

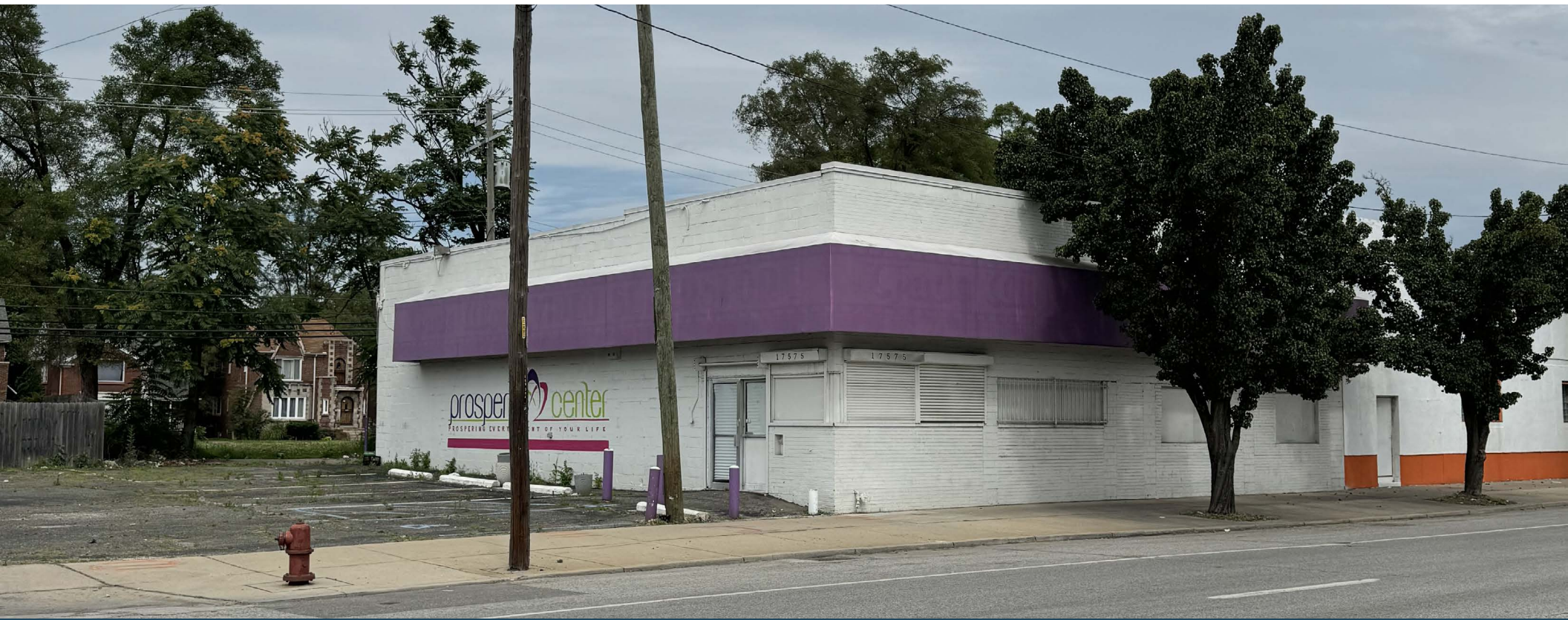
# UNIVERSITY DISTRICT

## RETAIL



17575 Livernois  
Detroit, MI 48221

**SALE PRICE**  
**\$499,000**



**Retail Opportunity**  
*3,947 ± SF*

**FOR SALE**

# PROPERTY HIGHLIGHTS



## Description

Positioned in a highly visible, vibrant neighborhood district in Detroit, this 3,947 ± SF property offers an exceptional opportunity for business owners or investors. With its strategic location and outstanding visibility, this property is perfectly suited for retail, education, healthcare or service-oriented businesses. Don't miss this rare opportunity to establish a presence in one of Detroit's most promising neighborhoods!

## Address

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Detroit, MI 48221

## Sale Price

\$499,000

## Features

- .39 Acres
- Excellent Road Visibility
- Ample Parking
- Densely Populated
- Zoning - Local Business & Residential District

