HOWELL BANK BRANCH

WITH NO DEED RESTRICTIONS

FREE-STANDING BUILDING W/DRIVE-THRU

OnQ COMMERCIAL REAL ESTATE

3400 E Grand River Avenue
Howell, MI 48843

Retail Opportunity
5,600 ± SF

FOR LEASE

PROPERTY HIGHLIGHTS

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Description

Home Depot out lot featuring a freestanding former bank w/drive-thru for lease with approximately 5,600 ± SF positioned along the highly traveled Grand River Avenue corridor in Howell, MI. The property offers excellent visibility, prominent building signage, and convenient access and ample on-site parking. The existing layout is well suited for financial services, retail, medical, professional office or other commercial uses. Ideally positioned near I-96 and surrounded by established retailers, restaurants and residential communities.

Address

3400 E Grand River Avenue
Howell, MI 48843

Asking Rent

Contact Broker

Features

- **No Financial Deed Restrictions**
- **Existing Drive-Thru**
- **Monument Sign Available**
- **Zoned RCD - Regional Commercial District**
- **Ample Parking with Great Visibility**
- **Multiple Curb Cuts**

Traffic Counts

E Grand River Ave - 20,032+ cpd
S Latson Road - 17,938+ cpd
I-96 - 51,944+ cpd

Demographics

	3 MILE	5 MILES	7 MILES
POPULATION:	25,875	50,022	78,788
HOUSEHOLDS:	11,056	20,978	32,494
AVG. HOUSEHOLD INCOME:	$122,383	$127,432	$138,340
DAYTIME POPULATION:	16,528	32,240	54,509

Trade Area Retailers

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Zoning - RCD

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7.01.04 REGIONAL COMMERCIAL DISTRICT:

The Regional Commercial District (RCD) is established to accommodate those retail businesses and services which are intended to serve a retail market area that includes Genoa Township, the surrounding communities and bypass traffic. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular and pedestrian traffic. Regional Commercial Uses require a large area devoted to off street parking and loading, and generally tend to create problems of congestion, noise and impairment of aesthetic values. These uses need to be located in areas that have the transportation, utility and public service infrastructure to serve these intensive uses. By the nature of these uses serving the region beyond Genoa Township, convenient access to regional transportation is necessary. This district is specifically designated for the regional commercial center designated in the Master Plan along Grand River Avenue west of Latson Road, which will be served by the new full service interchange with I-96 at Latson Road.

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MICRO AERIAL

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MACRO AERIAL

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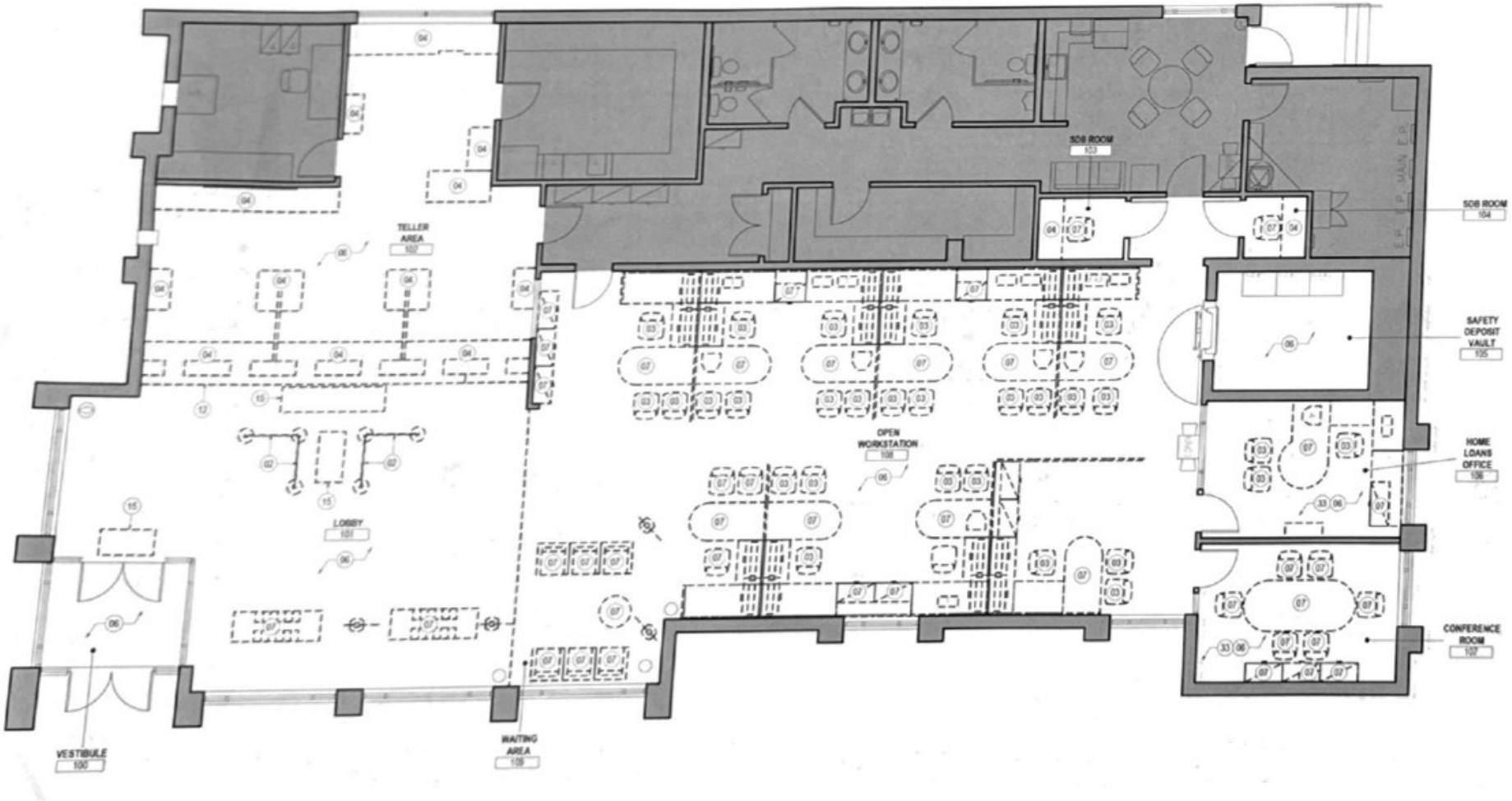
FLOOR PLAN



