

RETAIL PROPERTY // FOR LEASE

COMMUNITY RETAIL CENTER PERFECT FOR HEALTH & MEDICAL SERVICE PROVIDERS

18430 - 18490 LIVERNOIS AVE

DETROIT, MI 48221



- 800 - 6,480 SF available
- Anchored by multi-national healthcare company
- Modernized building facade & new parking lot planned for 2024
- Great location on Livernois in University District
- Many building improvements have been made
- Flexible delivery in white box or customized suites
- Monument & building signage available
- Population of 143,000 within 3 miles



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

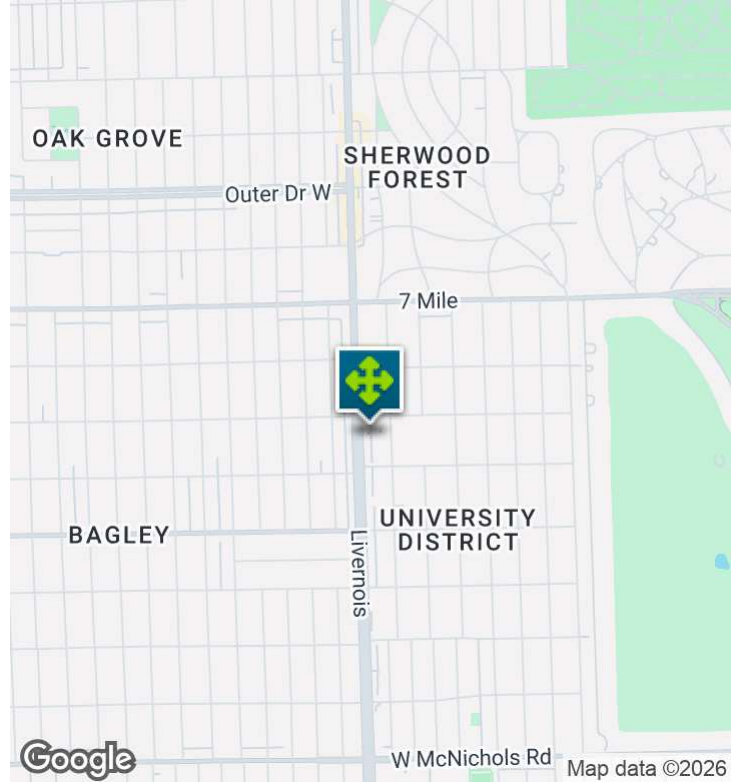
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EXECUTIVE SUMMARY

18430 - 18490 LIVERNOIS AVE, DETROIT, MI 48221 // FOR LEASE



Lease Rate

**\$22.00 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	16,080 SF
Available SF:	808 - 6,480 SF
Lot Size:	1.11 Acres
Year Built:	1996
Renovated:	2024
Zoning:	B2
Market:	Detroit
Submarket:	Detroit W of Woodward
Traffic Count:	12,205

PROPERTY OVERVIEW

Beautiful community retail center located in the affluent University District just south of The Avenue of Fashion and anchored by a Multinational Healthcare Company. There are four suites available for lease but they can be combined for a qualified tenant for 6,480 SF. Many building renovations/improvements have been made including updated building systems, infrastructure, signage, and a new parking lot planned for 2024. This location offers a unique opportunity for health & medical service providers to become the exclusive provider of certain practices in the area.

LOCATION OVERVIEW

University District is located one mile west of Woodward Ave and is named for its neighbor to the south, the University of Detroit Mercy (UDM). The neighborhood is bounded on the north by residential Seven Mile Road, on the south by McNichols Road and the UDM campus, and on the east by the Detroit Golf Club and Golf Club Estates. The western boundary is Livernois Avenue once known to Detroiters as "the Avenue of Fashion", this commercial boulevard of small shops is becoming "Gallery Row," home to a growing collection of art galleries and art-related businesses. Amenities in the University District include the Belden Tot Lot and GESU Community Green and Garden. Nearby are the running track at UDM, Northwest Activities Center, the venerable Detroit Golf Club, Palmer Park's playing fields, tennis courts, and a public golf course. Cultural resources include the UDM Theatre Company in performance at Marygrove College, the Detroit Repertory Theater, and the world-renowned Baker's Keyboard Lounge, as well as Sherwood Forest, Lincoln, and Parkman Branch Libraries.



