

RETAIL PROPERTY // FOR SALE / LEASE

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

38888 6 MILE RD  
LIVONIA, MI 48152



- 7,671 SF former restaurant
- Prime location with high visibility of 39,100 VPD
- 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
- Close to I-275 and major transportation routes

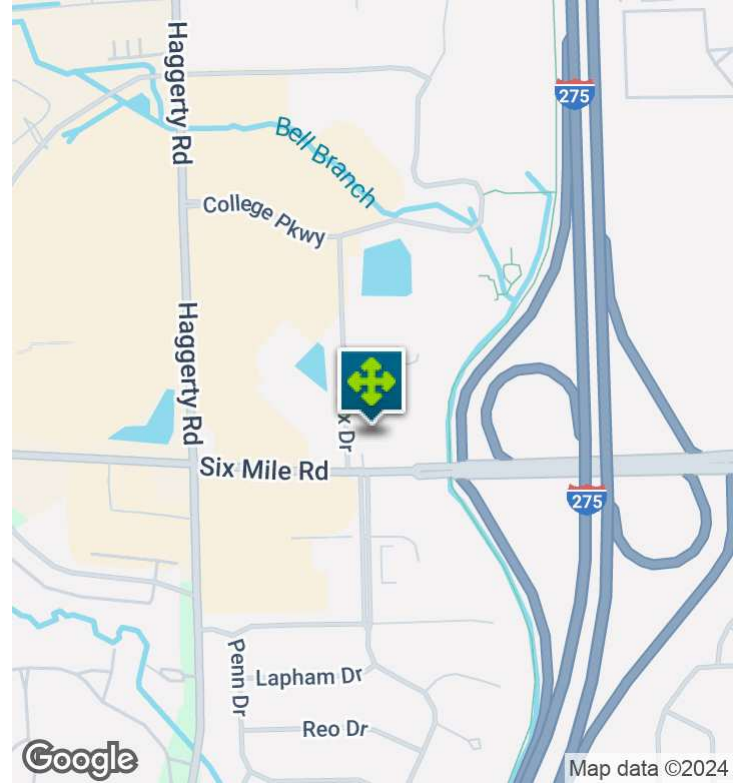


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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>CONTACT BROKER</b>
<b>Lease Rate</b>	<b>CONTACT BROKER</b>

## 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.

## OFFERING SUMMARY

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

## 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.



**Peter Ventura, CCIM** FOUNDED MEMBER  
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**FUTURE DEVELOPMENT**



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# PROPERTY PHOTOS



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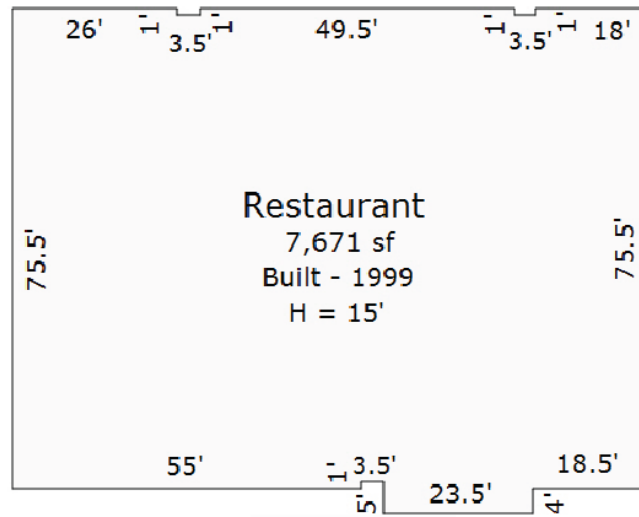
# PROPERTY PHOTOS



