

VACANT QSR WITH DRIVE-THRU

Owner-User or Redevelopment Opportunity



16245 Livernois Avenue

DETROIT MICHIGAN

ACTUAL SITE



MICHAEL CARTER

Vice President

SRS National Net Lease Group

michael.carter@srsre.com

D: 248.688.0630 | M: 586.549.4260

101 W Big Beaver Road, Suite 415

Troy, MI 48084

MI License No. 6501369793

MATTHEW MOUSAVI

Managing Principal

SRS National Net Lease Group

matthew.mousavi@srsre.com

D: 949.698.1116 | M: 714.404.8849

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01732226

FRANK ROGERS

Vice President

SRS National Net Lease Group

frank.rogers@srsre.com

D: 248.688.0631 | M: 810.348.3324

101 W Big Beaver Road, Suite 415

Troy, MI 48084

MI License No. 6502417063

PATRICK R. LUTHER, CCIM

Managing Principal

SRS National Net Lease Group

patrick.luther@srsre.com

D: 949.698.1115 | M: 480.221.4221

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01912215



Broker of Record: Frank Rogers, SRS National Net Lease Group LP | MI License No. 6502417063

OFFERING

Price	\$880,000
PSF	\$498

PROPERTY SPECIFICATIONS

Rentable Area	1,766 SF
Land Area	0.28 Acres
Property Address	16245 Livernois Avenue Detroit, Michigan 48221
County	Wayne County
Year Built	1996
Parcel Number	16017800-6 & 16017807
2020 Property Taxes	\$5,546
Ownership	Fee Simple (Land & Building)
Zoning	B4
Parking Spaces	3

*The 2020 property taxes are per a third party provider. Please refer to the county assessor for an extensive property tax history breakdown.

Excellent Redevelopment or Lease-Up Opportunity | General Business (B-4) Zoning | Tremendous Value

