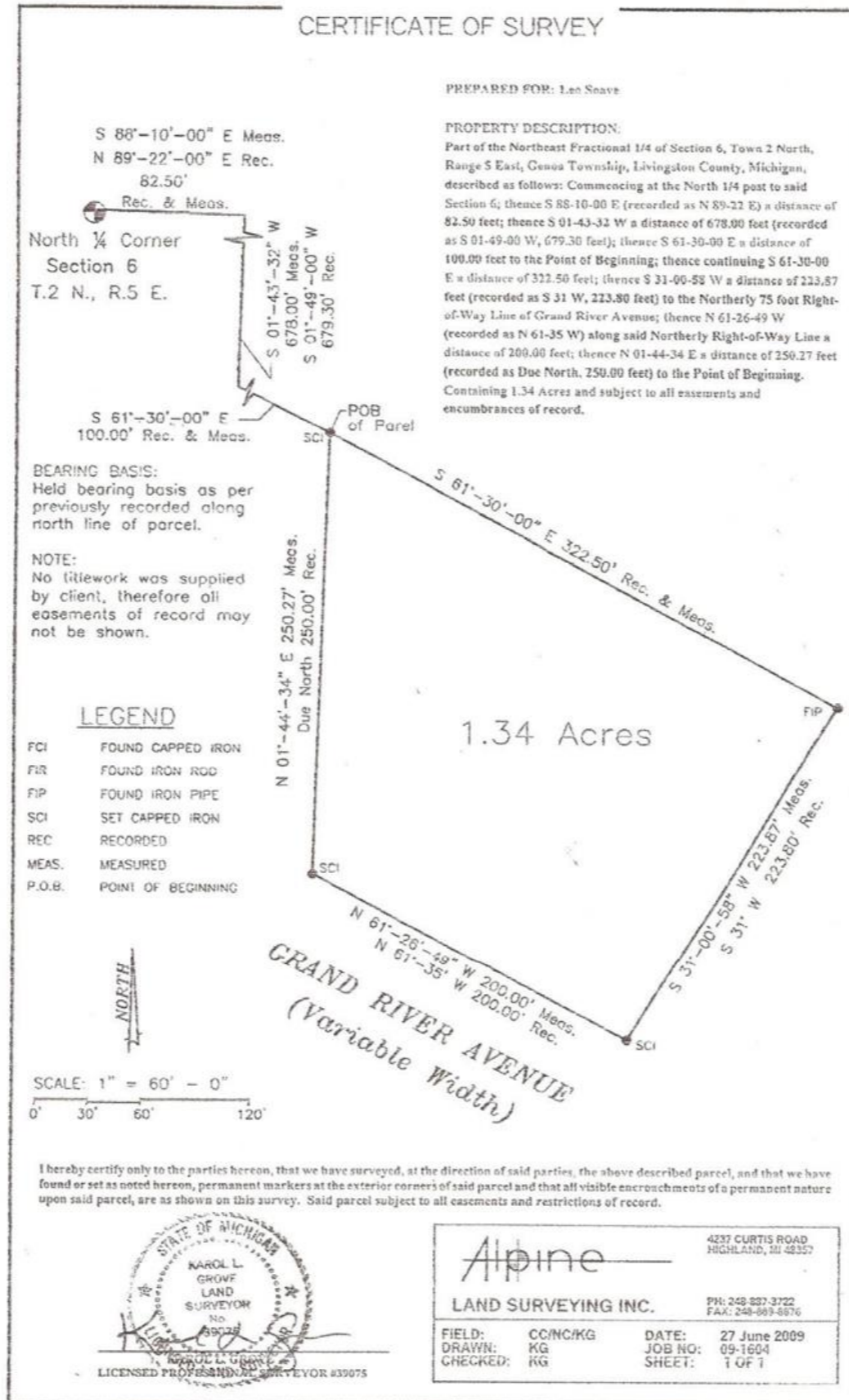
GRAND RIVER AVENUE  
PRELIMINARY SITE PLAN

**SOAVE DEVELOPMENT**

MARKETING & LEASING BY:  
**O'CONNELL & ASSOCIATES**  
COMMERCIAL REAL ESTATE, BROKERAGE & DEVELOPMENT  
THOMAS O'CONNELL  
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**PV**  
**A**  
**PUCCI + VOLLMAR**  
**ARCHITECTS, PC**  
ARCHITECTURE + DESIGN + PLANNING  
508 E. GRAND RIVER AVE., SUITE 100B, BRIGHTON, MI 48116-1566









