

RETAIL PROPERTY FOR LEASE

Two Retail Spaces Available with Great Road Exposure

19171 - 19191 MERRIMAN RD
LIVONIA, MI 48152



Motivated landlord

Great exposure to Merriman

Adjacent to new development

Flexible floor plan



P.A. COMMERCIAL
Corporate & Investment Real Estate

MERRIMAN MALL

19171 - 19191 MERRIMAN RD, LIVONIA, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,700 - 2,400 SF

Building Size: 28,200 SF

Lease Rate: \$10.00 - 12.00 SF/yr
(NNN)
2018 Nets: \$3.91/sf

Year Built: 1974

Lot Size: 2.43 Acres

Market: Detroit

PROPERTY OVERVIEW

There are currently two retail spaces with flexible floor plans available for lease within this long-standing neighborhood retail center. This is a great opportunity with low lease rates! 19159 Merriman is 2,400 SF and was a former yoga studio that features studio space, private offices, a reception area, and private restrooms. 19183 Merriman is 1,700 SF with two private restrooms.

LOCATION OVERVIEW

Located at the busy corner of W 7 Mile and Merriman Road. Merriman Mall is ideally situated between the new L.A. Fitness and Joe's Produce. Ample parking and great signage. Over 16,000 cars a day on Merriman Road.

PROPERTY HIGHLIGHTS

- Motivated landlord
- Great exposure to Merriman
- Adjacent to new development
- Flexible floor plans

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// AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,700 - 2,400 SF

LEASE TERM | Negotiable

LEASE RATE | \$10.00 - \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
19159 Merriman Road	Available	2,400 SF	NNN	\$12.00 SF/yr
19183 Merriman Rd	Available	1,700 SF	NNN	\$10.00 SF/yr

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// EXTERIOR PHOTOS



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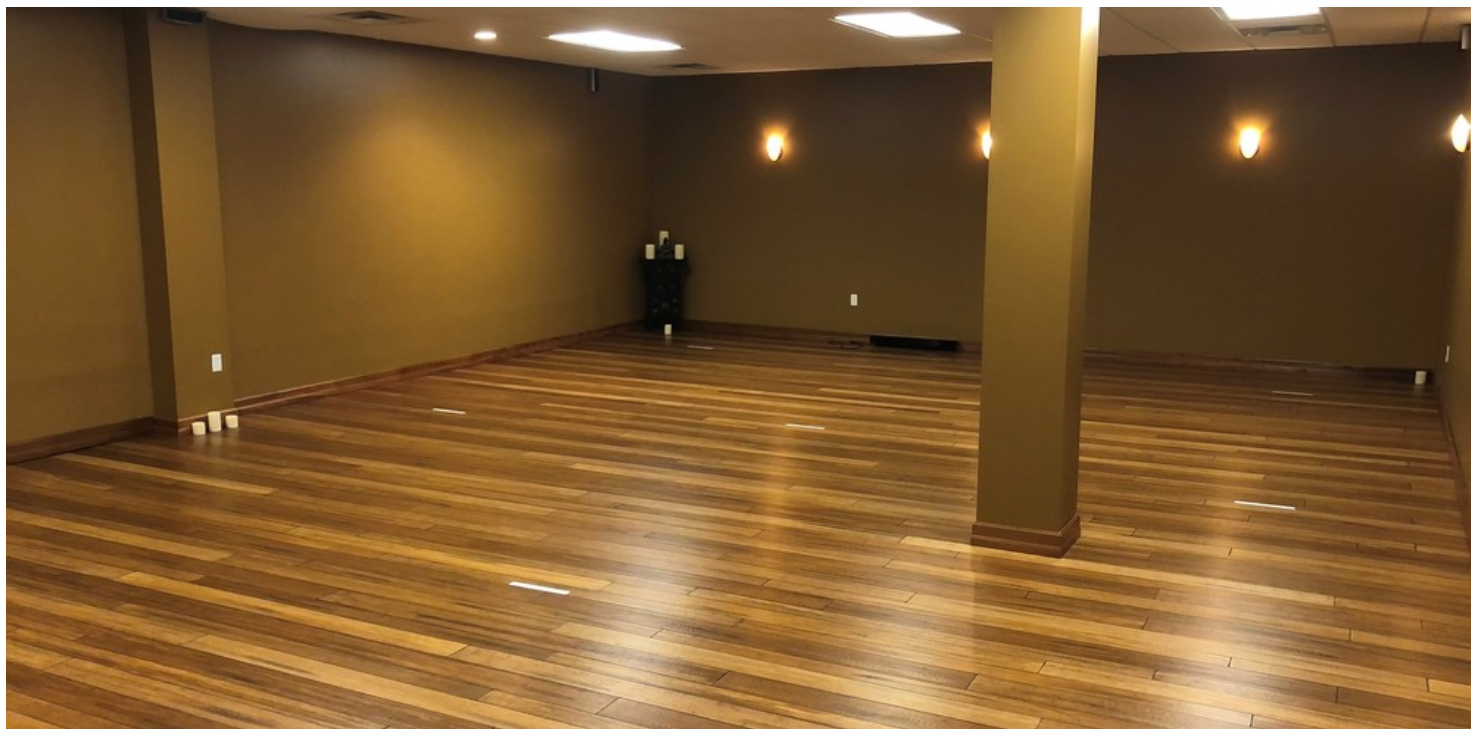
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SUITE 19159 // ADDITIONAL PHOTOS