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PROPERTY DETAILS

18430 - 18490 LIVERNOIS AVE, DETROIT, MI 48221 // FOR LEASE

Lease Rate	\$22.00 SF/YR
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	B2
Lot Size	1.11 Acres
APN #	02-00436-786
Lot Frontage	543 ft
Lot Depth	129 ft
Corner Property	Yes
Traffic Count	12205
Traffic Count Street	Livernois at Margareta St
Amenities	Bus line Ample parking Monument & building signage New facade Landscaping
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	66

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	Livernois Square Medical Plaza
Street Address	18430 - 18490 Livernois Ave
City, State, Zip	Detroit, MI 48221
County	Wayne
Market	Detroit
Sub-market	Detroit W of Woodward
Cross-Streets	Livernois Ave & Margareta Ave
Side of the Street	East
Road Type	Paved
Market Type	Large
Nearest Highway	I-75
Nearest Airport	Detroit Metro Airport (26 miles)

BUILDING INFORMATION

Building Size	16,080 SF
Occupancy %	60.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	16,080 SF
Year Built	1996
Year Last Renovated	2024
Construction Status	Under construction
Condition	Good
Free Standing	Yes
Number of Buildings	1



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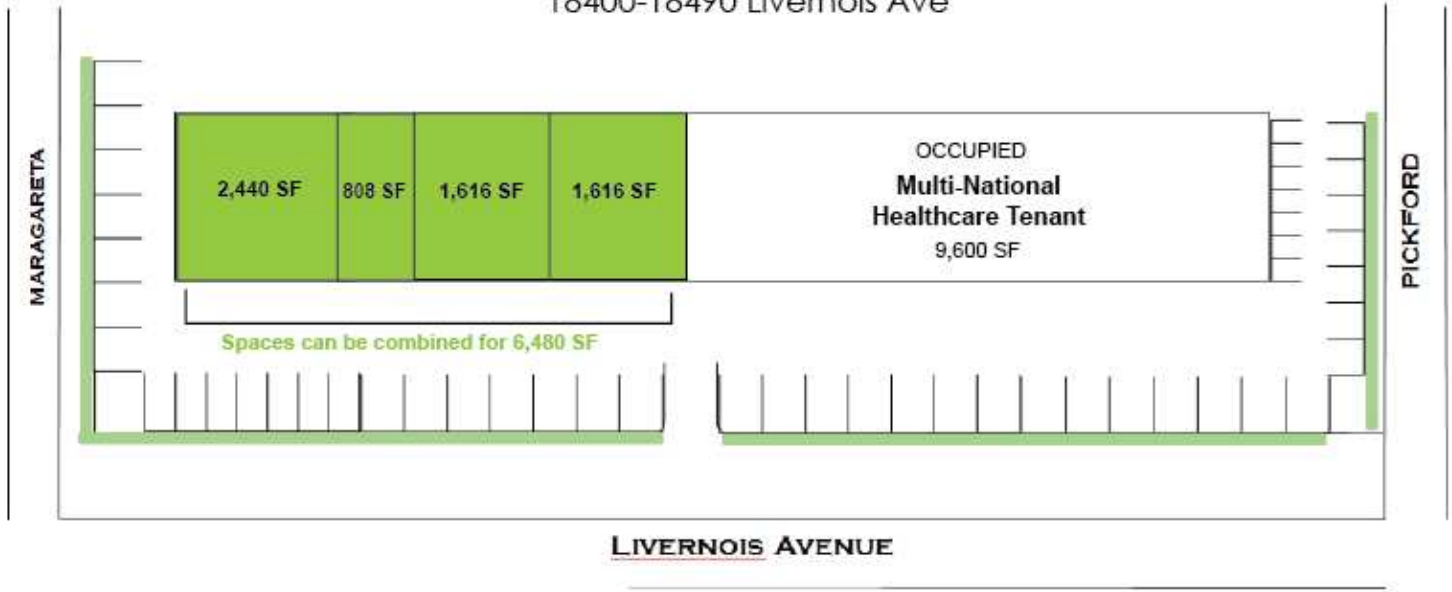
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LEASE SPACES