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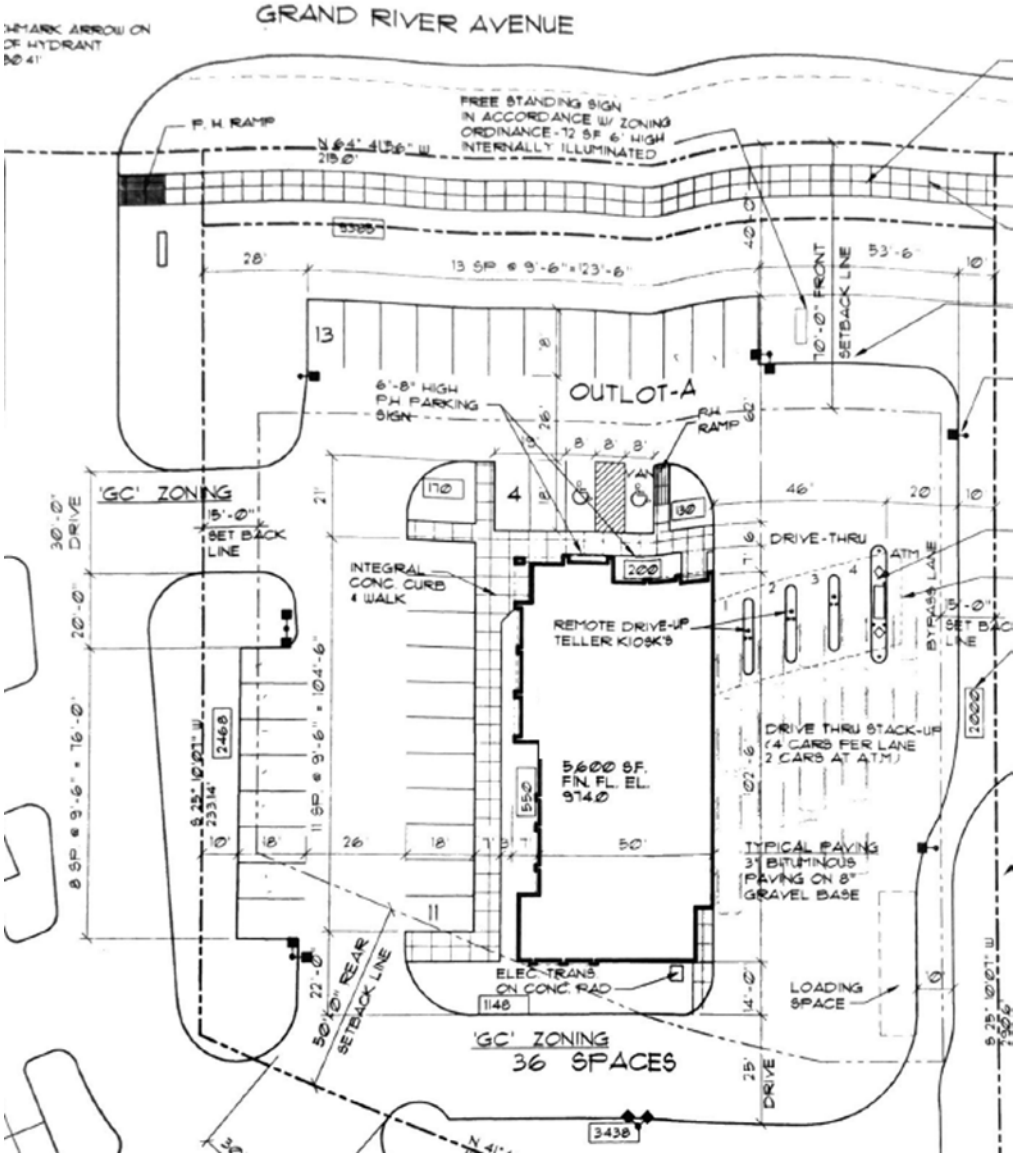
SITE PLAN



