

37405 ANN ARBOR RD.

37405 ANN ARBOR RD., LIVONIA, MI 48150

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 37405 ANN ARBOR RD in Livonia, MI. This well-managed retail or office space has strong visibility on the SW corner of Ann Arbor Rd & Newburgh Rd with up to 16,163 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 16,488 SF building is located near the epicenter of the Livonia business district, right next to Newburgh Lake & across the street from the Lake Pointe Yacht Club. This property is a well-known retail staple of the Livonia community for 25+ years and offers landmark recognition & engaging signage. Give our team of Wayne County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business in this former Family Video retail location.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,500 - 7,089 SF
Building Size:	16,163 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,475	37,398	103,218
Total Population	8,493	79,314	236,376
Average HH Income	\$88,882	\$77,135	\$87,512

PROPERTY HIGHLIGHTS

- Prime location with high visibility from major thoroughfares
- Versatile, customizable interior layout
- Ample parking for tenants and customers
- Ideal for retail, dining, or service-oriented establishments

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ADDITIONAL PHOTOS



Legacy Commercial Property

info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



Legacy Commercial Property

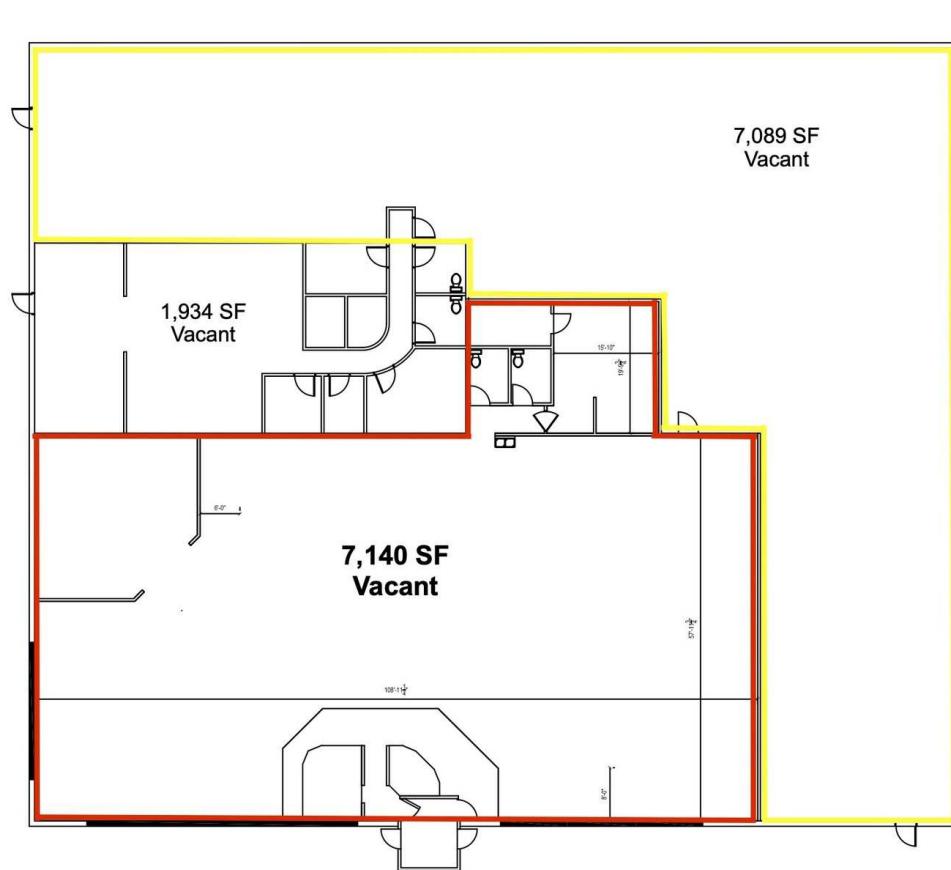
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FLOOR PLANS



