

756 SF AVAILABLE

## RETAIL PROPERTY // FOR LEASE

# 756 SF RETAIL/OFFICE FOR LEASE ON BUSY CORNER IN LIVONIA

19151 - 19223 MERRIMAN RD  
LIVONIA, MI 48152



- 756 SF retail/office suite available
- Great exposure to Merriman Rd - 14,300 VPD
- Population of 89,300 and workday population of 72,600 within 3 miles
- New interior courtyard
- Adjacent to new development
- Marquee & monument signage

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**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$14.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	21,000 SF
<b>Available SF:</b>	756 SF
<b>Lot Size:</b>	2.43 Acres
<b>Year Built:</b>	1974
<b>Zoning:</b>	Commercial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	14,300

## PROPERTY OVERVIEW

Introducing a prime leasing opportunity at this sought-after Livonia property. Boasting a 756 SF retail/office suite with exceptional exposure to Merriman Rd, this space is move-in ready and features a newly designed interior courtyard, offering an inviting environment for both tenants and visitors. Enjoy the benefits of marquee and monument signage, providing maximum visibility for your business. Its advantageous location adjacent to new development further enhances its appeal. This is a great opportunity with low lease rates, ample parking, and signage. Neighboring tenants include a barber shop, cafe, tattoo studio, bookstore, and liquor store.

## LOCATION OVERVIEW

Located at the busy corner of Merriman Rd and W 7 Mile Rd, Merriman Mall is ideally situated between Walmart Supercenter and Joe's Produce. The Merriman Mall provides a prime opportunity to access the thriving Livonia market while offering the convenience of nearby amenities such as the nearby Livonia Marketplace and Laurel Park Place. This bustling area benefits from strong residential and commercial density. With its strategic location and easy accessibility, businesses are perfectly positioned to capitalize on the flow of both local and visiting shoppers.

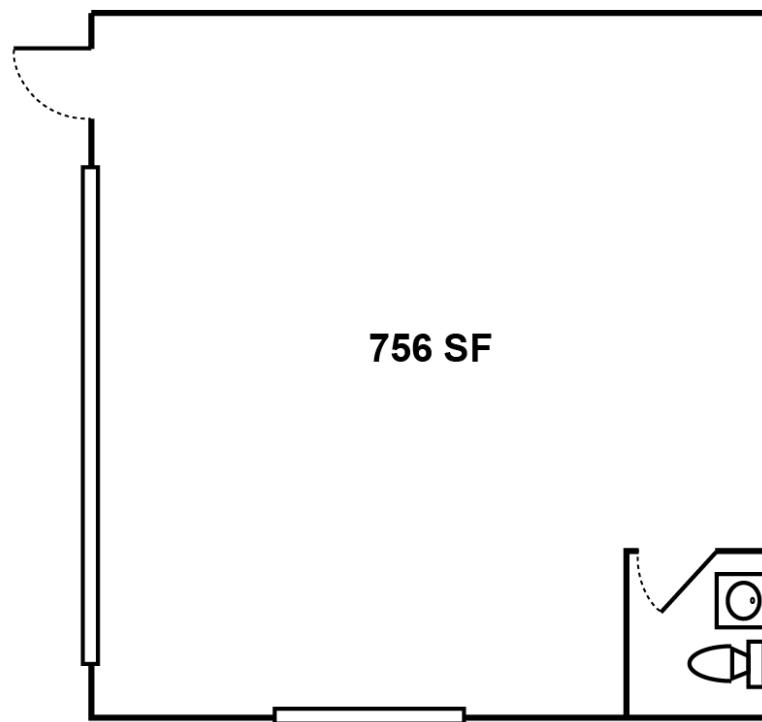
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## ADDITIONAL PHOTOS