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PHOTOS

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INTERIOR PHOTOS

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LOBBY & TELLER PHOTOS

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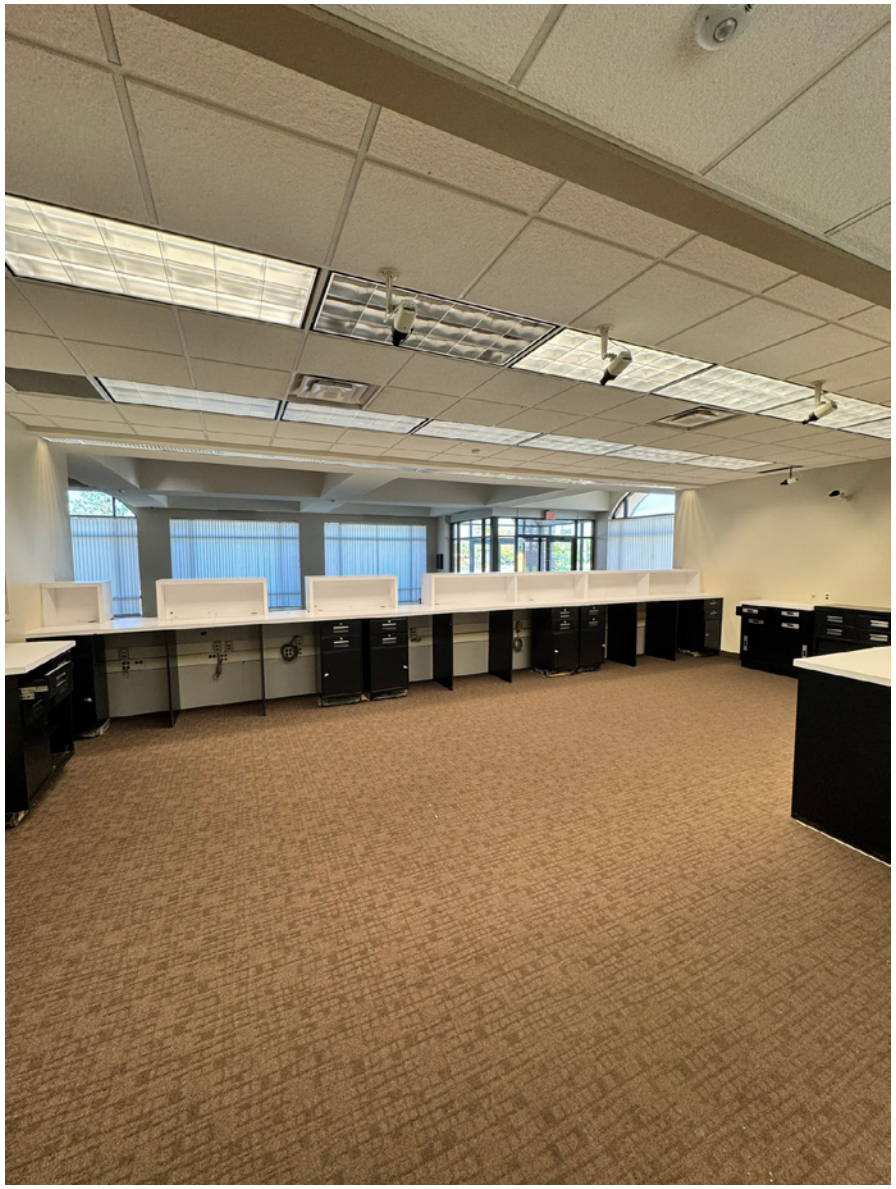

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