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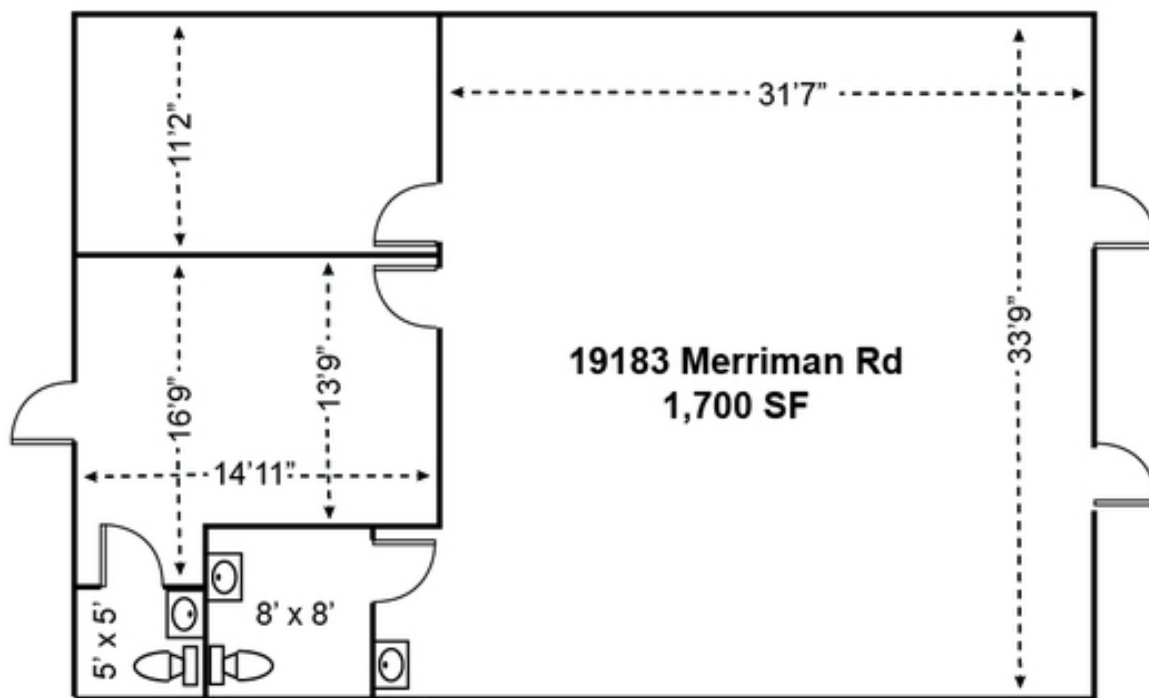
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SUITE 19183 // FLOOR PLAN



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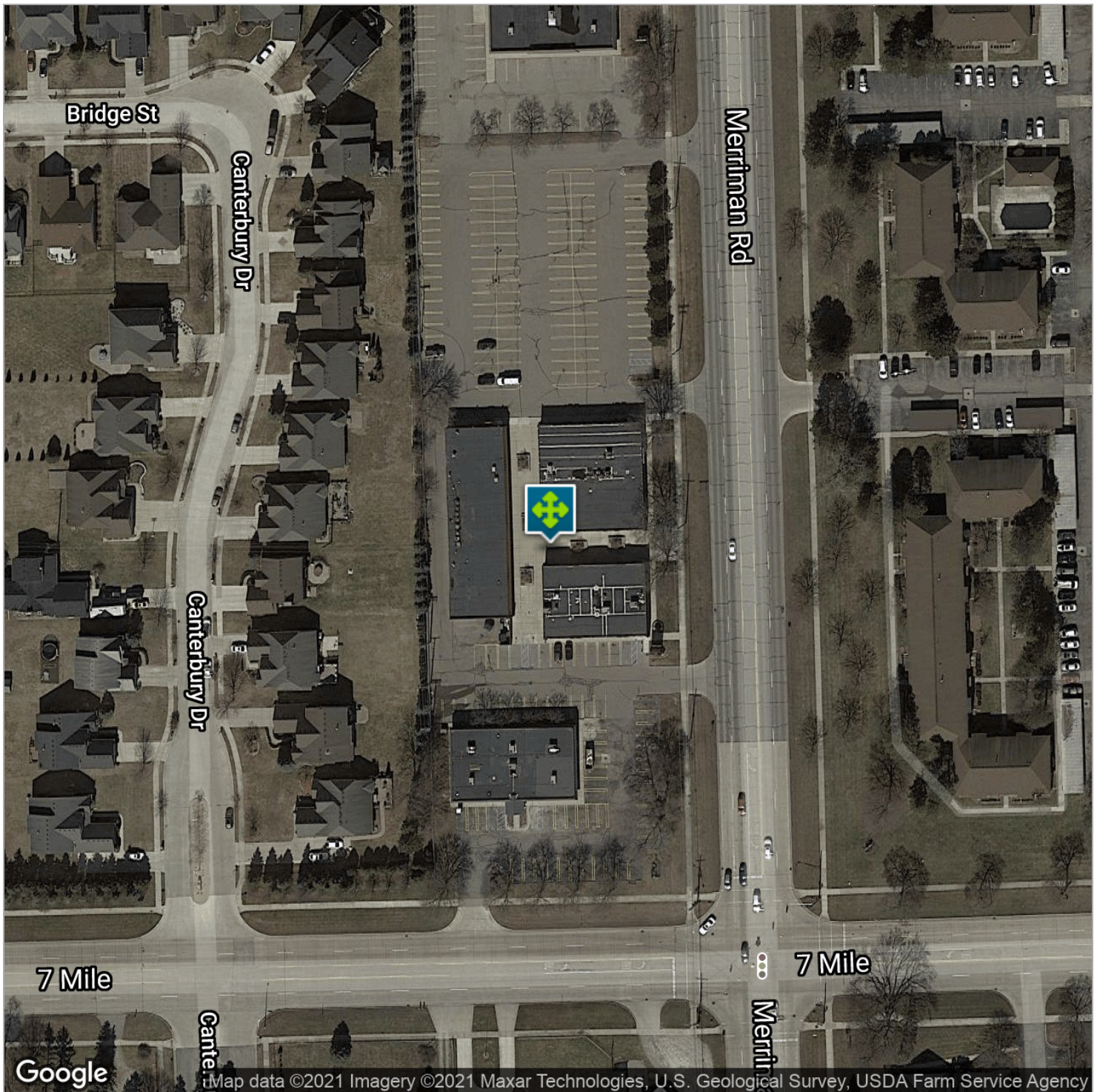
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// AERIAL MAP



