

LAND PROPERTY // FOR LEASE

0.60 Acre
Outlot

BIGGBY.
COFFEE

OUTLOT OPPORTUNITY ON ANN ARBOR RD

38000 ANN ARBOR RD
LIVONIA, MI 48150



- 0.60 acre outlot for lease
- Landlord will build to suit a 2,000 - 3,000 SF retail building
- Opportunity for coffee or fast food
- Anchor tenant is a high-volume Dollar Tree
- 18,000 vehicles per day on Ann Arbor Rd
- All utilities available to site
- Located at the corner of Ann Arbor Rd and Ann Arbor Trail



P.A. COMMERCIAL
Corporate & Investment Real Estate

0.60 Acre
Outlot

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100

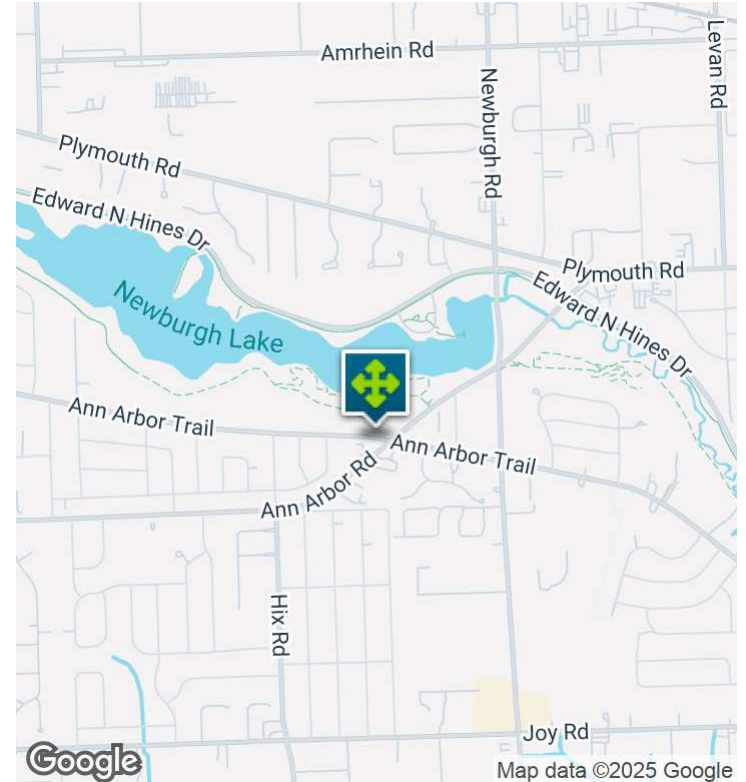
pacommercial.com

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38000 ANN ARBOR RD, LIVONIA, MI 48150 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate	CONTACT BROKER
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PROPERTY OVERVIEW

Introducing an outstanding lease opportunity at 38000 Ann Arbor Rd in Livonia, MI. This 0.60 acre outlot offers an unparalleled location at the corner of Ann Arbor Rd and Newburgh Rd, attracting a vast traffic of 18,000 vehicles per day. With the potential to build a 2,000 - 3,000 SF retail building (landlord will build to suit qualified tenant), this space presents an ideal chance for a coffee shop or fast food establishment. As an anchor tenant, the high-volume Dollar Tree ensures a strong and consistent customer base. Other retailers across the street include a McDonalds, Biggby Coffee, Little Caesars, and Mobil Gas Station. Don't miss the chance to bring your business to this prime retail location.

OFFERING SUMMARY

Available SF:	2,000 - 3,000 SF
Lot Size:	0.6 Acres
Year Built:	1979
Zoning:	C-2 Commercial
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	18,000

LOCATION OVERVIEW

This highly desirable location in Livonia, MI offers a prime opportunity for retail and land tenants seeking a high-traffic location. Situated in a thriving commercial district, the area boasts a strong residential community and convenient access to major highways, making it an ideal destination for businesses.



