

FORMER BURGER KING

9871 LIVERNOIS AVE, DETROIT, MI 48204

2,127 SF FREESTANDING BUILDING WITH DRIVE-THRU

FOR SALE OR LEASE



FERRIS HAMAMA

248.406.7116

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$950,000
Lease Rate:	\$20 NNN
Building Size:	2,127 SF
Lot Size:	1.1 Acres
Year Built:	1988

PROPERTY OVERVIEW

Introducing 9871 Livernois Avenue, a prime investment opportunity in Detroit, Michigan. This 2,127 square foot building, built in 1988, is ideally suited for retail or street retail use thanks to its B4 zoning. Its strategic location enhances its appeal, offering a significant advantage for a discerning investor. With strong potential and attractive features, this property represents a compelling opportunity for any retail investor looking to establish a presence in Detroit's vibrant commercial real estate market.

PROPERTY HIGHLIGHTS

- Freestanding building with drive-thru
- Ample on-site parking supporting drive-thru and dine-in operations
- Zoned B4
- Conveniently located just off I-96, on the corner of Livernois Ave and Grand River Ave

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SITE PLAN



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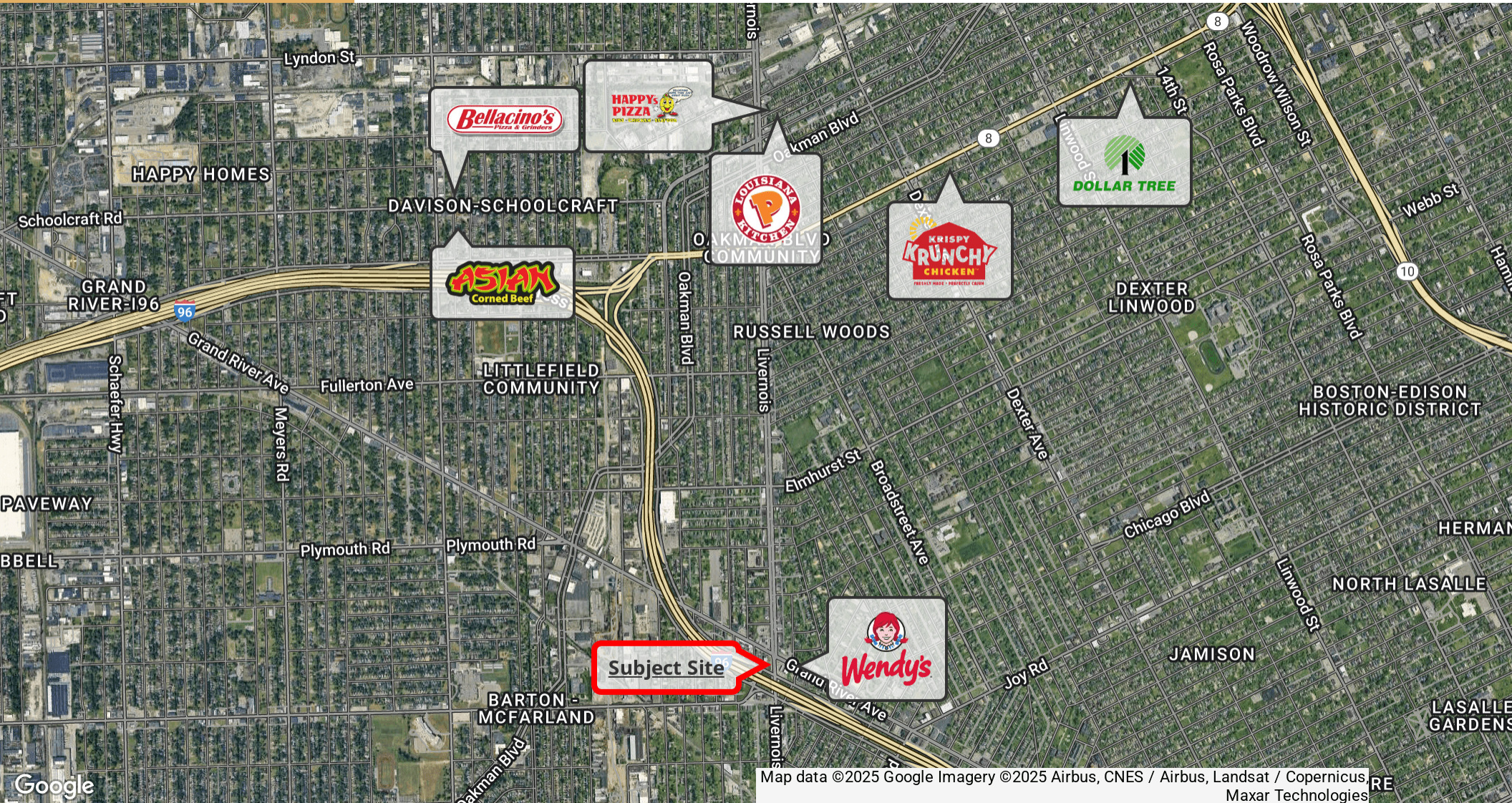
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TRADE AERIAL



