

RETAIL PROPERTY // FOR LEASE

## 2,500 SF RETAIL/OFFICE END-CAP OPPORTUNITY WITH NEWER BUILD-OUT

19151 - 19223 MERRIMAN RD

LIVONIA, MI 48152



- 2,500 SF End-Cap Retail / Office Suite
- Strong Neighborhood Strip Center w/ Diverse Tenant Mix
- Move-In Ready with Newer Buildout
- Flexible Layout with open area, private windowed offices & conference room
- Two Private Restrooms + Ample Storage
- Building & Monument Signage Available
- Ample On-Site Parking
- Competitive Lease Rate

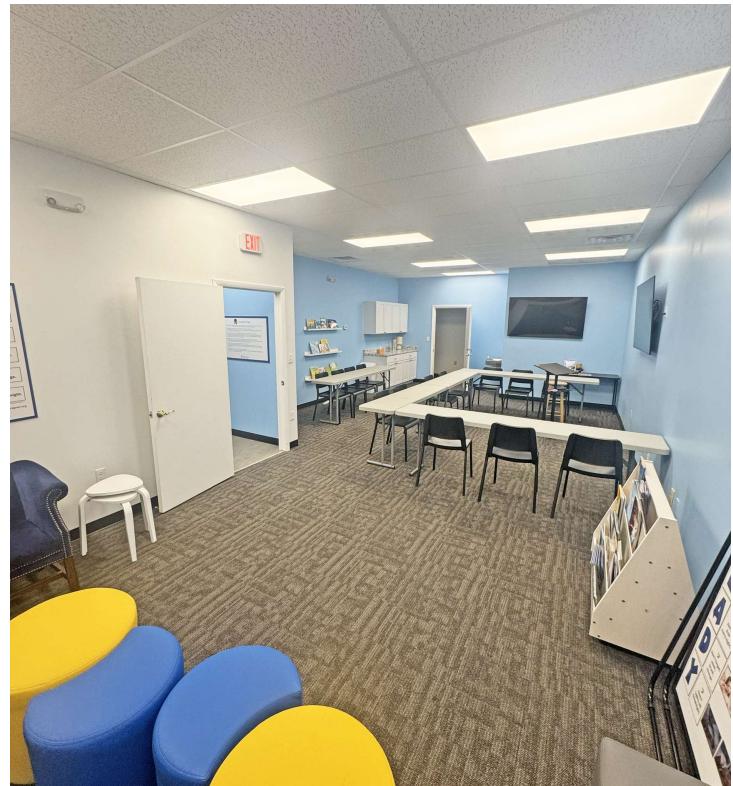
 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## EXECUTIVE SUMMARY



### Lease Rate

**\$10.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size:	21,000 SF
Available SF:	2,500 SF
Lot Size:	2.43 Acres
Year Built:	1974
Renovated:	2023
Zoning:	Commercial
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	14,300

### PROPERTY OVERVIEW

Introducing a prime leasing opportunity at Merriman Mall, a well-positioned neighborhood strip center located along high-traffic Merriman Road in Livonia. This 2,500 SF end-cap retail/office suite offers outstanding visibility, easy access, and a highly functional layout—making it ideal for a wide range of retail, service, medical, or professional office users.

