

RETAIL PROPERTY // FOR LEASE

FORMER RESTAURANT/FREE-STANDING RETAIL BUILDING AT HIGH-TRAFFIC LOCATION

38888 6 MILE RD
LIVONIA, MI 48152



- 7,671 SF former restaurant
- Join numerous national retailers on the 6 Mile Rd corridor
- Prime location with high visibility of 39,100 views per day
- Average household income within 3 miles: \$141,105
- Adjacent to upcoming 22-acre mixed-use development
- Flexible floor plan to accommodate various business needs
- Monument and building signage
- Ample parking for customers and employees



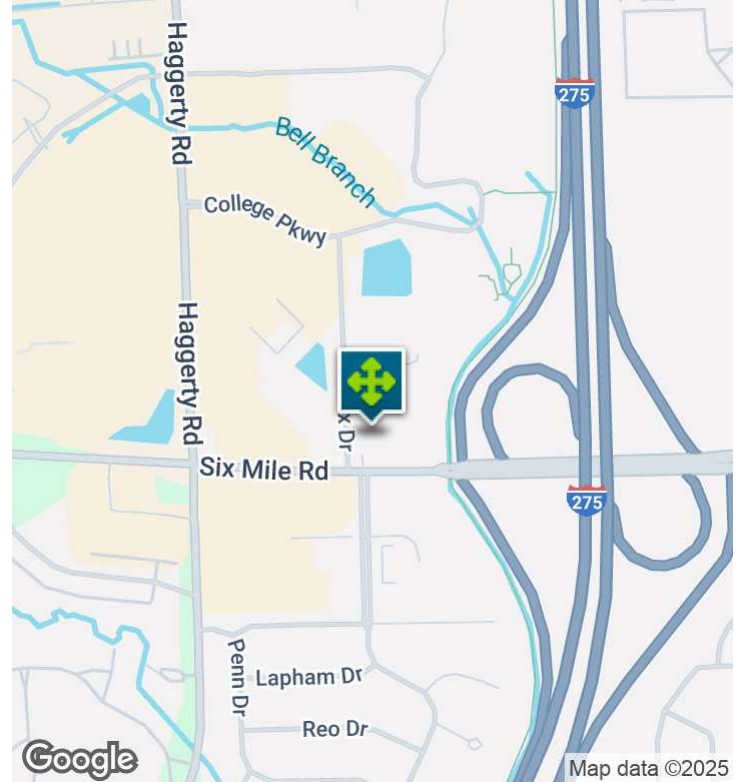
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

CONTACT
BROKER

OFFERING SUMMARY

Building Size:	7,671 SF
Available SF:	7,671 SF
Lot Size:	1.609 Acres
Year Built:	1999
Zoning:	C-2
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	39,100 on 6 Mile

PROPERTY OVERVIEW

This former Italian restaurant offers a prime leasing opportunity in a stand-alone building with abundant parking. Positioned near the intersection of I-275 and Six Mile Roads, this property enjoys excellent visibility and accessibility, making it a standout location for businesses. The surrounding area is a bustling commercial hub, with several hotels nearby and the popular Laurel Park Place Mall just next door, ensuring a steady flow of potential customers. This location provides unparalleled exposure with a daily traffic count of 39,100 vehicles. Whether you're looking to continue its legacy as a dining establishment or repurpose the space for another commercial use, this property's strategic location and features make it an ideal choice for businesses seeking to establish a strong presence in Livonia.

LOCATION OVERVIEW

You won't find a better location for a stand-alone restaurant in western metro Detroit than this opportunity! Located on the north side of Six Mile Rd, between I-275 and Haggerty Rd. This outstanding location is centrally located between the recently approved Capital Grille and Coopers Hawk Restaurants, and a Hilton 2 Home Suites Extended Stay Hotel to the east and adjacent to the upcoming 22.3-acre, 320,000 SF mixed-use development to the west that includes a Whole Foods, Starbucks, 101-room Hyatt House apartment complex, Club Studio Fitness Gym, and more.



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ADDITIONAL PHOTOS

Fairfield
BY MARRIOTT



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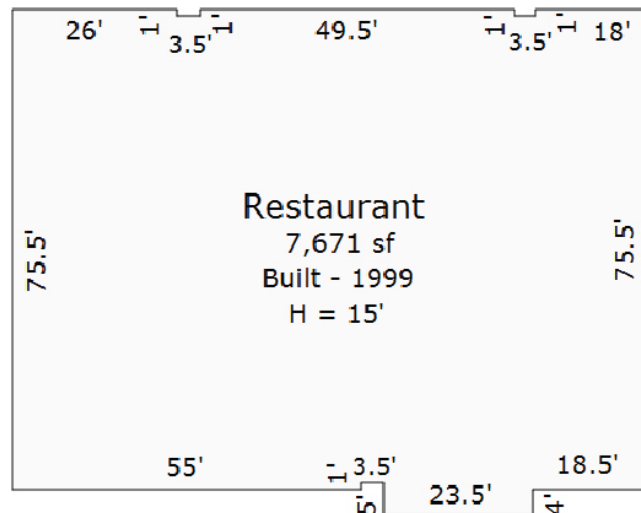
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PARCEL SKETCH