Dan Blugerman, CCIM SENIOR ASSOCIATE

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ADDITIONAL PHOTOS

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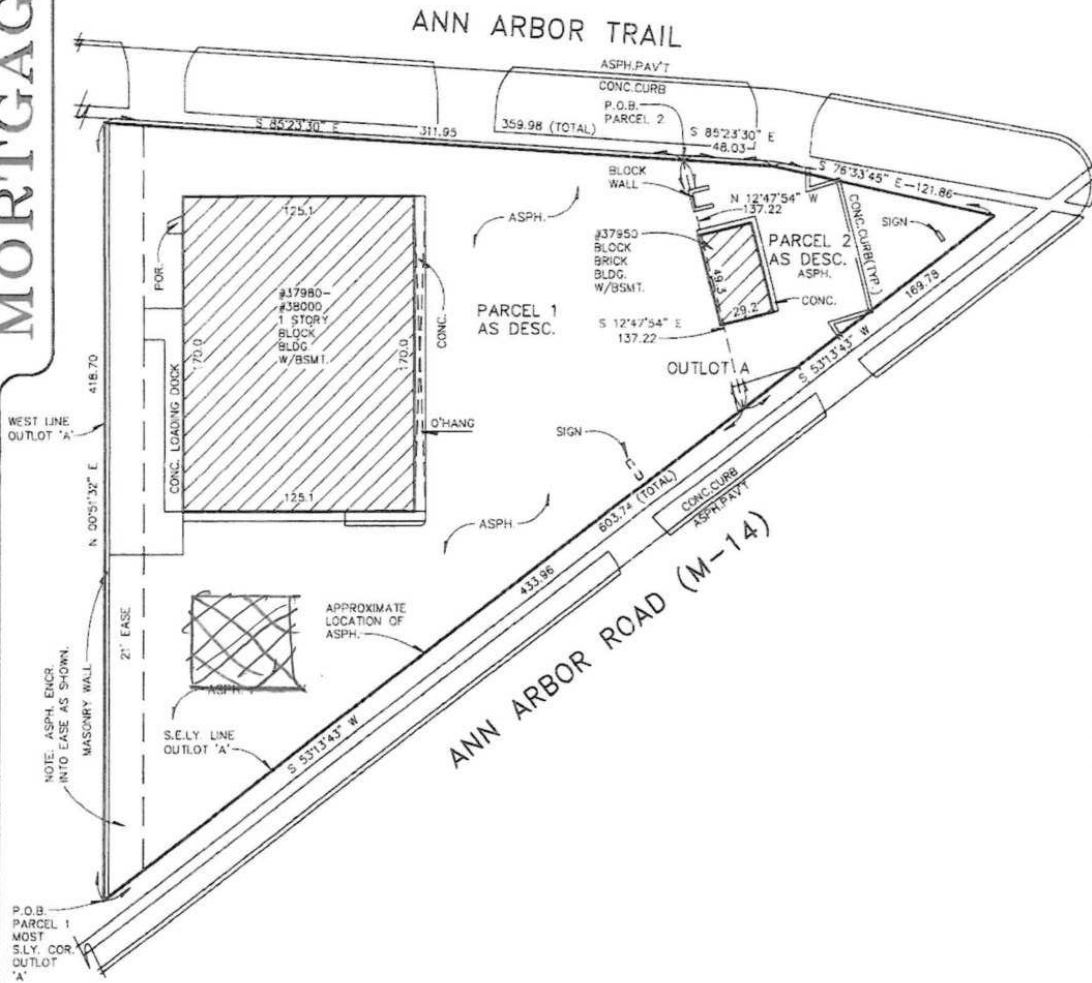