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# PARCEL SKETCH

Image/Sketch for Parcel: 027 99 0014 010



Six Mile Rd

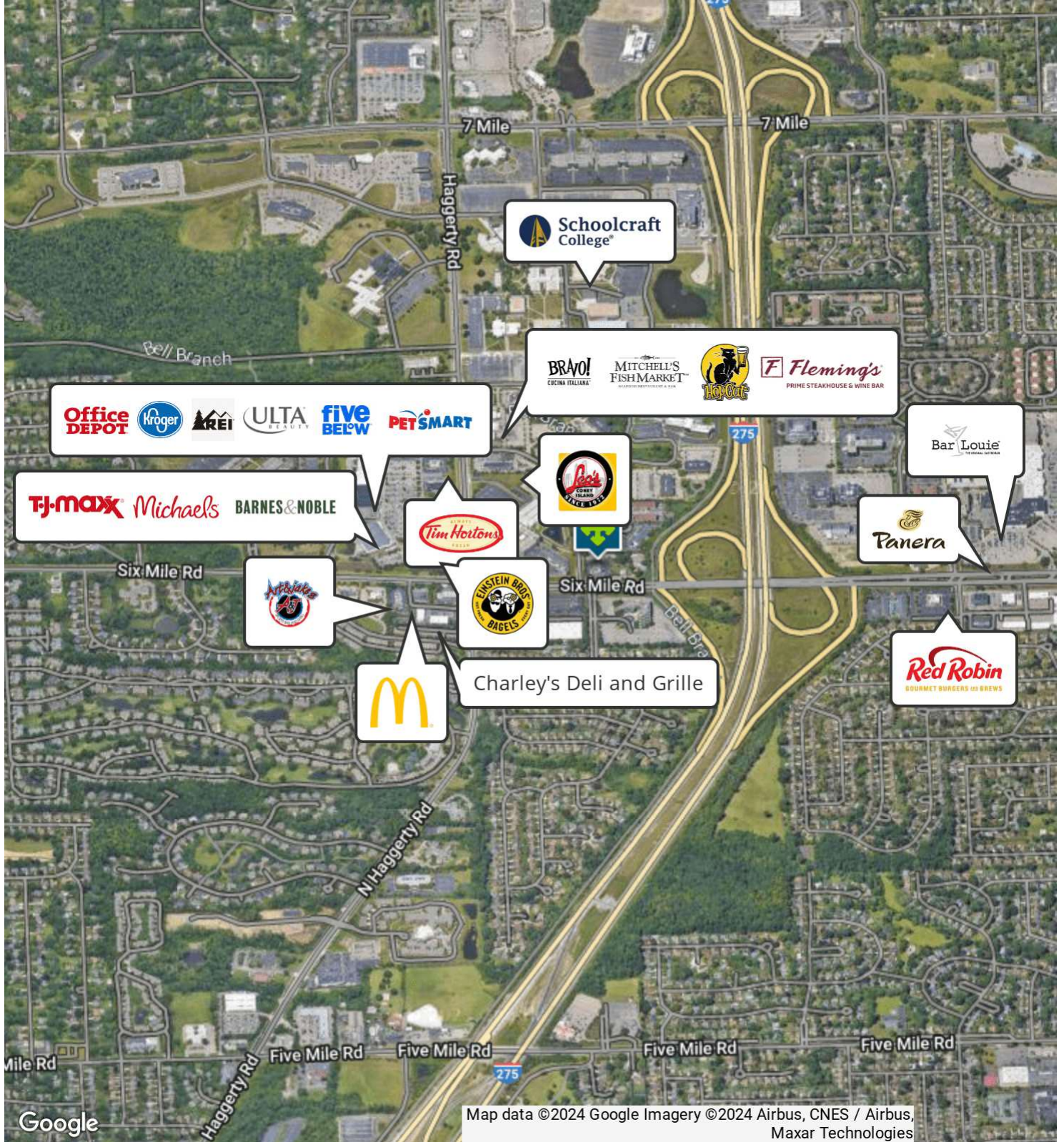
Sketch by Apex Sketch

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# RETAILER MAP



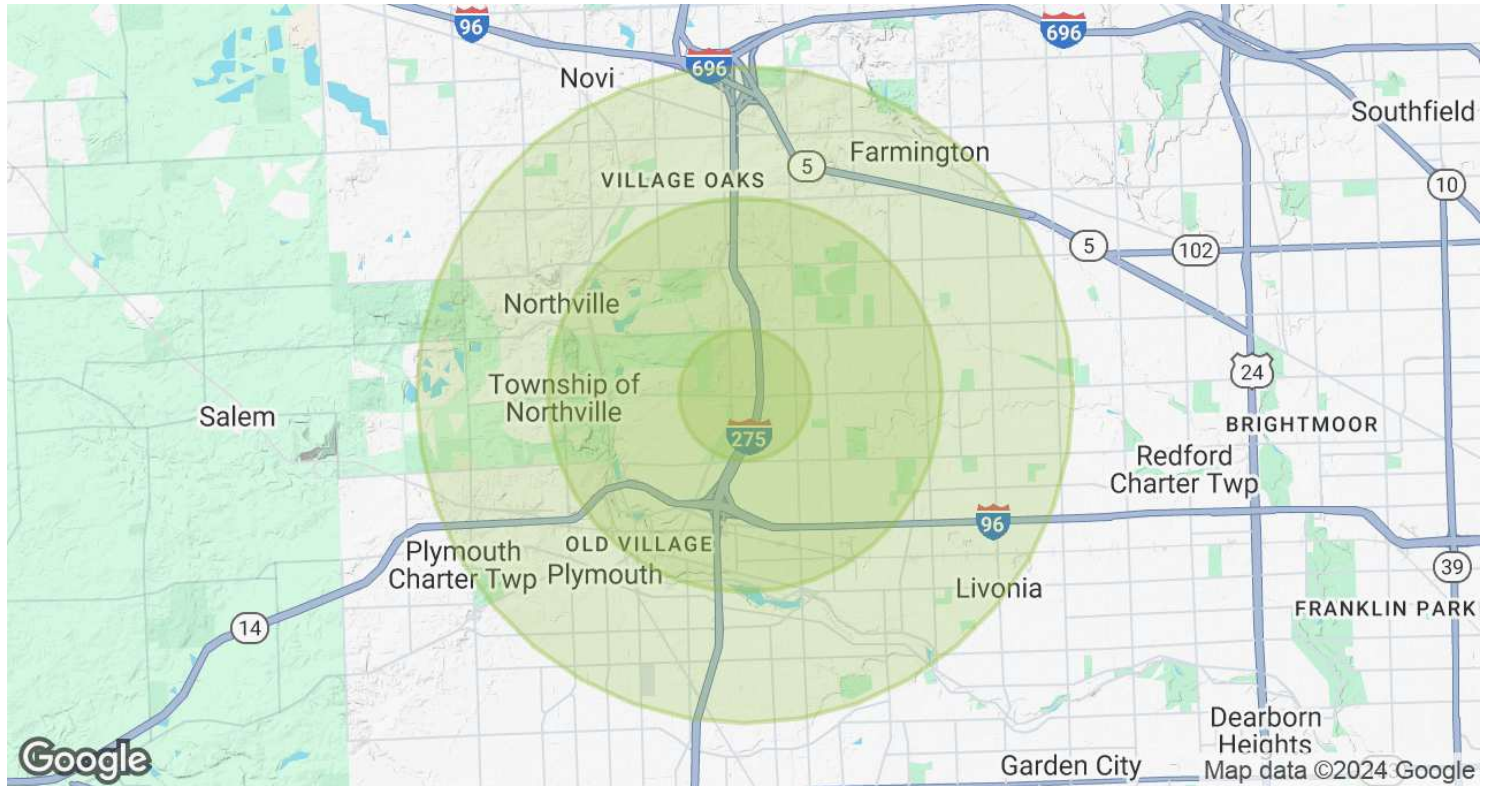
Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies





# DEMOGRAPHICS MAP & REPORT



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

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,247	29,202	87,295
# of 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

Demographics data derived from AlphaMap

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**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



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