

FOR SALE OR LEASE



19265 Victor Pkwy | Livonia, MI
Retail Availability



PROPERTY HIGHLIGHTS

- 2 Acres of Land Available
- Asking Price: \$2,000,000
- Waterfront Views
- Freeway Visibility
- High Daytime Population
- Dense Residential Population
- Ideal for a Variety of Uses Including Restaurant, Office, Retail, Medical and Education
- 6,800 Vehicles Per Day on Victor Parkway Daily

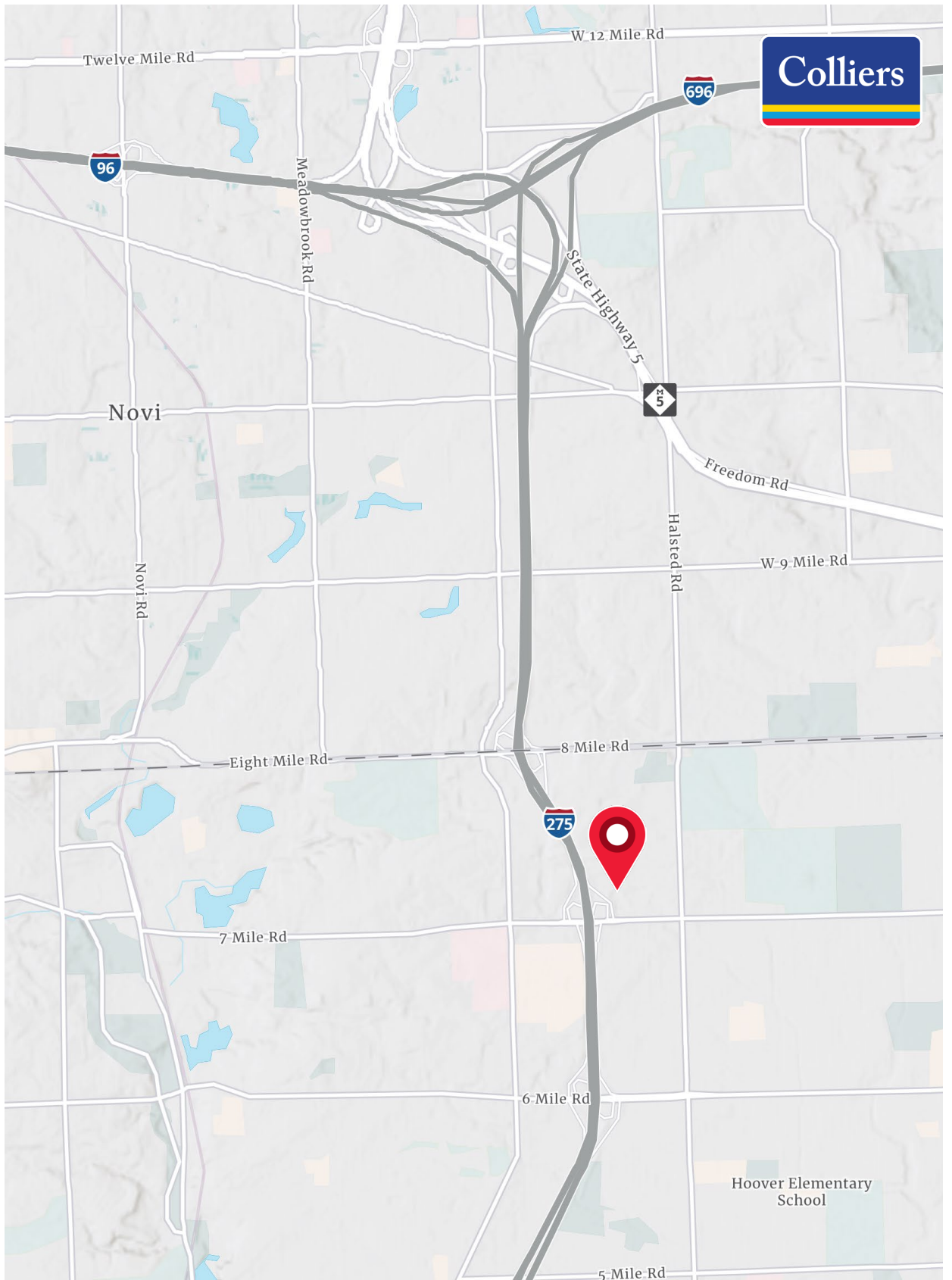


Steven Badgero
248 226 1812
steven.badgero@colliers.com

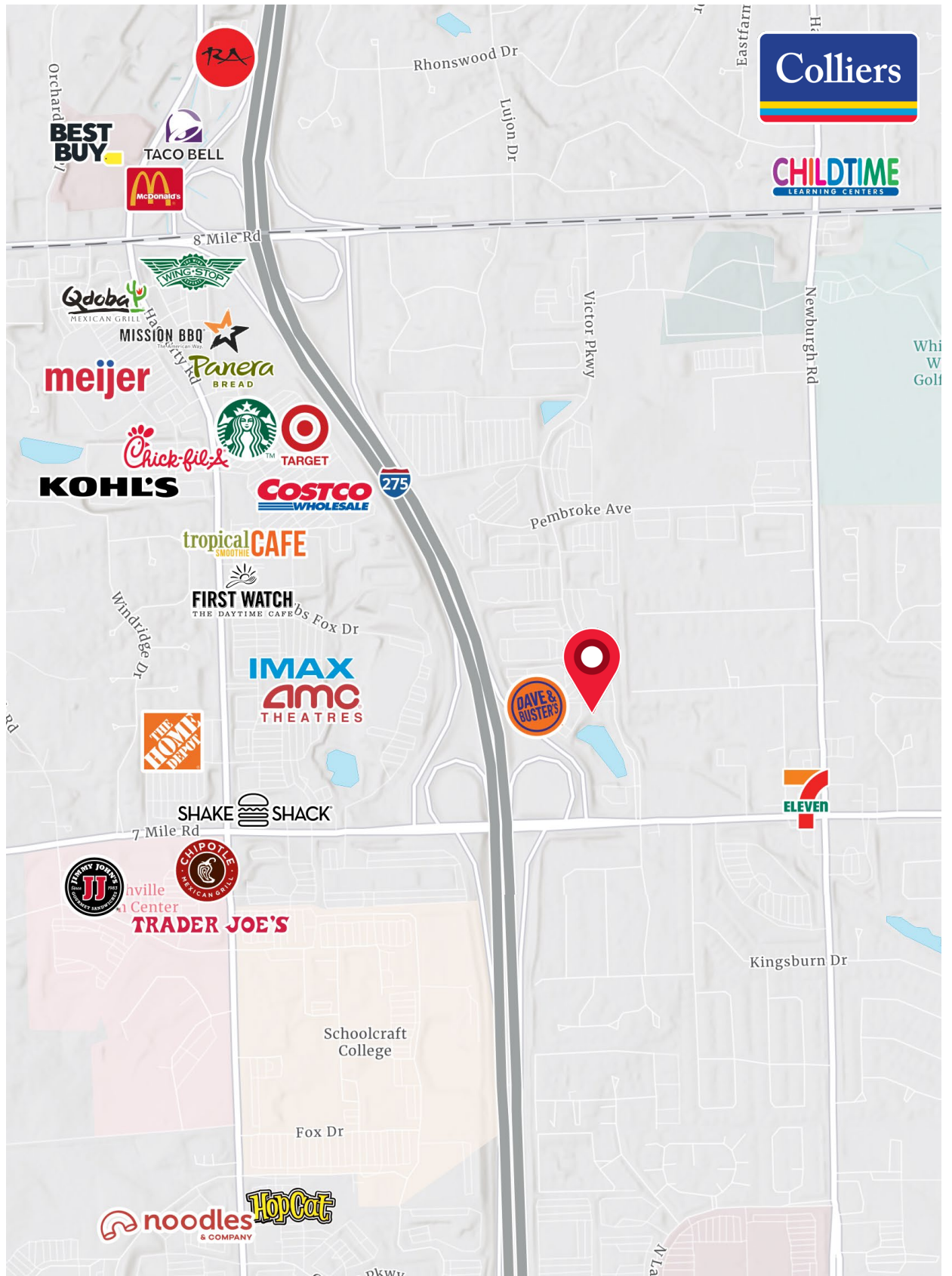
Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit