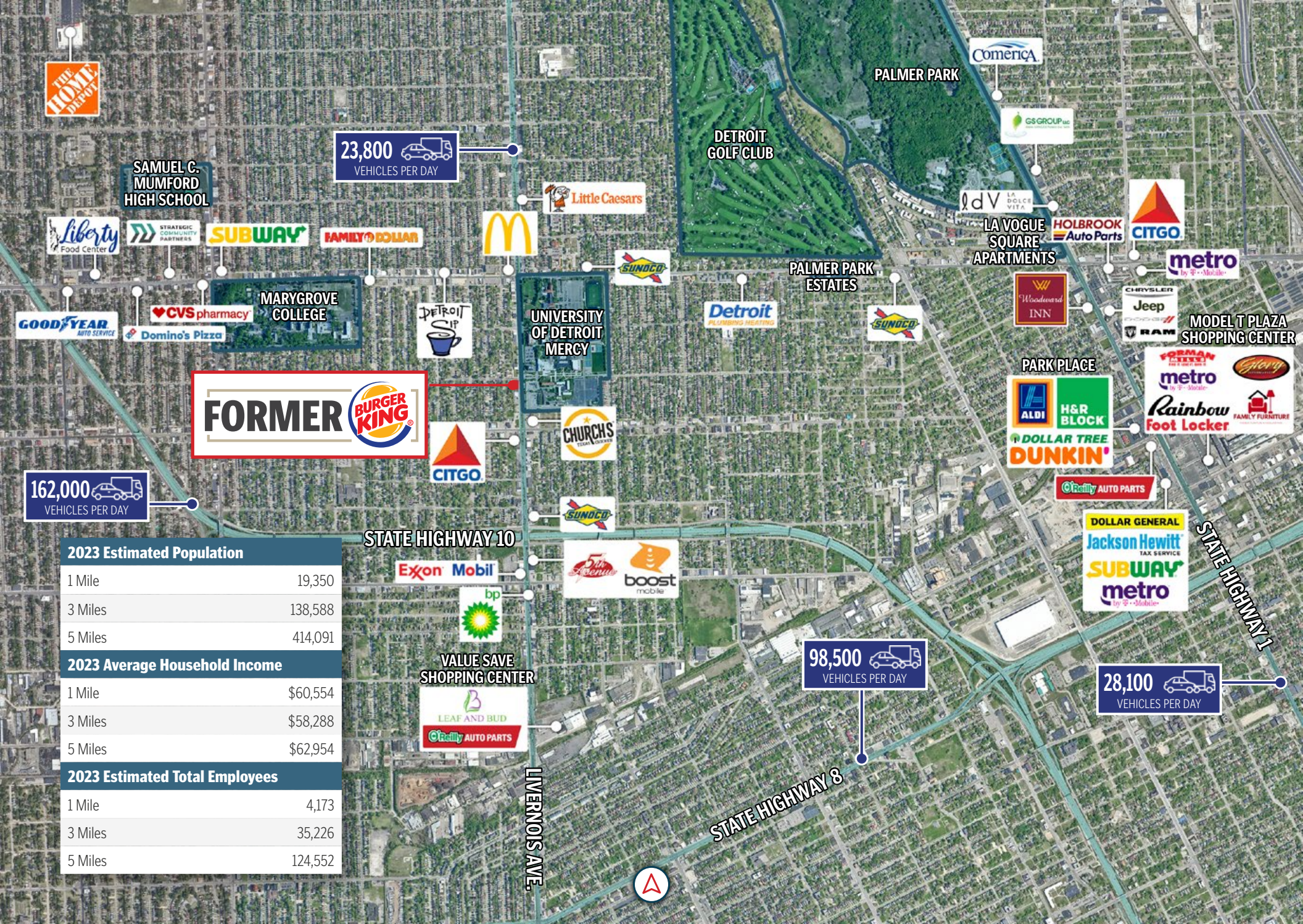
- The site presents an excellent lease-up or redevelopment opportunity
- The property is zoned B-4 – General Business District, providing a wide range of commercial uses
- The building is located in a highly desirable retail location with direct access to residential communities, national/regional tenants, and a university
- Built in 1996, the property consists of 1,766 SF of GLA on 0.28 acres, and features a drive-thru to benefit the surrounding customer base

Located Along Livernois Avenue | Centralized Location | Strong Tenant Presence | Adjacent to University of Detroit Mercy

- The subject is strategically located along Livernois Avenue with clear visibility and access to an average of 23,800 VPD
- The asset also benefits from direct access onto State Highway 10 (162,000 VPD) along with State Highway 8 (98,500 VPD)
- The trade area is home to McDonald's, ALDI, Church's Texas Chicken, CVS Pharmacy, Family Dollar, Detroit Sip, O'Reilly Auto Parts, and other tenants
- The surrounding national and regional tenant presence drive a steady stream of loyal, local consumers to the trade area
- The property front University of Detroit Mercy, a private institution with over 5,200 students, 210 faculty members, and 100 academic degrees and programs of study

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- More than 414,000 residents and 124,500 employees support the trade area
- \$62,954 average annual household income



FORMER 

23,800 
VEHICLES PER DAY

162,000 
VEHICLES PER DAY

98,500 
VEHICLES PER DAY

28,100 
VEHICLES PER DAY

2023 Estimated Population

1 Mile	19,350
3 Miles	138,588
5 Miles	414,091

2023 Average Household Income

1 Mile	\$60,554
3 Miles	\$58,288
5 Miles	\$62,954

2023 Estimated Total Employees

1 Mile	4,173
3 Miles	35,226
5 Miles	124,552

STATE HIGHWAY 10

STATE HIGHWAY 1

STATE HIGHWAY 8

LIVERNOIS AVE.



FLORENCE ST.

PYLON SIGN

FORMER 

LIVERNOIS AVE.

BOSCO FISH SEAFOOD & POULTRY

23,800
VEHICLES PER DAY





SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

This document has been prepared by SRS Real Estate Partners' National Net Lease Group (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document.

Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.