

# FOR LEASE

AMERICAN PLAZA  
32511 NORTHWESTERN HIGHWAY  
FARMINGTON HILLS, MI 48334



## PROPERTY FEATURES:

- 1,200 SF available, potential office or retail use
- High visibility on southbound Northwestern Highway capturing significant AM traffic
- Pylon signage available fronting Northwestern Highway
- Exterior improvements underway including newly surfaced and striped parking lot
- Extremely high traffic location
- Shadow anchored by Home Depot and Sam's Club
- Competitive lease rates (contact broker)



FOR MORE INFORMATION PLEASE CONTACT:

**ALAN STERN**

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**248.324.2000**

**eCODE 290**



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**American Plaza**  
32511 Northwestern Highway | Farmington Hills, MI 48334

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TRAFFIC COUNTS	
INTERSECTION	CARS PER DAY
Northwestern Hwy & 14 Mile Rd	51,000
Northwestern Hwy & Friar Cir SE	47,657
Northwestern Hwy & Middlebelt Rd SE	45,882
W 14 Mile Rd & John C Lodge Expy E	19,607

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Total Households	2,627	23,482	64,943
Total Population	6,516	60,200	162,619
Average HH Income	\$102,834	\$113,458	\$114,641

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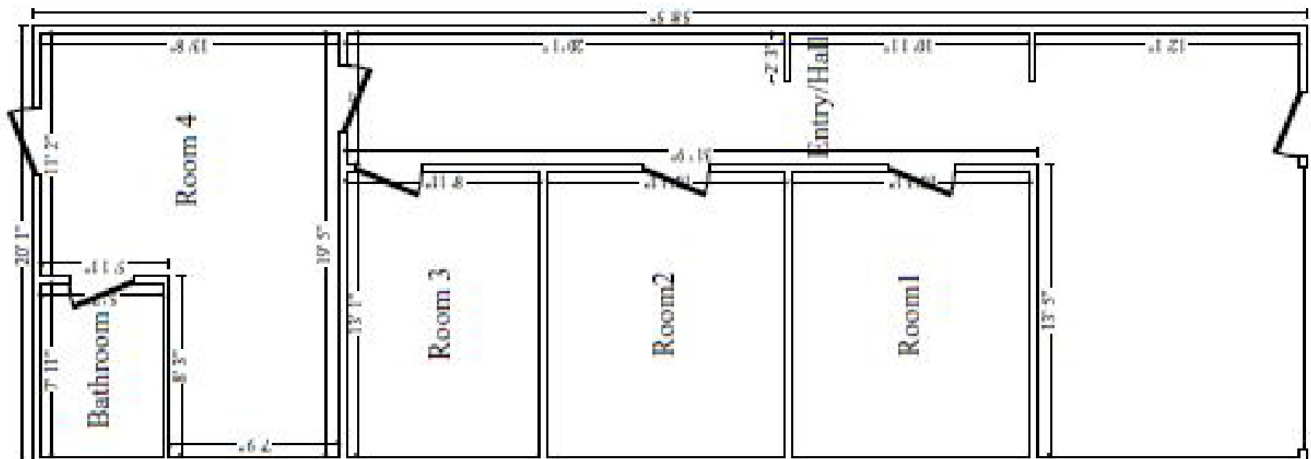
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