

**AVAILABLE**

**±100,597 SF**

**VICTOR CORPORATE PARK**

**19975 Victor Parkway**

Livonia, MI



**FRIEDMAN**  
REAL ESTATE 



# MEET YOUR **TEAM**

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# ABOUT

## Victor Corporate Park

### HIGHLIGHTS

- Ideal Corporate Headquarters
- 3-story, move-in ready office building
- All new carpet and paint throughout
- Full floors up to +/-33,000 SF
- Close proximity to I-275, I-696, I-96 and M-5
- Numerous area amenities including restaurants, hotels, banks, and local shops

#### SITE INFORMATION

<b>Land Size:</b>	13.18 ac
<b>Zoning:</b>	PO-3
<b>Parking Spaces:</b>	463
<b>Parking Type:</b>	Surface

#### BUILDING INFORMATION

<b>Type:</b>	3 Star
<b>Year Built:</b>	1996
<b>Stories:</b>	3



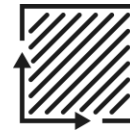
**BUILDING SIZE**  
100,597 SF



**OFFICE**  
3-Star Office



**PARKING**  
Up To 463  
Surface Spaces



**ACREAGE**  
13.18 Acres



**LEASE**  
NNN



**LEASE PRICE**  
±\$14.00 SF +E



INCREDIBLE  
**HEADQUARTERS LOCATION**

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS





# EXPERIENCE LIVONIA, MI

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population 2023	81,059	185,795	762,129
Total Population 2028	81,941	188,092	772,609
Annual Growth Rate 2023-2028	0.2%	0.2%	0.3%
Median Age	43.4	43.7	41.6
# of persons per HH	2.3	2.4	2.4
Total Households	37,617	77,791	310,595
Average HH Income	\$116,732	\$117,848	\$99,648
Median House Value	\$291,943	\$278,883	\$224,221
Consumer Spending	\$1.2B	\$2.8B	\$10.1B

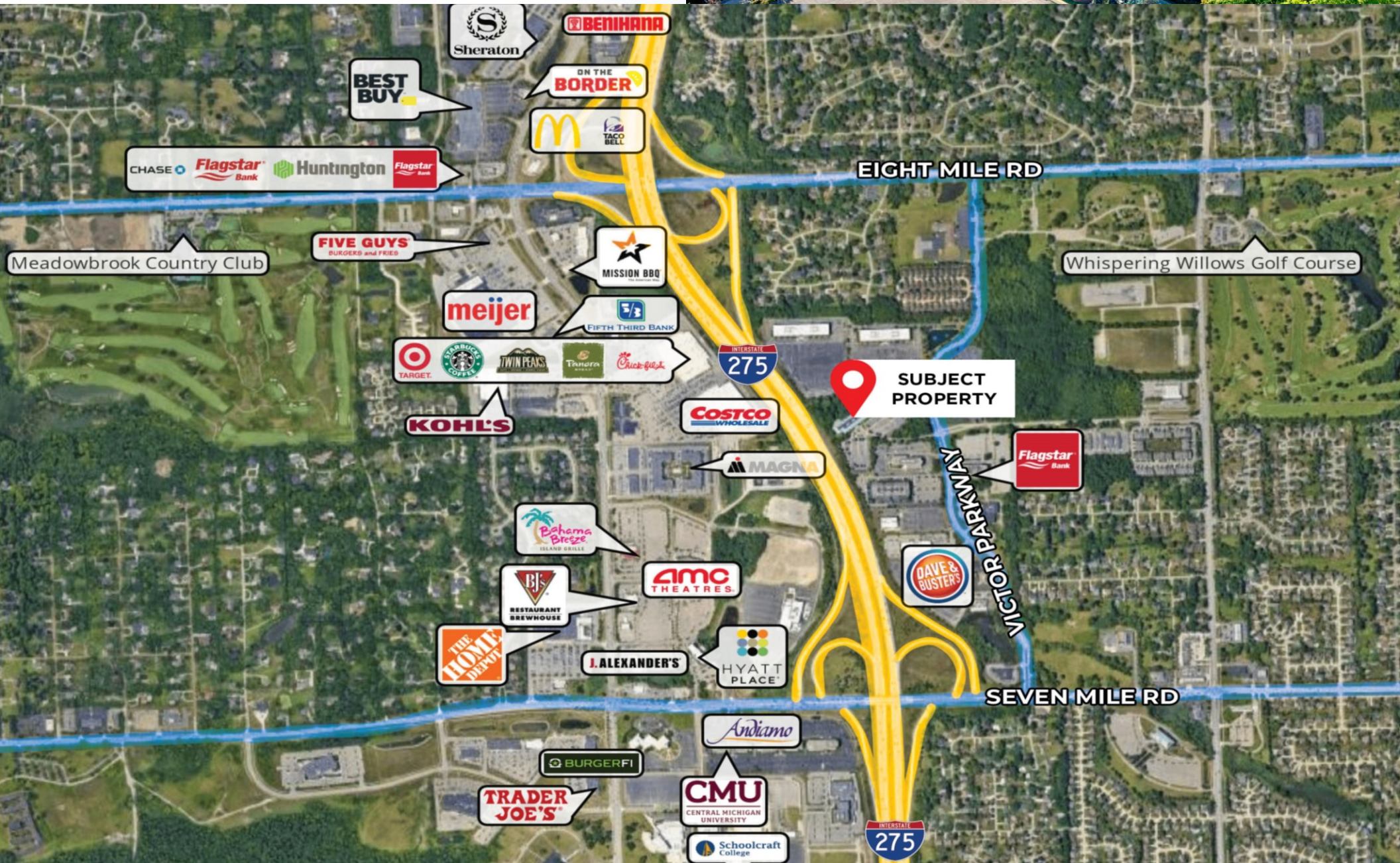
Livonia, Michigan, is a vibrant city located in Wayne County, about 20 miles northwest of downtown Detroit. With a population of approximately 95,535 as of the 2020 census, Livonia is known for its well-planned community layout and safe neighborhoods. The city offers excellent connectivity with major highways like Interstate I-96 and I-275, making it convenient for residents and visitors to travel to and from Detroit and other nearby areas. Livonia's history dates back to 1835 when it was organized as Livonia Township, and it was later incorporated as a city in 1950.