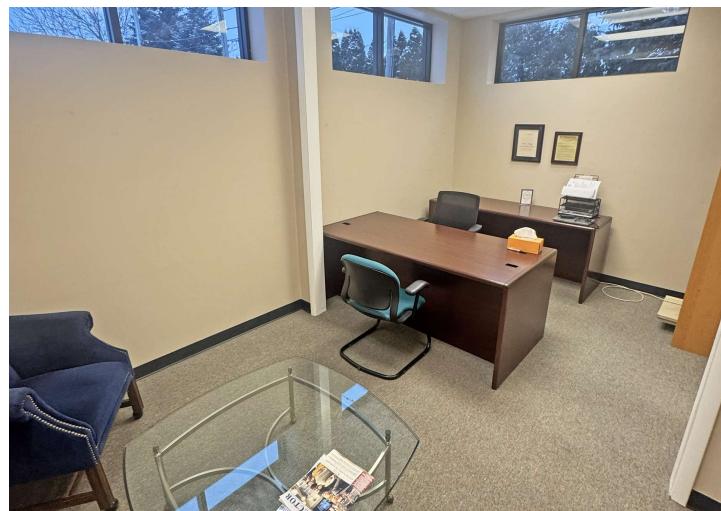
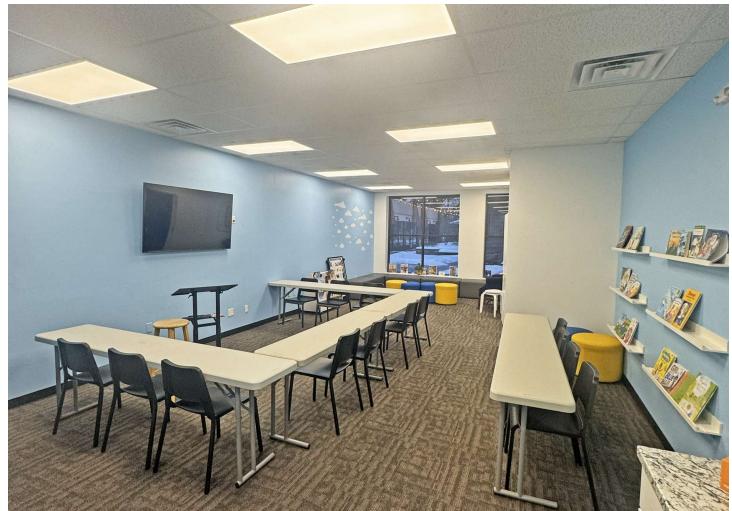
Formerly occupied by a nonprofit organization, the space is move-in ready and features a newer, high-quality buildout with fresh carpet, paint, and upgraded finishes that create a welcoming, professional environment for both customers and staff. The versatile floor plan includes an open reception or showroom area, multiple private windowed offices, a conference room, two private restrooms, and generous storage—allowing tenants to operate efficiently from day one. Additional highlights include ample on-site parking, competitive lease rates, and strong surrounding tenancy.

### 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 Livonia Marketplace and Laurel Park Place. This 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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**Merriman Rd.**



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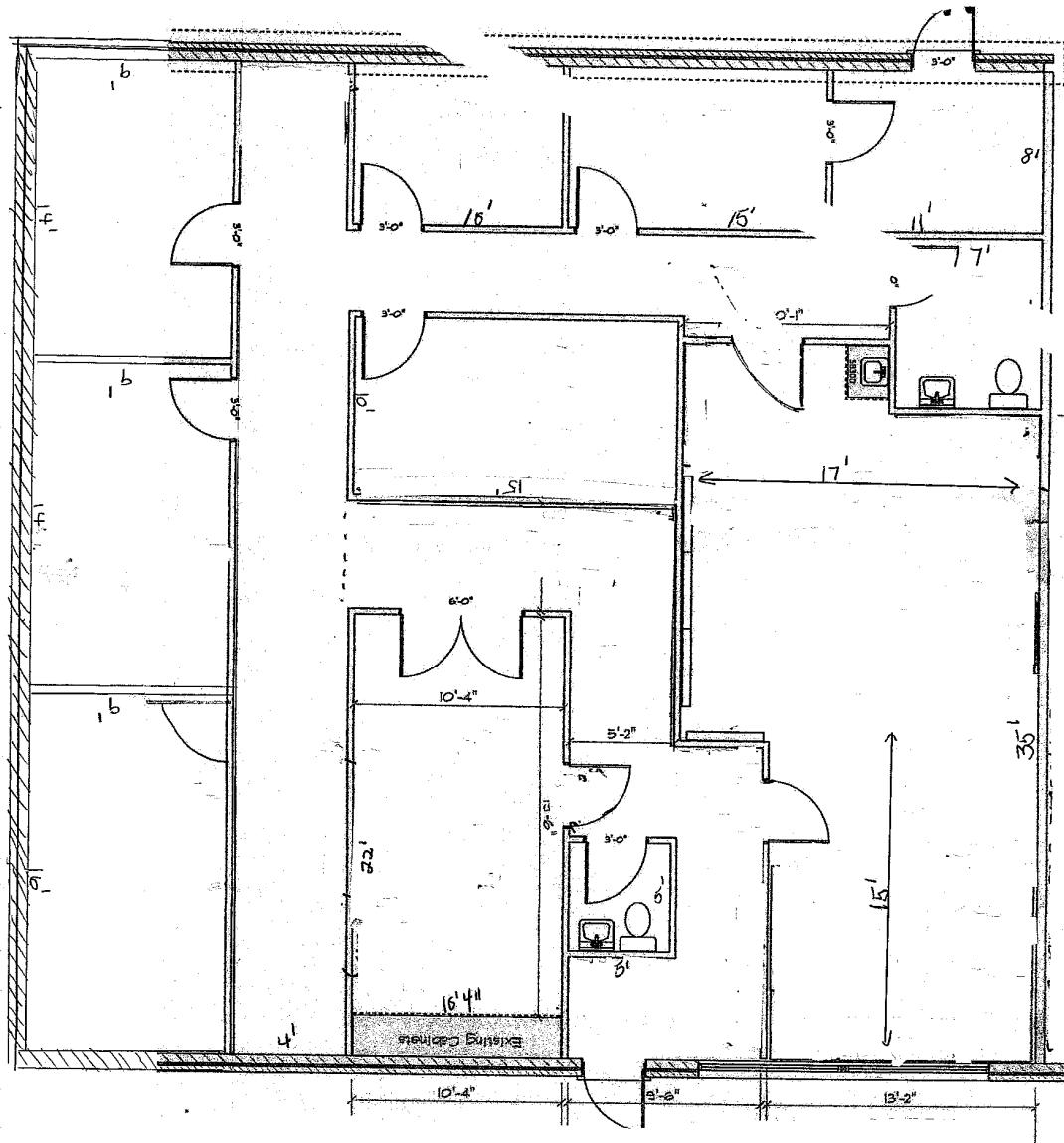
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## FLOOR PLANS