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Livernois Medical Plaza

18400-18490 Livernois Ave



LEASE INFORMATION

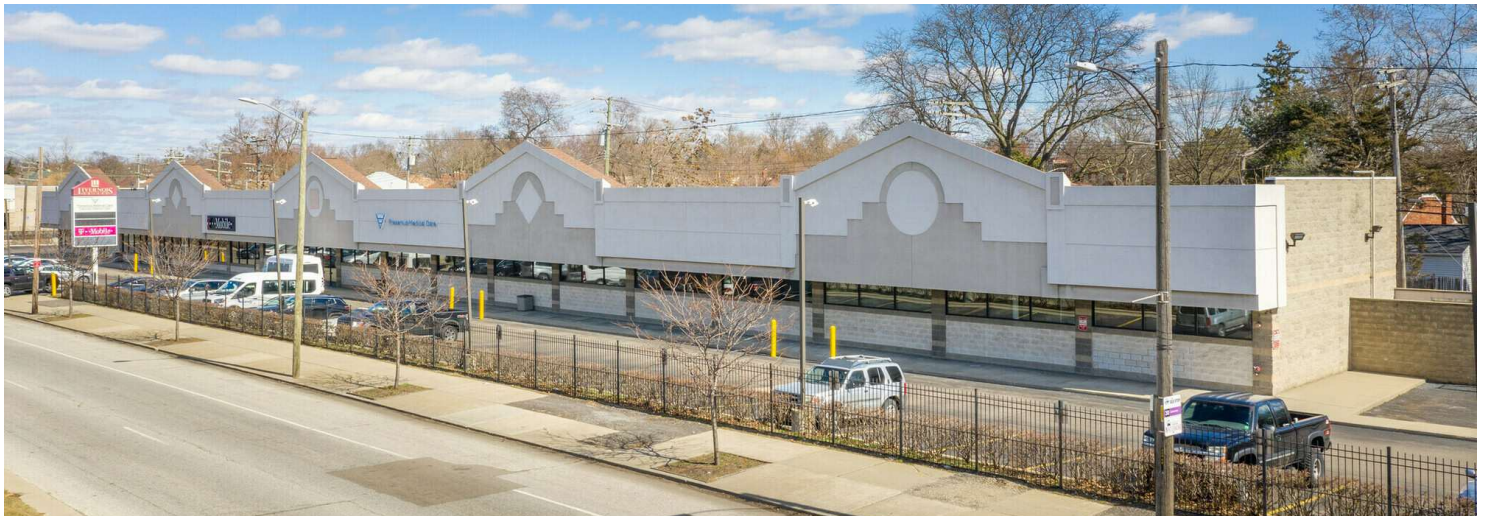
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	808 - 6,480 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
18470 Livernois	Available	808 - 6,480 SF	NNN	\$22.00 SF/yr
18472 Livernois	Available	1,616 - 6,480 SF	NNN	\$22.00 SF/yr
18478 Livernois	Available	1,616 - 6,480 SF	NNN	\$22.00 SF/yr
18490 Livernois	Available	2,440 - 6,480 SF	NNN	\$22.00 SF/yr