#362 Livonia, MI
37405 ANN ARBOR RD, LIVONIA, MI 48150
Floor Plan

***EXISTING CONDITIONS: V.I.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

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RETAILER MAP



Legacy Commercial Property

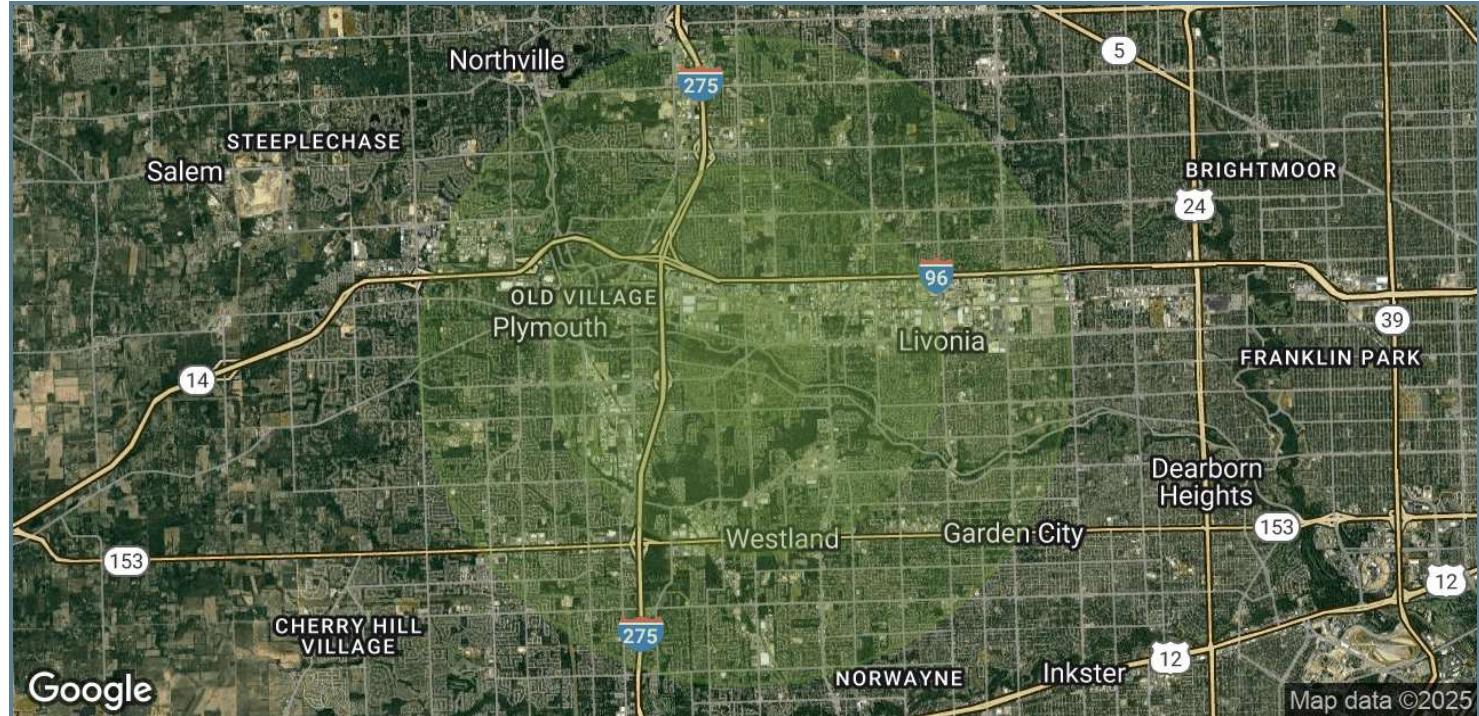
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,493	79,314	236,376
Average Age	40.7	43.4	43.7
Average Age (Male)	41.9	41.9	42.2
Average Age (Female)	39.4	45.3	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,475	37,398	103,218
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$88,882	\$77,135	\$87,512
Average House Value	\$169,591	\$178,776	\$205,768

2020 American Community Survey (ACS)



Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile

State Farm



DUNKIN'



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