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## RETAILER MAP



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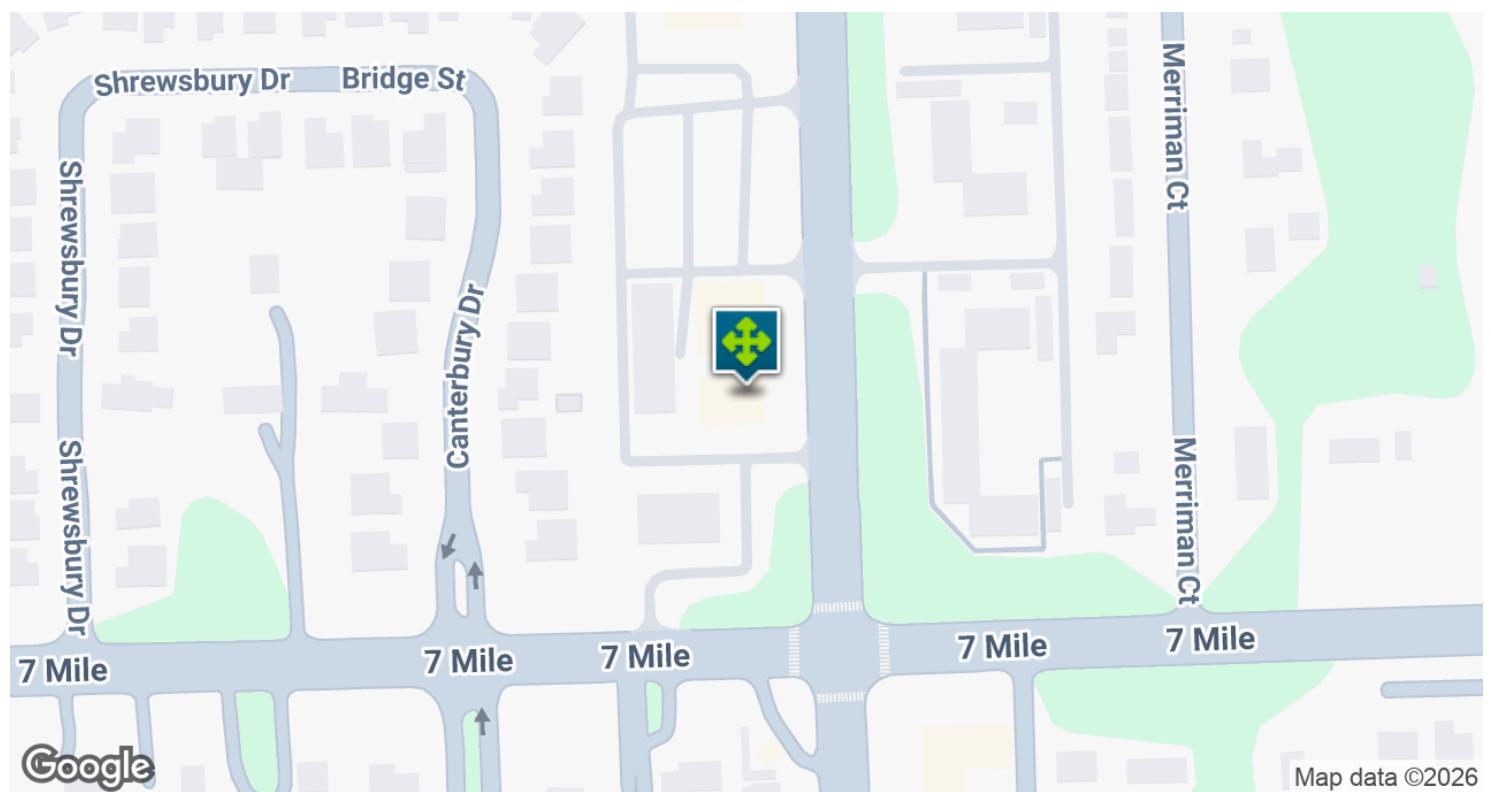
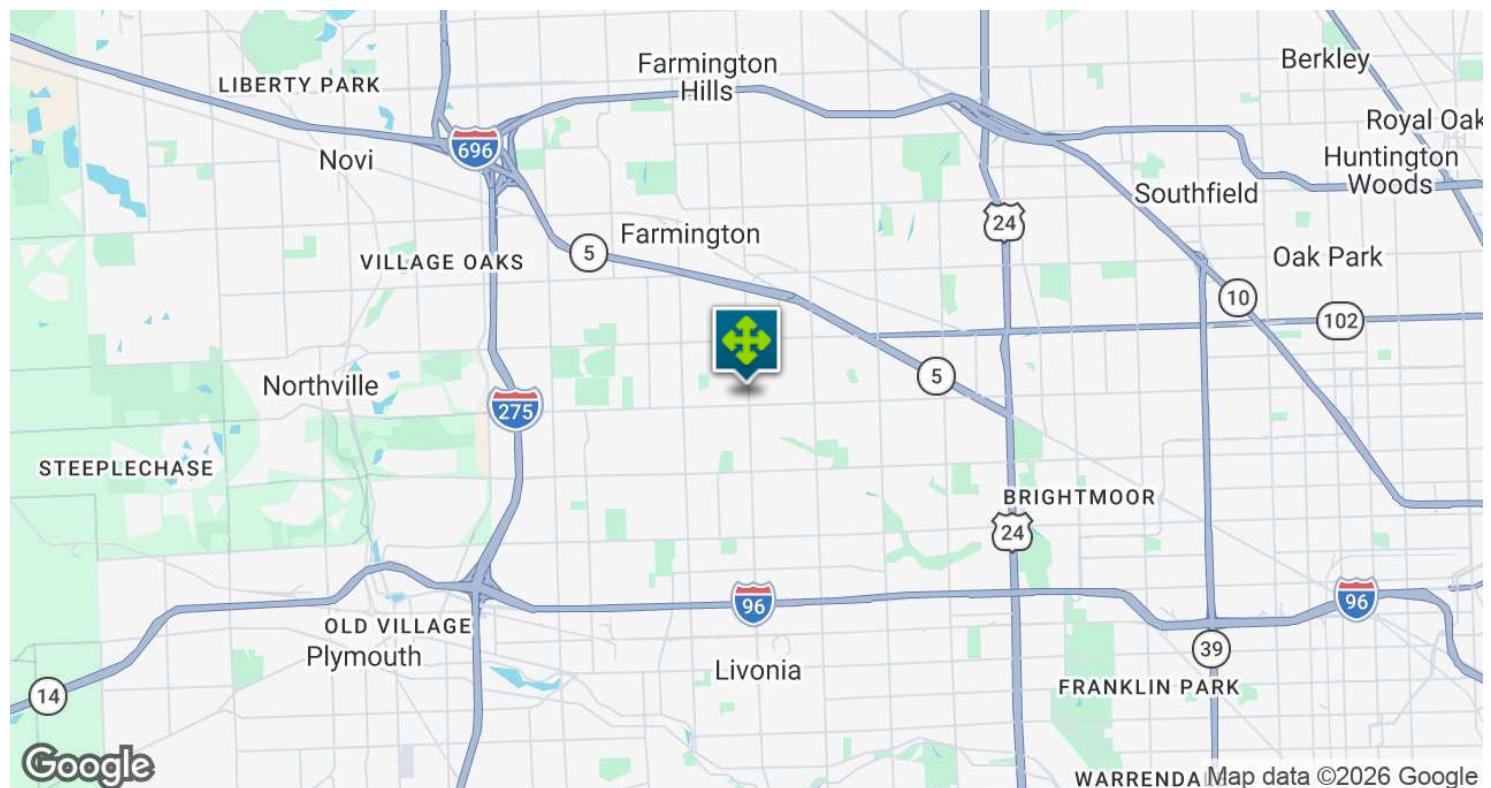
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## LOCATION MAP