MORTGAGE SURVEY

Certified to: FIRST FEDERAL BANK, LIBERTY TITLE AGENCY,
FIRST AMERICAN TITLE INSURANCE COMPANY AND NEW CENTURY LLC

Applicant: NEW CENTURY LLC

Property Description:
SEE PAGE 2 OF 2



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

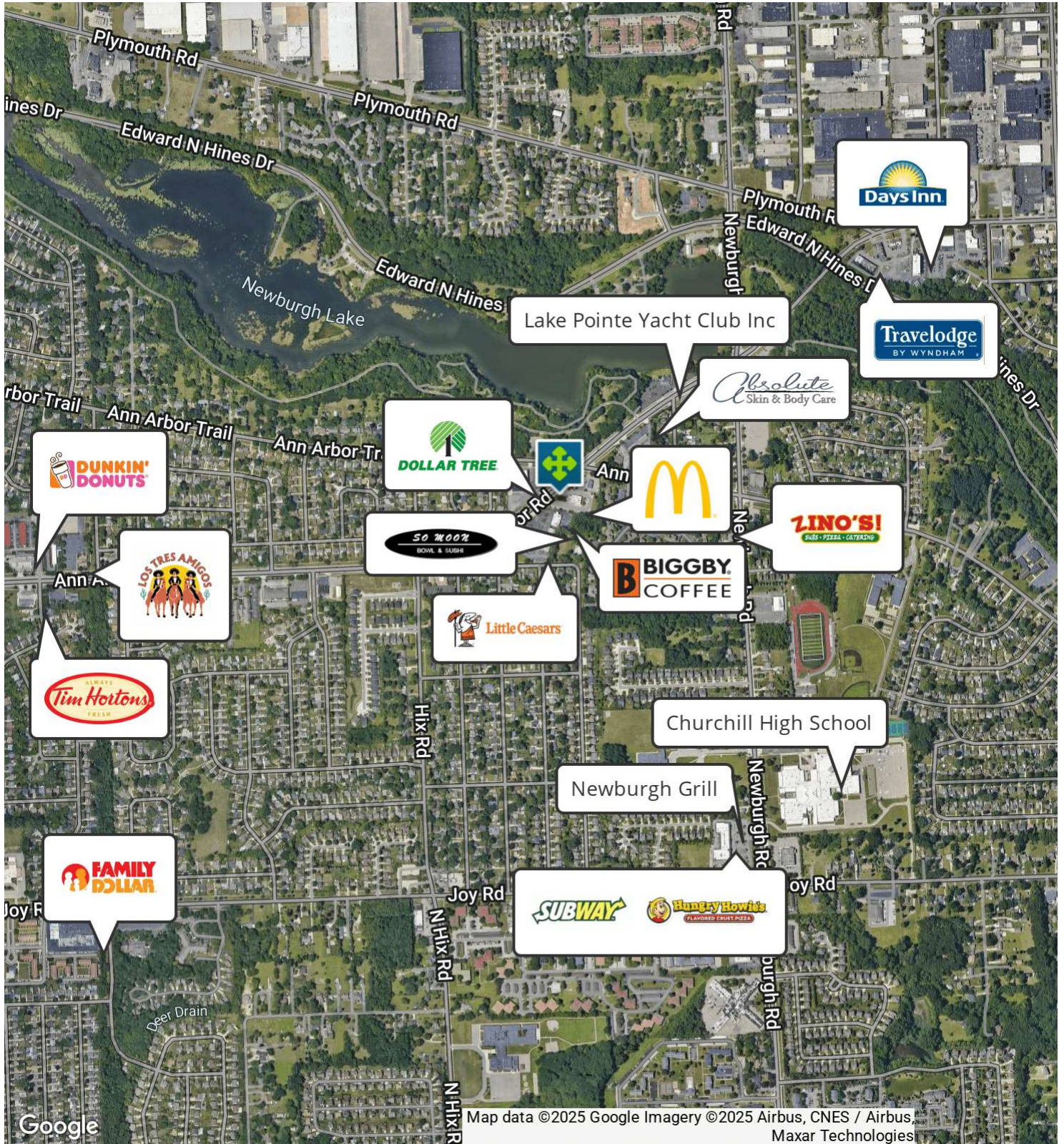