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// LOCATION MAPS



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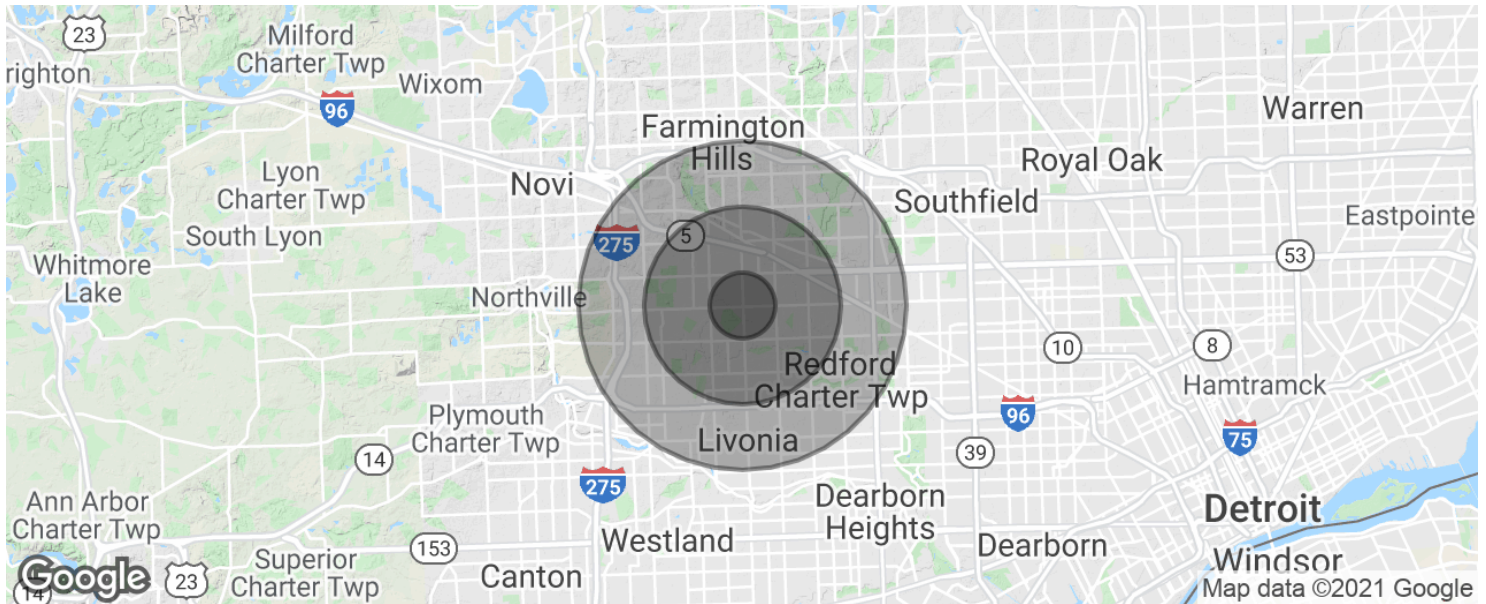
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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,310	87,400	224,956
Median age	42.6	42.0	41.4
Median age (Male)	40.6	40.4	39.6
Median 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

* Demographic data derived from 2010 US Census

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