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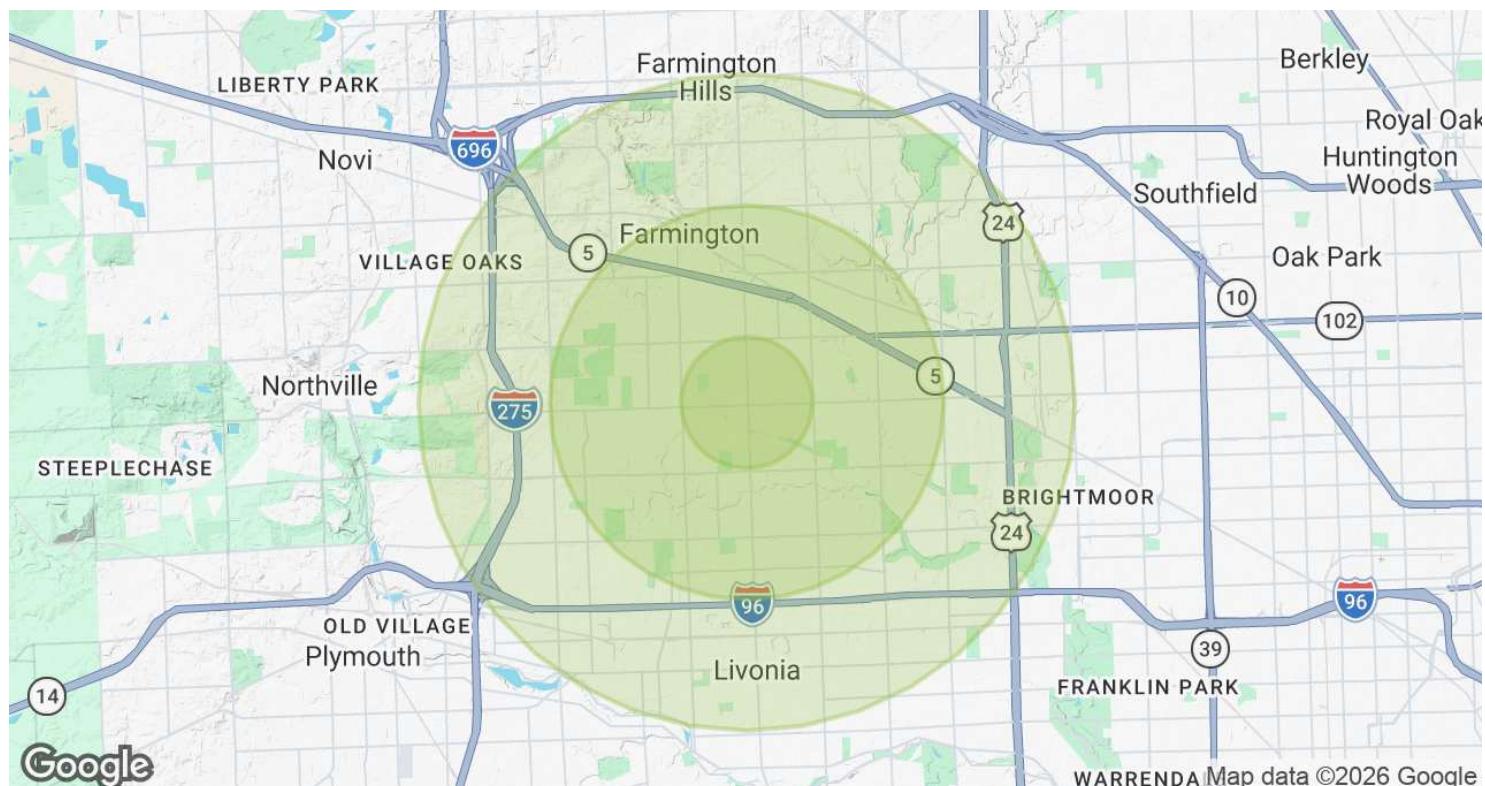
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# DEMOGRAPHICS MAP & REPORT



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**



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