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## FLOOR PLANS



19163 MERRIMAN RD  
LIVONIA, MI 48152



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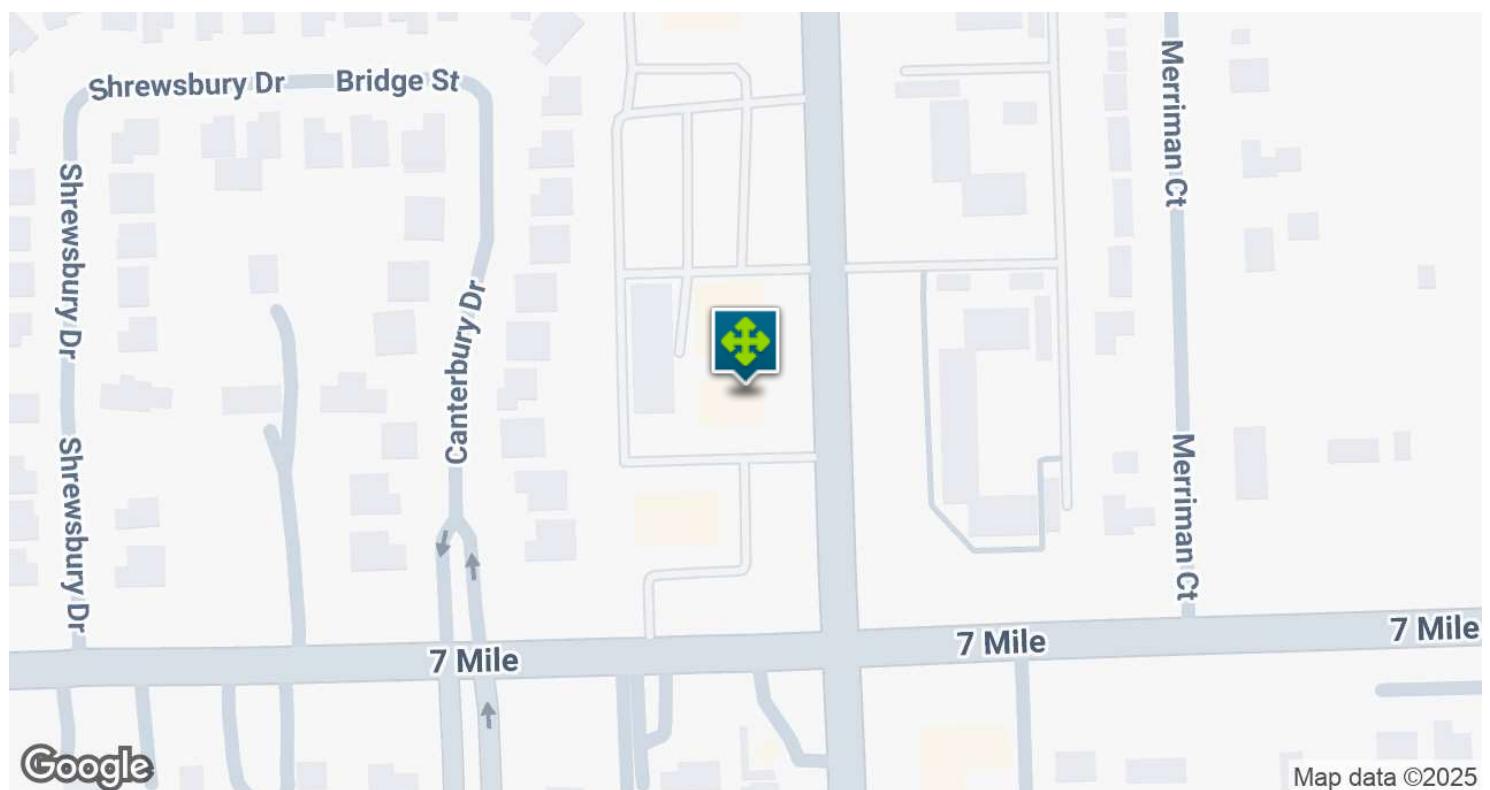
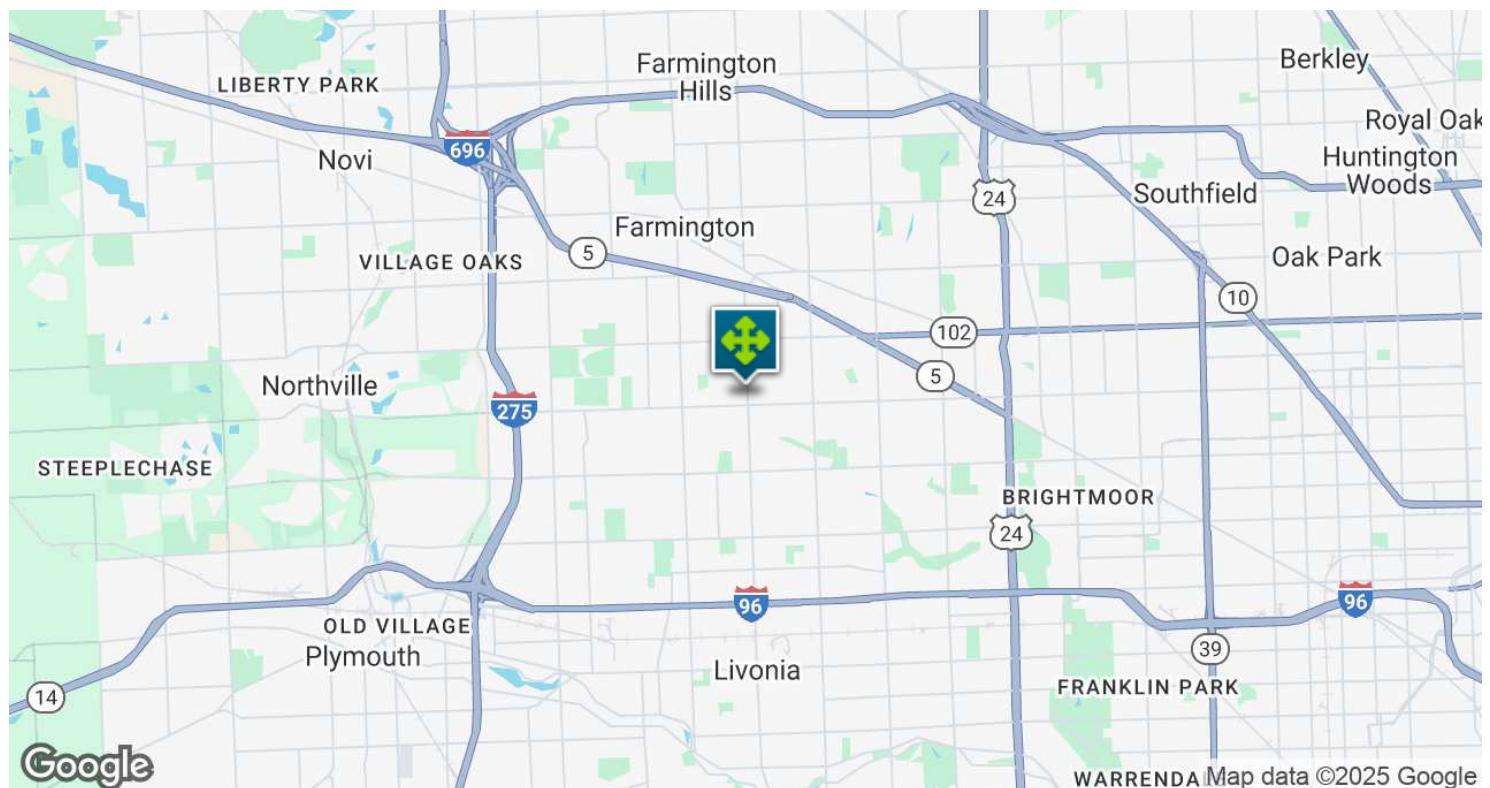
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## RETAILER MAP