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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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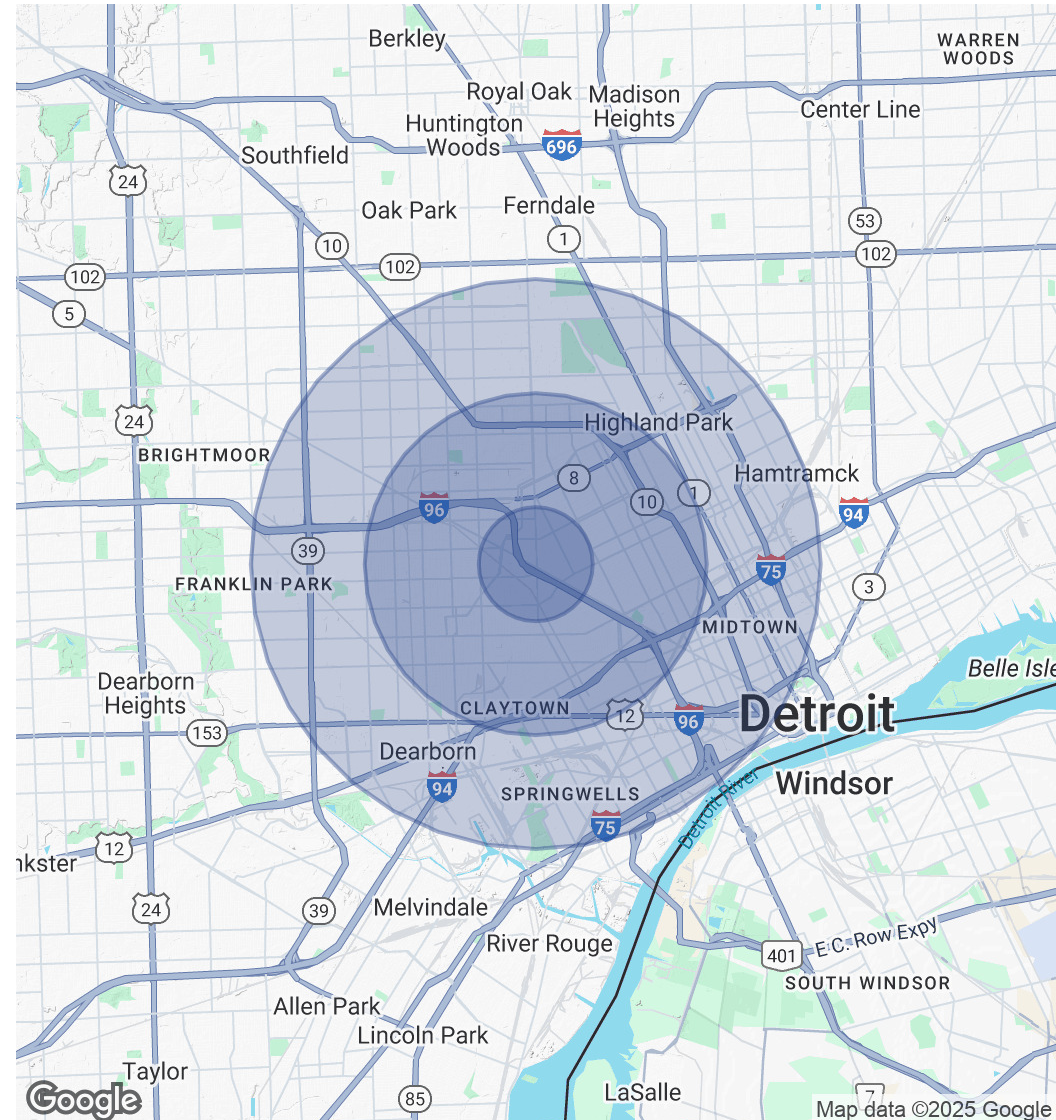
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,794	133,606	388,543
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	41	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,124	50,991	145,819
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$42,154	\$48,643	\$53,971
Average House Value	\$135,347	\$143,665	\$159,178
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	279	29,096	104,481
Total Population - Black	10,693	85,414	222,395
Total Population - Asian	24	598	11,013
Total Population - Hawaiian	0	17	84
Total Population - American Indian	23	734	2,035
Total Population - Other	231	9,668	24,933

Demographics data derived from AlphaMap



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B R O K E R



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