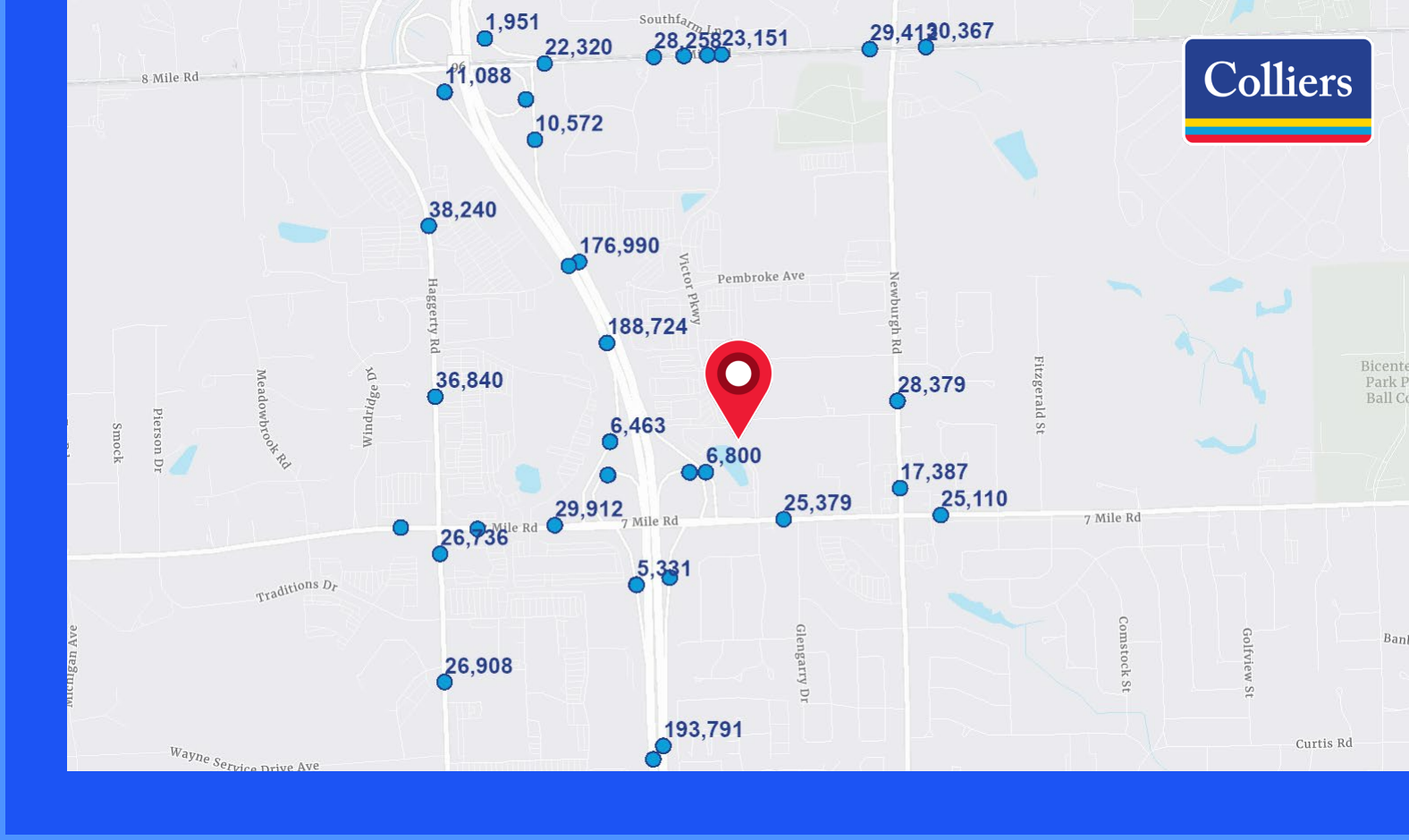


LOCATION MAP



MERCHANT MAP





TRAFFIC COUNTS

Street	Traffic	Type	Year	Distance
	6800	AADT	2019	0.1
	4571	AADT	2019	0.12
I-96 Off Loop	4485	AADT	2020	0.12
I-96 Off Ramp	4896	AADT	2020	0.27
	6463	AADT	2019	0.27
	3297	AADT	2019	0.28
I-96 On Loop	2474	AADT	2020	0.28
	3444	AADT	2019	0.33
I-96 Off Ramp	2738	AADT	2020	0.33
Newburgh Rd	28379	AADT	2019	0.34
6 Mile Rd	32208	AADT	2020	1.27
Farmington Rd	21259	AADT	2020	2.41
Halsted Rd	7693	AADT	2020	2.72
M-14	91043	AADT	2020	3.08

Street	Traffic	Type	Year	Distance
Newburgh Rd	24236	AADT	2020	0.34
I-96 On Ramp	4313	AADT	2020	0.37
	5331	AADT	2019	0.38
Hickory Ln	176990	AADT	2019	0.5
I-96	142055	AADT	2020	0.51
I-96	144755	AADT	2020	0.7
I-96 Off Ramp	9351	AADT	2020	0.76
	10572	AADT	2019	0.76
8 Mile Rd	22431	AADT	2019	0.81
8 Mile Rd	19156	AADT	2020	0.81
7 Mile Rd	14586	AADT	2020	1.69
I-275	102368	AADT	2020	2.52
Main St	14527	AADT	2020	2.73
Schoolcraft Rd	17854	AADT	2019	3.18

DEMOGRAPHICS

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,275	79,582	190,743
Total Households	2,025	34,393	82,264
Total Family Households	1,212	21,931	51,211
Average Household Size	2.08	2.30	2.29
Median Age	57.1	44.5	43.5
Population Age 25+	3,422	60,054	142,543
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.03%	0.39%	0.41%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.94%	-0.37%	-0.29%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	0.11%	-0.30%	-0.20%
Households	0.67%	0.14%	0.23%
Families	0.31%	0.06%	0.06%
Median Household Income	2.48%	2.09%	2.20%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	1,995/ 46.7%	38,858/ 48.8%	94,275/ 49.4%
Female Population / % Female	2,280/ 53.3%	40,724/ 51.2%	96,468/ 50.6%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$94,112	\$106,796	\$104,639
Average Household Income	\$124,145	\$138,694	\$140,194
Per Capita Income	\$57,692	\$59,950	\$60,360
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	534	3,308	10,335
Total Daytime Population	17,501	95,803	255,346
Daytime Population: Workers	15,073	58,206	168,721
Daytime Population: Residents	2,428	37,597	86,625

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.