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RETAILER MAP

2.66 Acre
Outlot

Rd - 18,000 VPD



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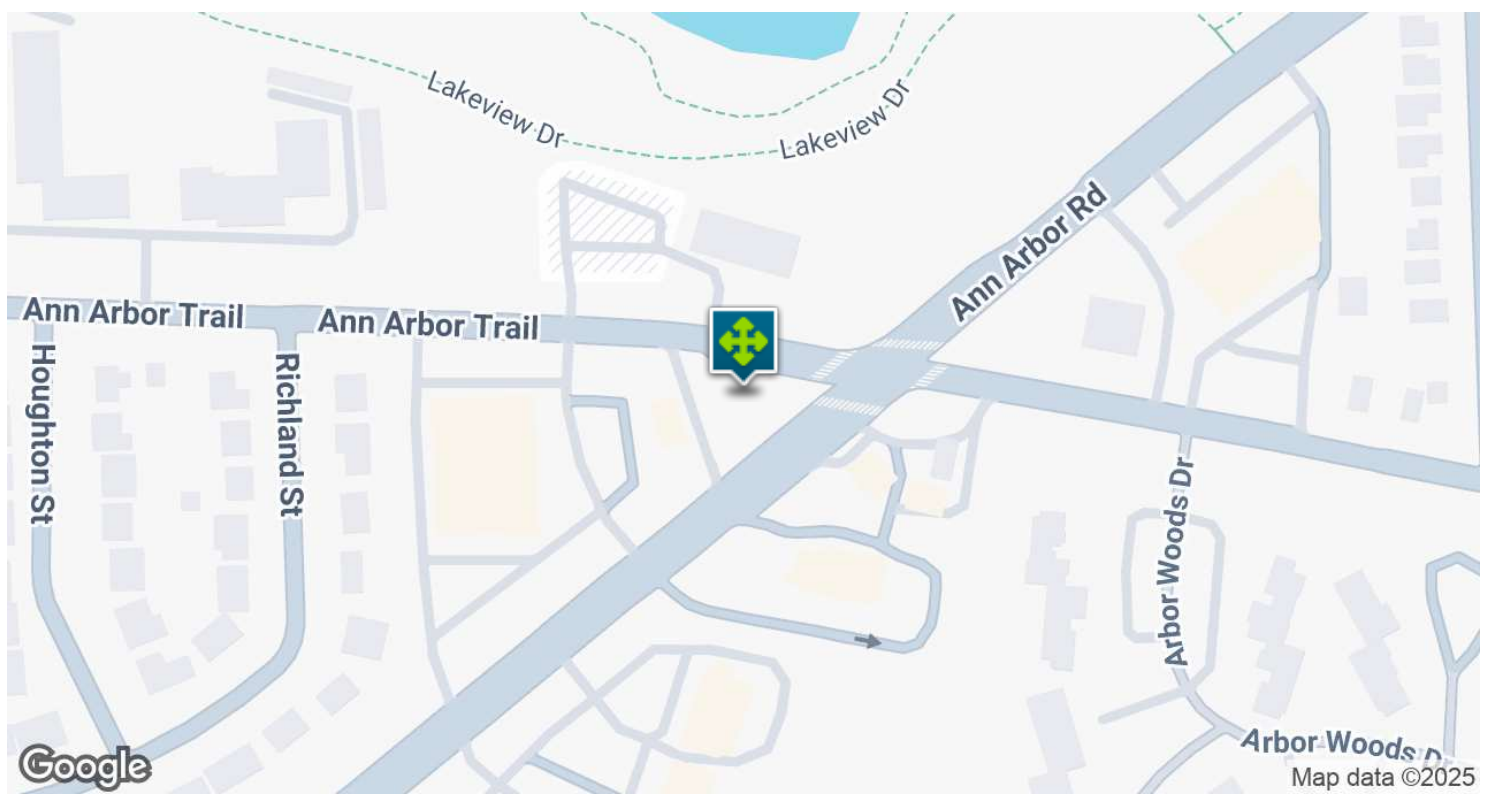
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LOCATION MAP