**CVS**  
pharmacy

**Walgreens**

**BURGER KING**

**ALDI**

**PNC BANK**

**Auto Zone**

**PET SUPPLIES "PLUS."**

**Advance Auto Parts**

Livingston County  
Department  
Offices

**ADVANCE AMERICA**  
CASH ADVANCE CENTERS  
**SUBWAY**  
**RAC**  
**Hungry Howie's**  
FLAVORED CRUST PIZZA

**Eye Care One**  
"Distinctively Different"

**Ford**

**State Farm**



# 2607 E GRAND RIVER AVENUE

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	13,949	40,453	119,433
2022 Population	14,177	40,873	124,311
2027 Population Projection	14,441	41,591	127,152
Annual Growth 2010-2022	0.10%	0.10%	0.30%
Annual Growth 2022-2027	0.40%	0.40%	0.50%
Median Age	39.4	42.2	43.6
Bachelor's Degree or Higher	28%	30%	33%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,493	15,613	44,817
2022 Households	5,611	15,820	46,617
2027 Household Projection	5,724	16,118	47,706
Owner Occupied Households	3,827	12,342	39,281
Renter Occupied Households	1,897	3,776	8,425
<b>Avg Household Income</b>	<b>85,225</b>	<b>94,442</b>	<b>108,208</b>
<b>Median Household Income</b>	<b>67,489</b>	<b>74,446</b>	<b>86,889</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	13,510	39,170	119,666
Black	87	265	823
American Indian/Alaskan Native	117	230	590
Asian	194	514	1,286
Hawaiian & Pacific Islander	22	63	92
Two or More Races	247	631	1,855
Hispanic Origin	706	1,384	3,501

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,132	2,879	7,372
\$50,000 - 75,000	1,269	3,079	7,948
\$75,000 - 100,000	761	2,265	6,588
\$100,000 - 125,000	626	1,900	5,776
\$125,000 - 150,000	434	1,303	4,461
\$150,000 - 200,000	319	1,229	4,650
\$200,000+	294	1,149	4,968

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>7,169</b>	<b>841</b>	<b>9</b>	<b>15,822</b>	<b>1,625</b>	<b>10</b>	<b>43,407</b>	<b>5,023</b>	<b>9</b>
Trade Transportation & Utilities	2,163	141	15	3,368	294	11	9,195	875	11
Information	205	10	21	290	20	15	796	69	12
Financial Activities	825	135	6	2,117	231	9	4,796	669	7
Professional & Business Services	549	117	5	1,148	229	5	3,869	718	5
Education & Health Services	1,390	227	6	5,039	476	11	11,379	1,586	7
Leisure & Hospitality	1,070	77	14	1,758	125	14	7,537	429	18
Other Services	442	100	4	865	185	5	2,794	565	5
Public Administration	525	34	15	1,237	65	19	3,041	112	27
<b>Goods-Producing Industries</b>	<b>720</b>	<b>73</b>	<b>10</b>	<b>3,941</b>	<b>209</b>	<b>19</b>	<b>8,095</b>	<b>642</b>	<b>13</b>
Natural Resources & Mining	2	1	2	20	7	3	219	22	10
Construction	201	43	5	622	133	5	2,381	456	5
Manufacturing	517	29	18	3,299	69	48	5,495	164	34
<b>Total</b>	<b>7,889</b>	<b>914</b>	<b>9</b>	<b>19,763</b>	<b>1,834</b>	<b>11</b>	<b>51,502</b>	<b>5,665</b>	<b>9</b>



Specializing in retail real estate services, our team is committed to working with each client to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or providing market research for future projects.

#### CONTACT

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#### SERVICES

Retail Leasing	Investment Sales	Tenant Representation	Acquisitions	Dispositions
Market Analysis	Land Sales	Property Management	Real Estate Consulting	

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