CURRENT BUILDING PHOTOS

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NEW FACADE RENDERINGS

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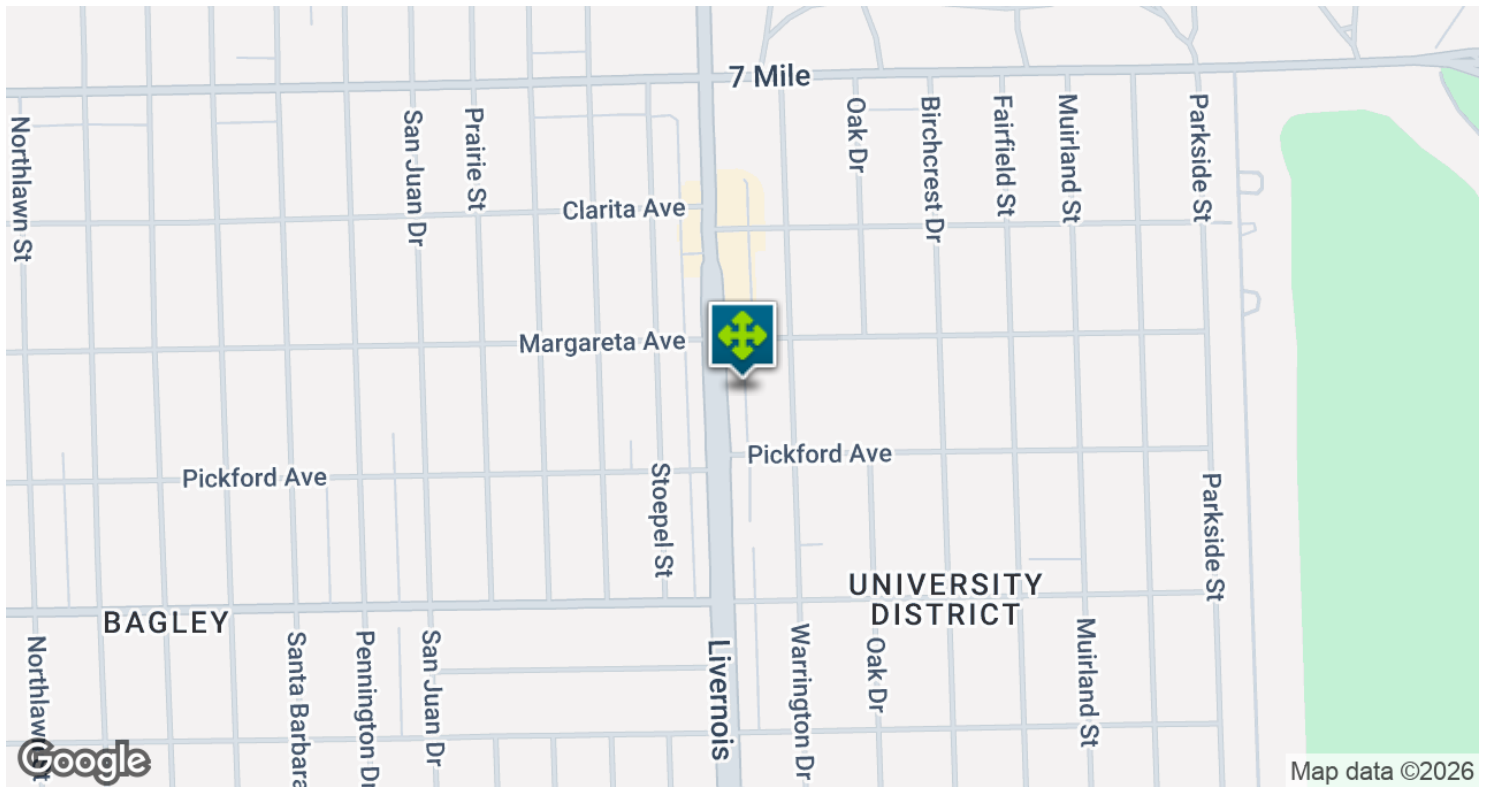
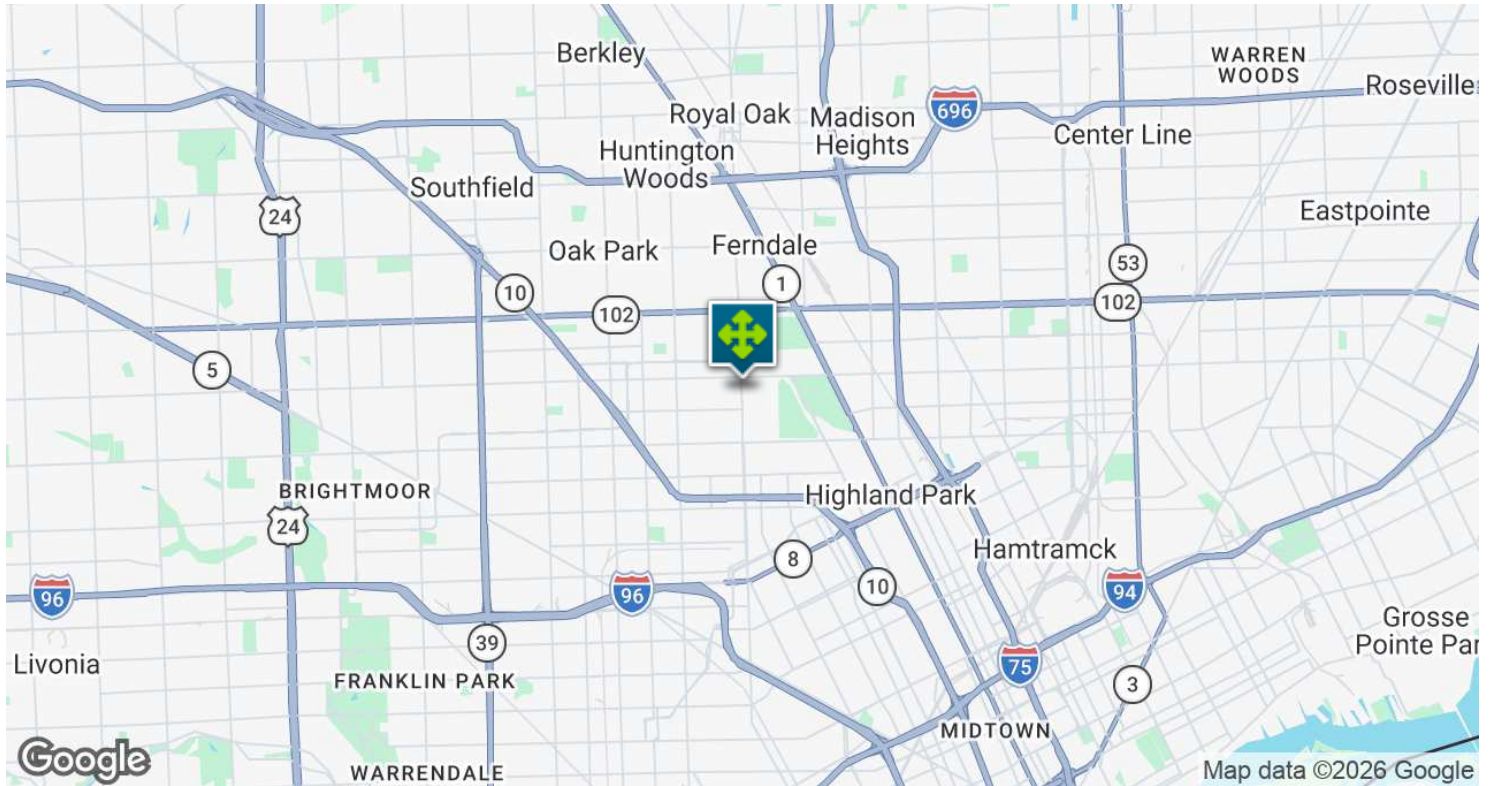
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LOCATION MAP

