

NUVUE MEDICAL CENTER

16975-16991 Farmington Rd, Livonia, MI 48152



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
FRANK RAKIPI
Vice President
frakipi@thomasduke.com

OFFERING SUMMARY: 16975-16991 Farmington Rd | Livonia, MI 48152



PROPERTY OVERVIEW

Multi-Tenant Medical Building for Lease.

OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (Gross)
Building Size: 7,816 SF
Available SF: 700 - 3,607 SF
Year Built: 1965
Zoning: C-1

PROPERTY HIGHLIGHTS

- Office/Medical for Lease
- Newly Renovated
- Excellent Livonia Location
- Locally owned & Managed
- Tenant Improvements Available to Qualified Tenant
- New Monument Sign at Road

BUILDING/PROPERTY INFORMATION: 16975-16991 Farmington Rd | Livonia, MI 48152

BUILDING INFORMATION

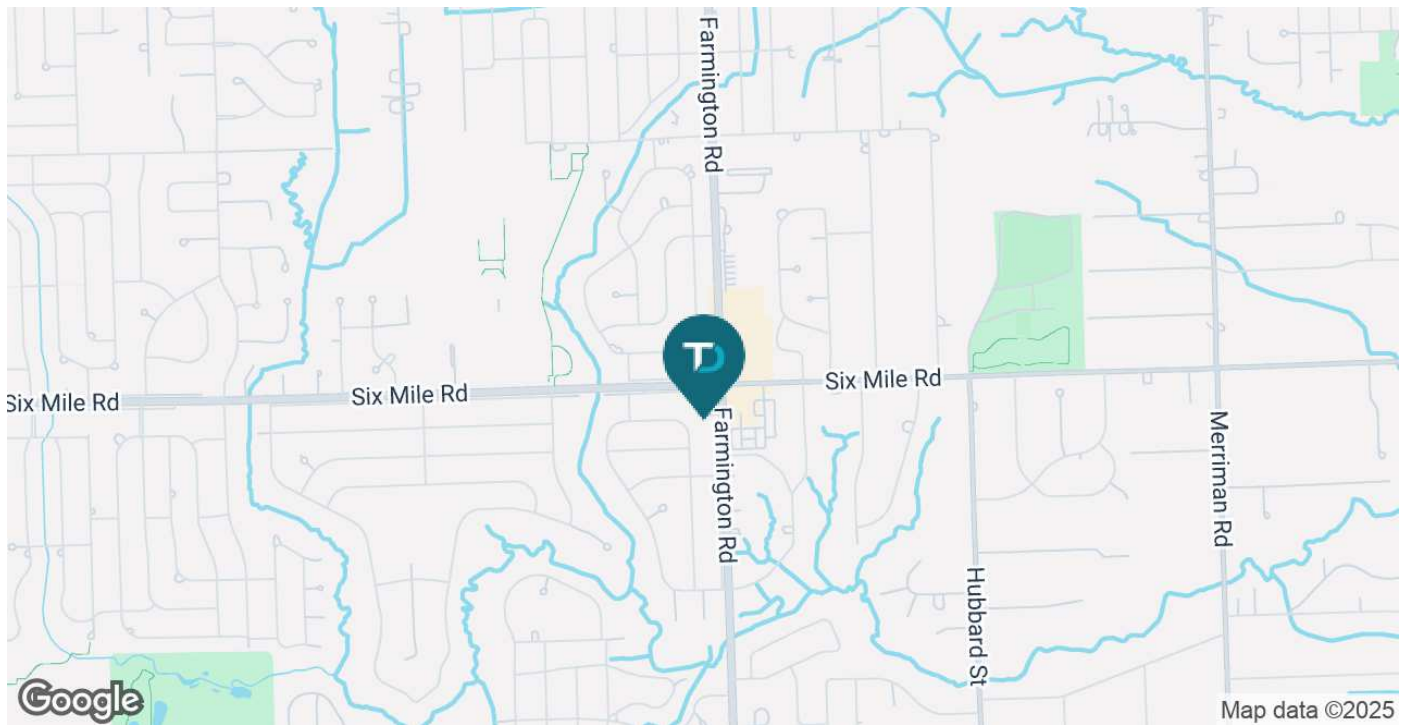
Building Size: 7,816 SF
 Year Built: 1965
 Number of Floors: 1
 Parking Spaces: 74