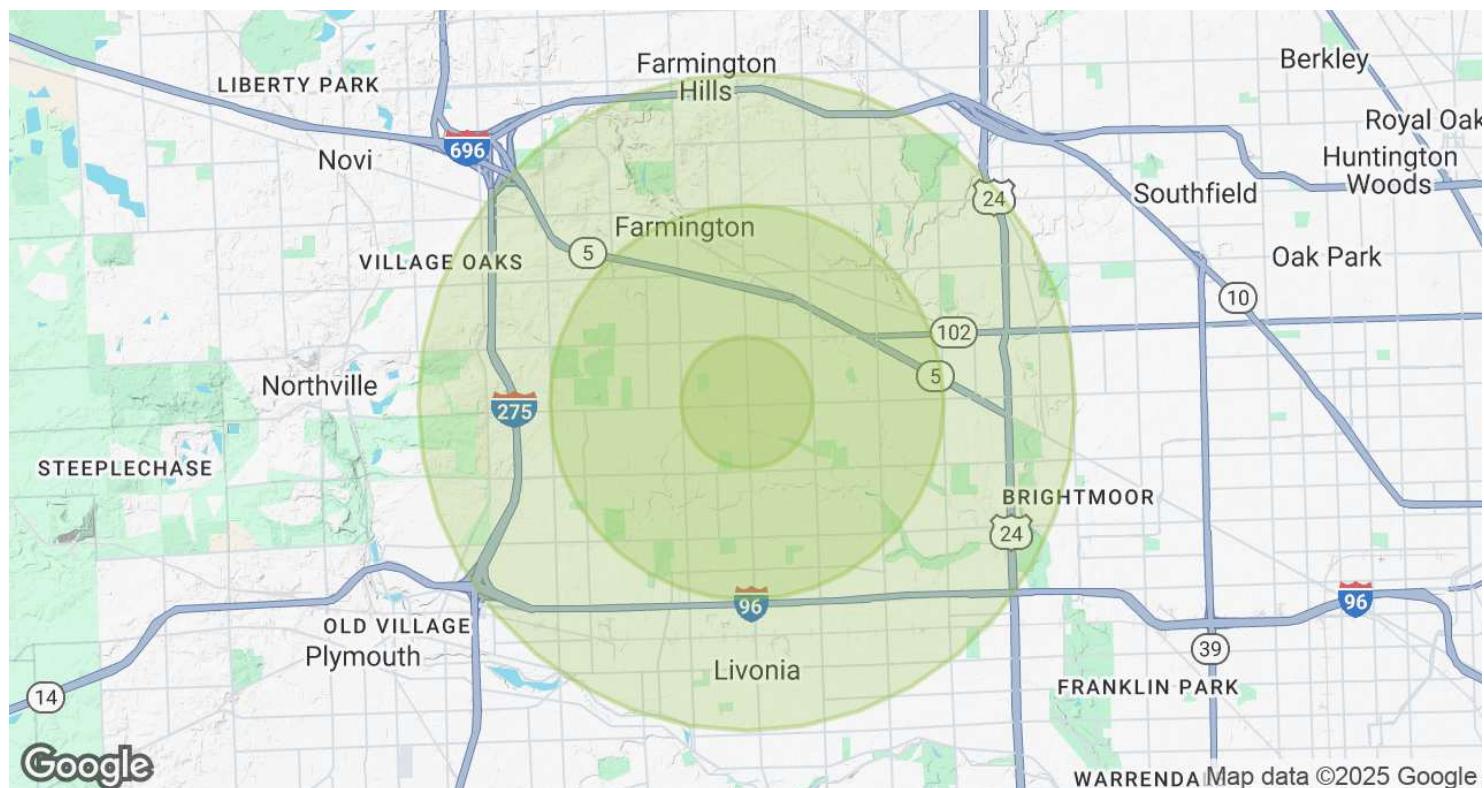


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## LOCATION MAP



## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,310	87,400	224,956
Average Age	42.6	42.0	41.4
Average Age (Male)	40.6	40.4	39.6
Average Age (Female)	44.1	43.4	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,810	34,641	89,363
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,120	\$75,629	\$75,516
Average House Value	\$213,711	\$194,351	\$193,108

2020 American Community Survey (ACS)

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## CONTACT US



### FOR MORE INFORMATION, PLEASE CONTACT:



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