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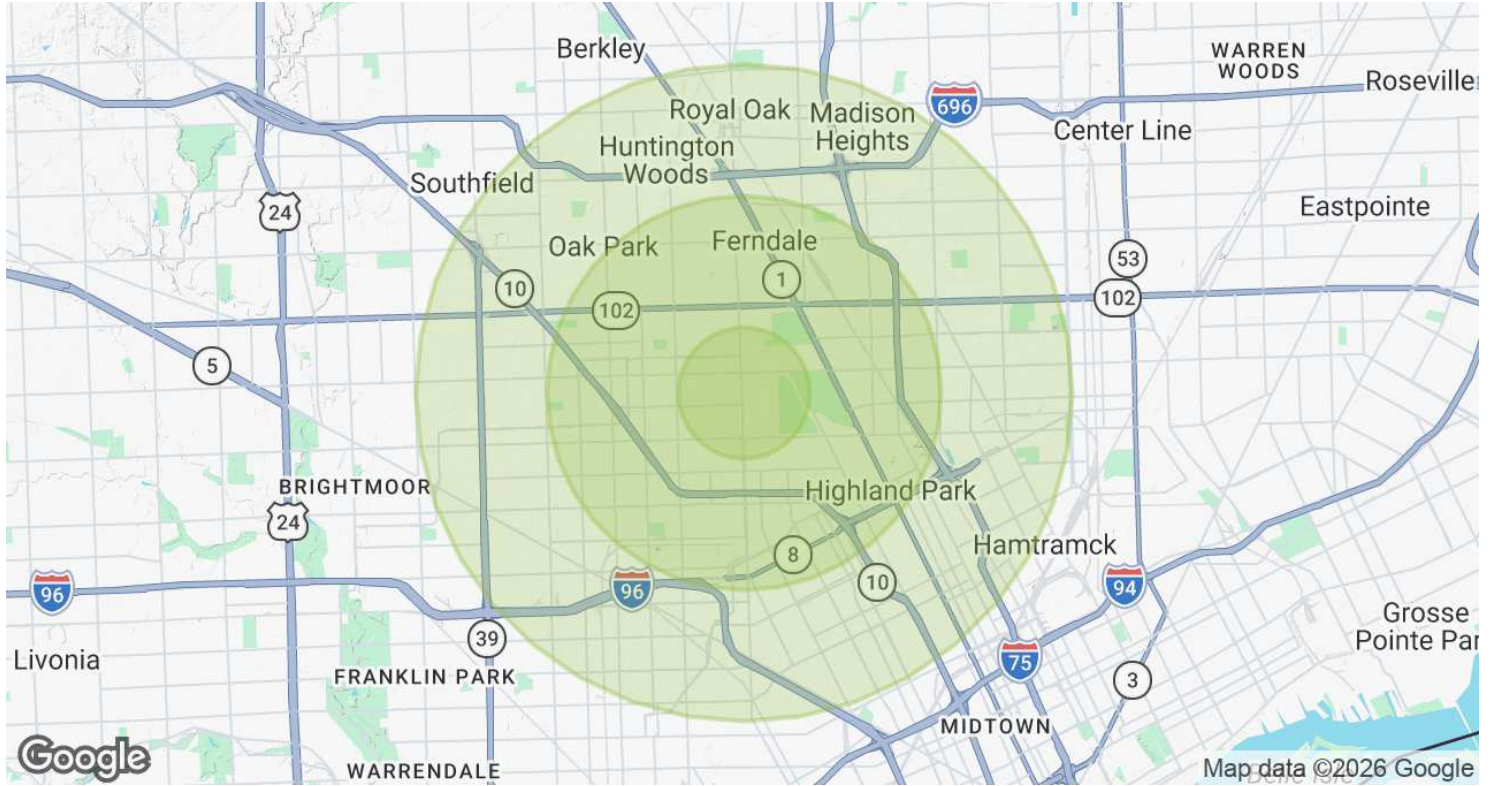
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,084	142,955	386,233
Average Age	41	40	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,508	60,371	160,164
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$84,903	\$65,011	\$68,079
Average House Value	\$220,229	\$150,923	\$166,293

Demographics data derived from AlphaMap

CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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