PROPERTY INFORMATION

Lot Size: 1.021 Acres
 Property Type: Office
 Property Subtype: Office Building
 Zoning: C-1
 Traffic Count: Farmington Rd - 34,664 VPD
 Mile Rd - 25,896 VPD
 APN: 061-02-0177-004

LOCATION INFORMATION

Located on the West side of Farmington Rd, just South of Six Mile Rd.



LEASE SPACES: 16975-16991 Farmington Rd | Livonia, MI 48152

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	700 - 3,607 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16975	Available	1,395 SF	Gross	\$22.00 SF/yr	-
16981	Available	700 SF	Gross	\$22.00 SF/yr	-
16985	Available	1,296 SF	Gross	\$22.00 SF/yr	-
16989	Available	774 SF	Gross	\$22.00 SF/yr	-
16991	Available	837 SF	Gross	\$22.00 SF/yr	-



EXTERIOR PHOTOS: 16975-16991 Farmington Rd | Livonia, MI 48152



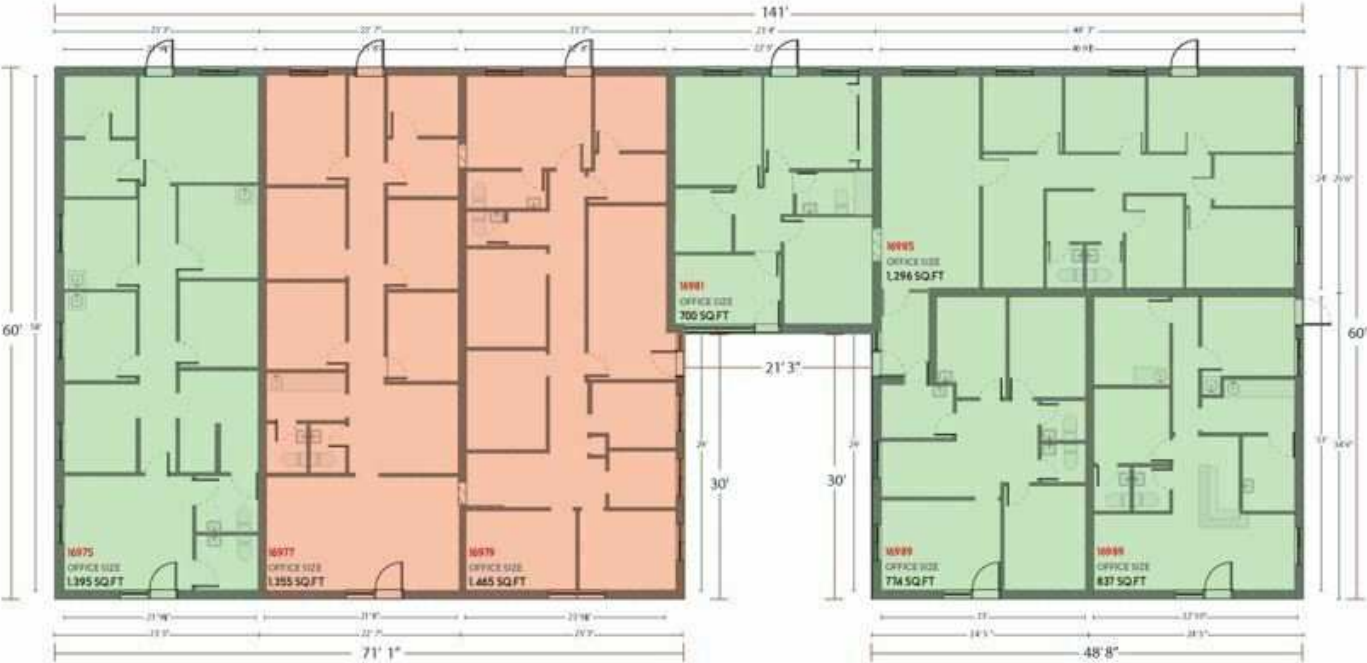


INTERIOR PHOTOS: 16975-16991 Farmington Rd | Livonia, MI 48152

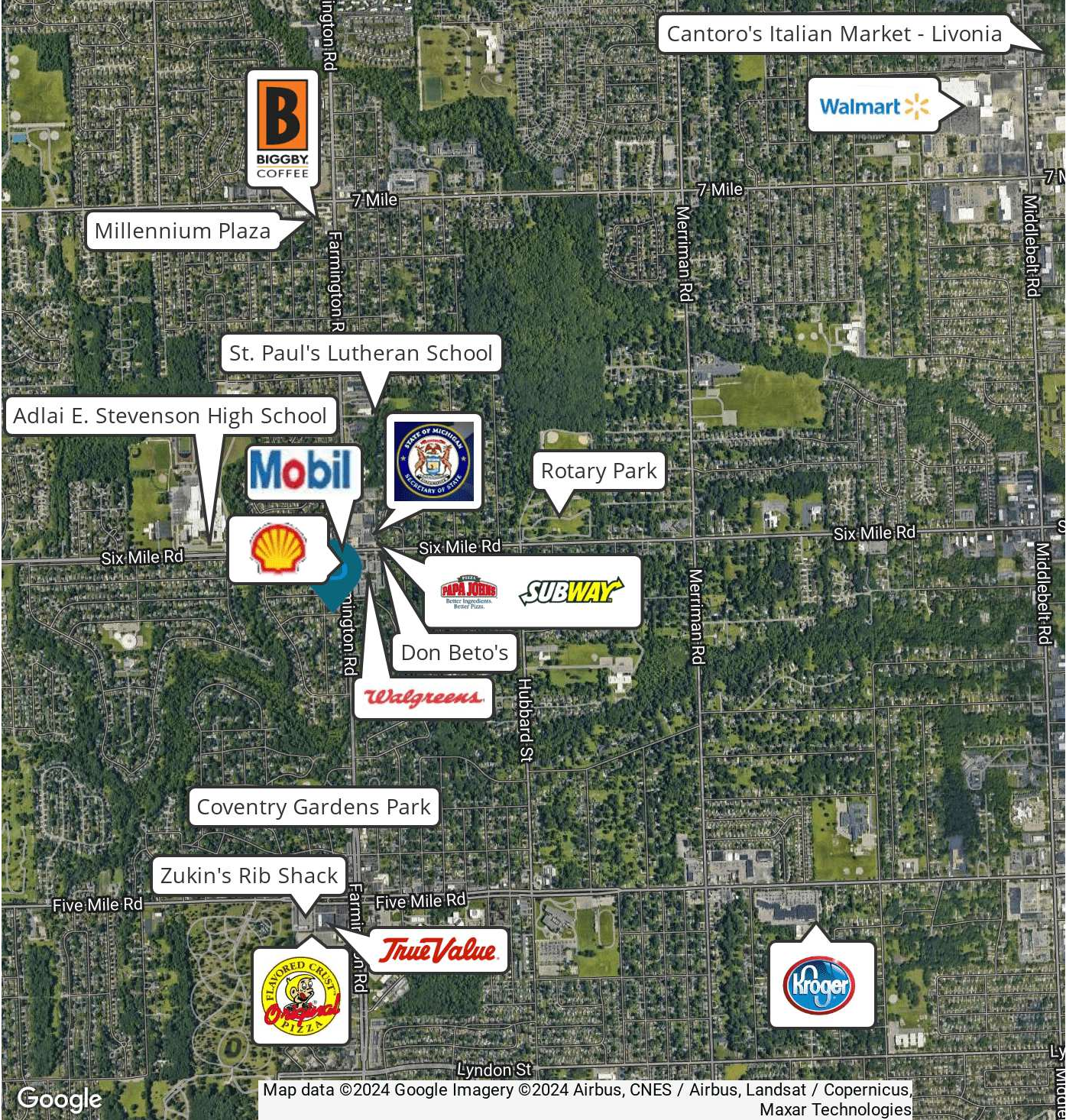


FLOOR PLANS: 16975-16991 Farmington Rd | Livonia, MI 48152

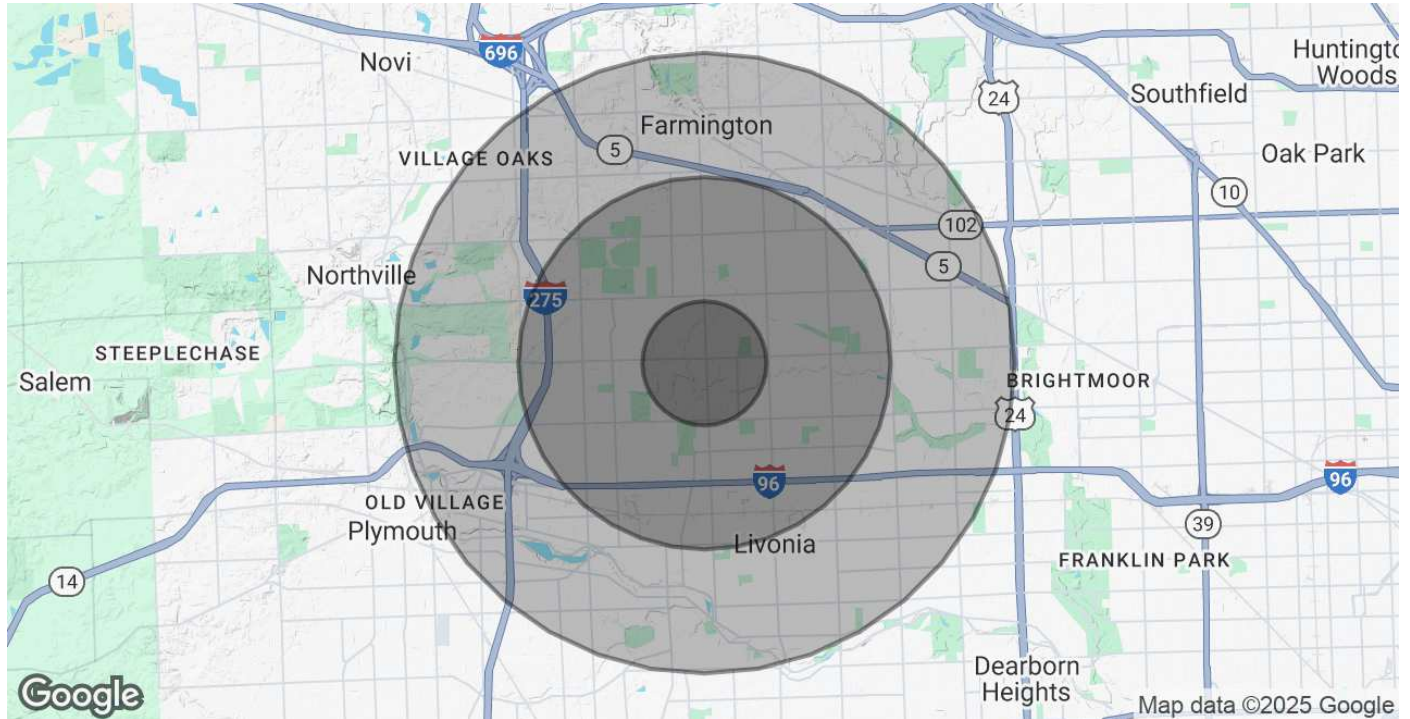
**16975 TO 16991 MULTI-UNIT BLDG
FARMINGTON RD, LIVONIA MI 48154**



RETAILER MAP: 16975-16991 Farmington Rd | Livonia, MI 48152



DEMOGRAPHICS MAP & REPORT: 16975-16991 Farmington Rd | Livonia, MI 48152



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,254	72,809	239,966
Average Age	45	45	43
Average Age (Male)	44	44	42
Average Age (Female)	46	47	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,176	30,487	102,643
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$135,337	\$117,109	\$108,049
Average House Value	\$355,478	\$312,945	\$268,152

Demographics data derived from AlphaMap