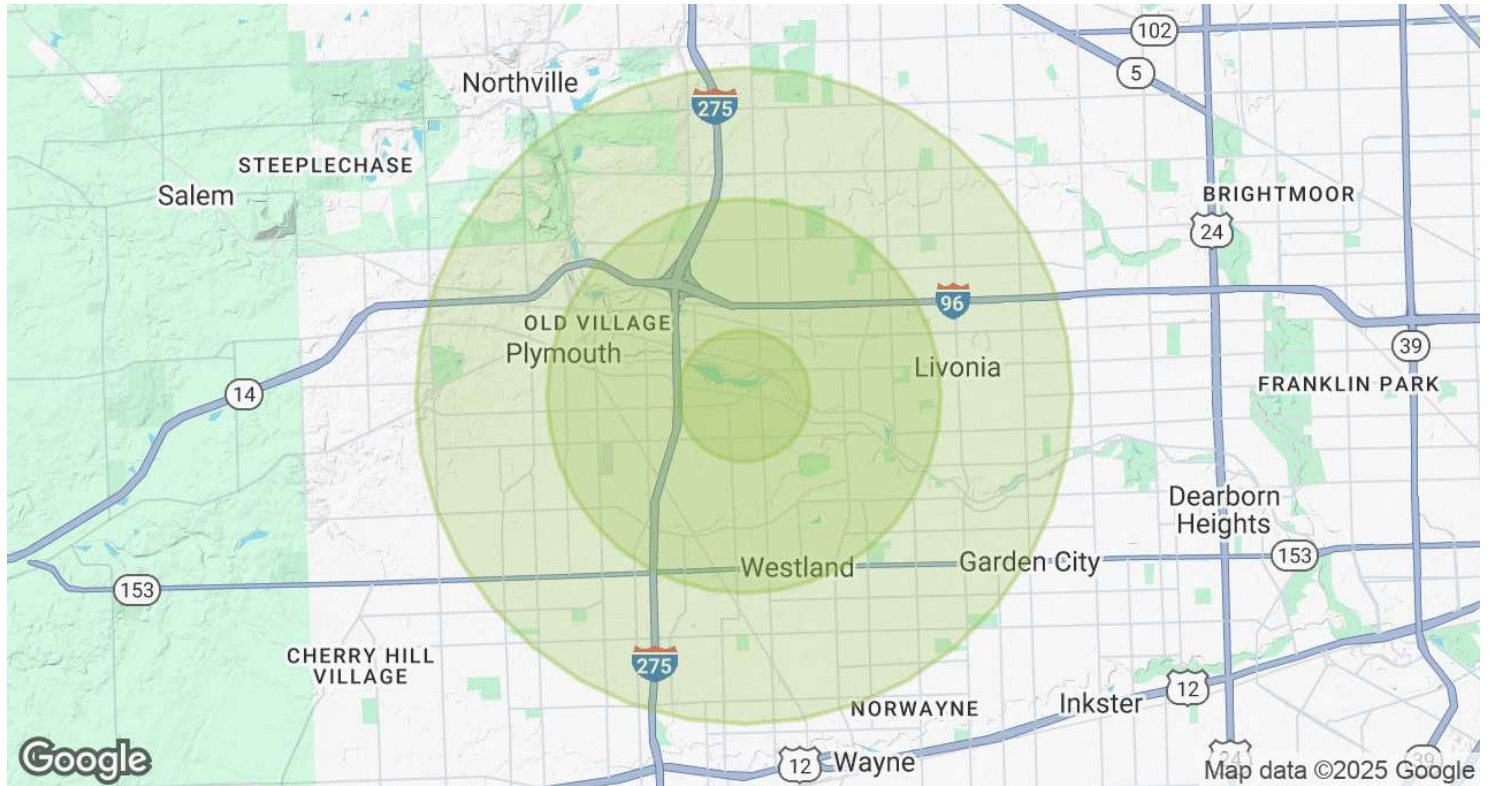
0.63 Acre
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,480	83,505	240,193
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,282	38,522	101,252
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$105,720	\$100,854	\$115,964
Average House Value	\$272,815	\$282,630	\$310,565

Demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



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