Livonia boasts a variety of amenities and attractions that cater to diverse interests. The city is home to numerous parks, recreational facilities, and shopping centers, providing ample opportunities for leisure and entertainment. Notable developments include the Kirksey Recreation Center and the upcoming Senior Wellness Center, which aim to enhance the quality of life for residents. Livonia's community spirit is evident in its events and activities, such as the annual Livonia Spree, which brings together residents for a week of fun and celebration. Overall, Livonia is a thriving suburban community that offers a high quality of life and a welcoming atmosphere.



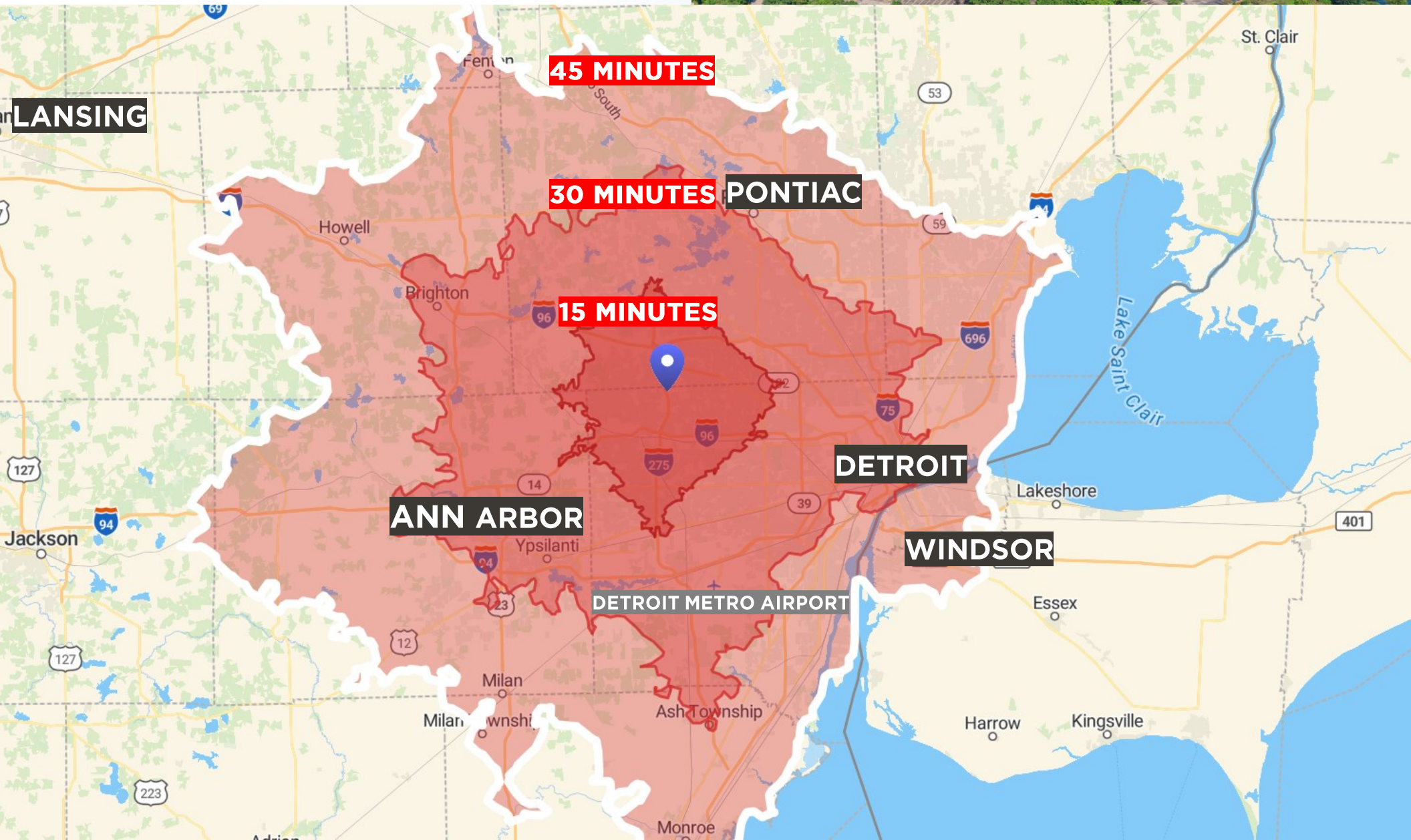


# LOCAL AMENITIES





# DRIVE TIME MAP





CREATING  
**VALUE**  
BEYOND  
**REAL  
ESTATE**



**FRIEDMAN**  
REAL ESTATE **>>>**

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