Image/Sketch for Parcel: 027 99 0014 010



Six Mile Rd

Sketch by Aperi Sketch

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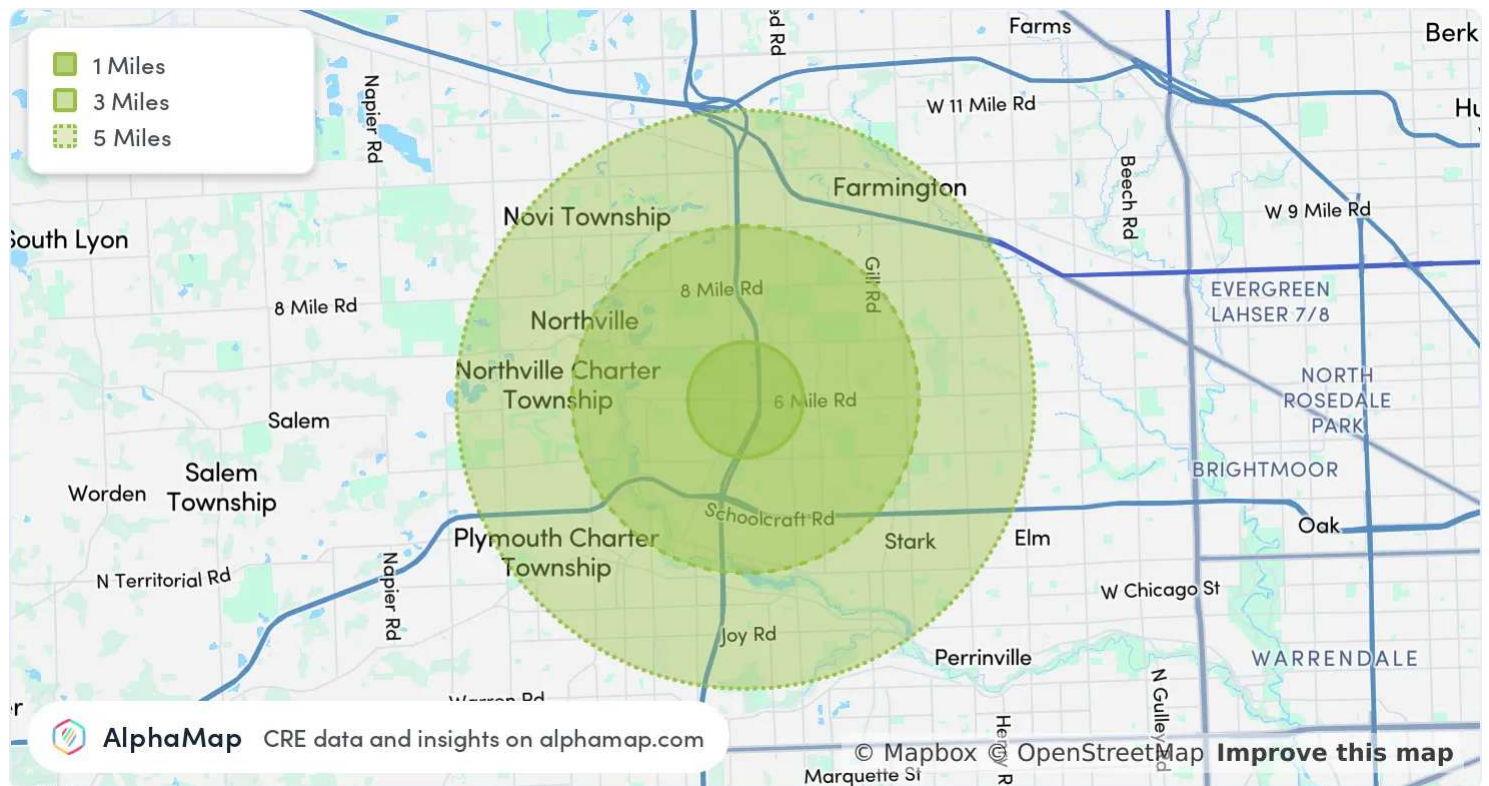
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RETAILER MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,297	68,972	204,490
Average Age	51	46	44
Average Age (Male)	49	44	42
Average Age (Female)	53	47	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,247	29,202	87,295
Persons per HH	2.2	2.4	2.3
Average HH Income	\$135,845	\$141,105	\$138,213
Average House Value	\$402,830	\$398,799	\$386,093
Per Capita Income	\$61,747	\$58,793	\$60,092

Map and demographics data derived from AlphaMap



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