## Traffic Counts

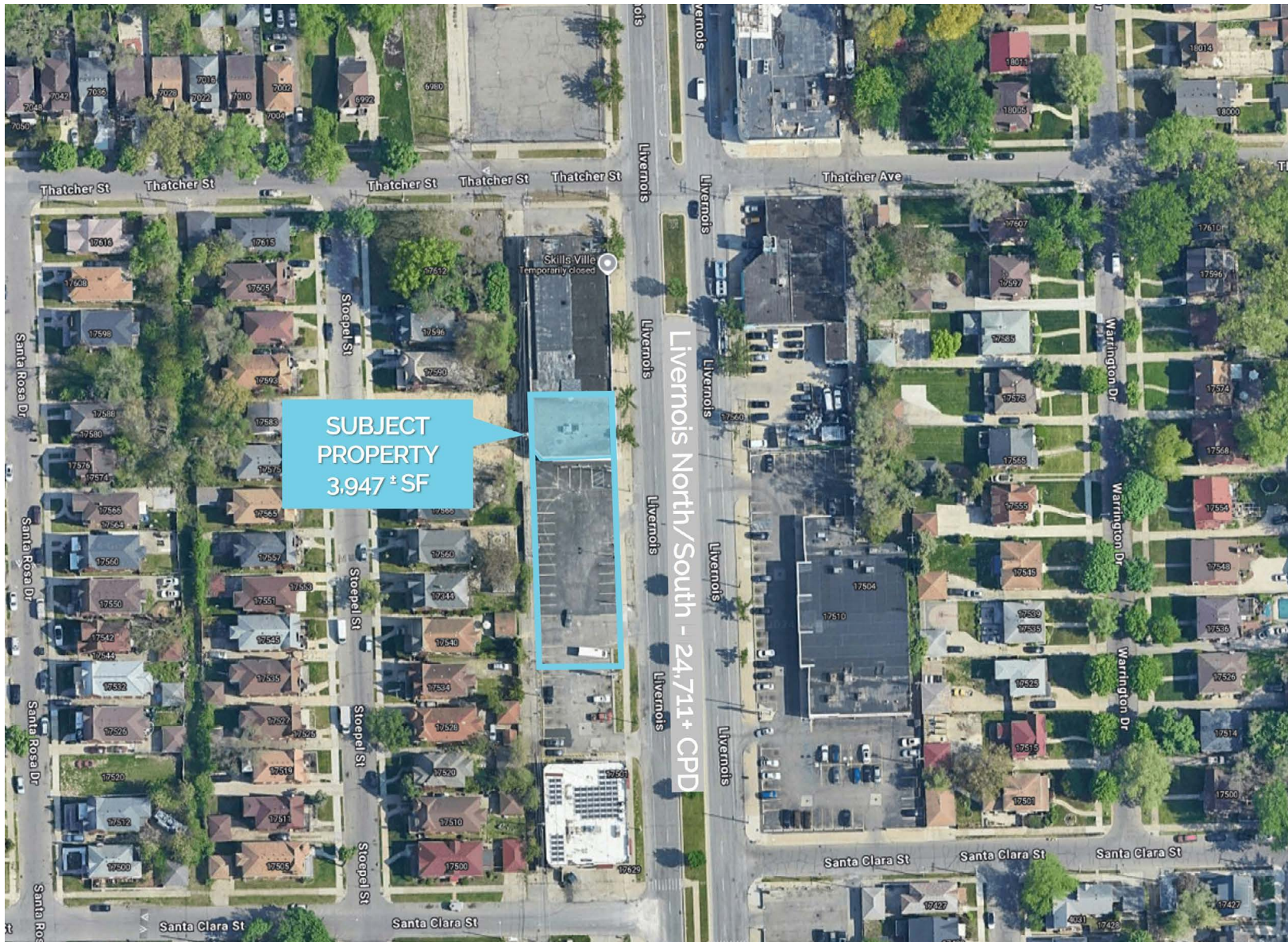
Livernois Northbound - 12,349+ cpd  
Livernois Southbound - 12,362+ cpd  
McNichols Rd Eastbound - 7,288+ cpd  
McNichols Rd Westbound - 4,929+ cpd

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	21,554	148,268	435,543
HOUSEHOLDS:	8,214	62,328	181,333
AVG. HOUSEHOLD INCOME:	\$84,723	\$69,989	\$74,477
DAYTIME POPULATION:	11,222	88,205	266,942

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# MICRO AERIAL



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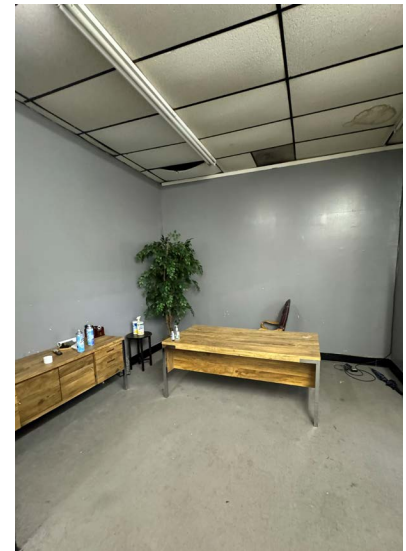
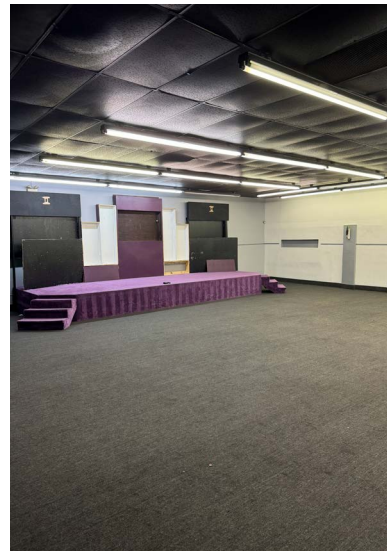
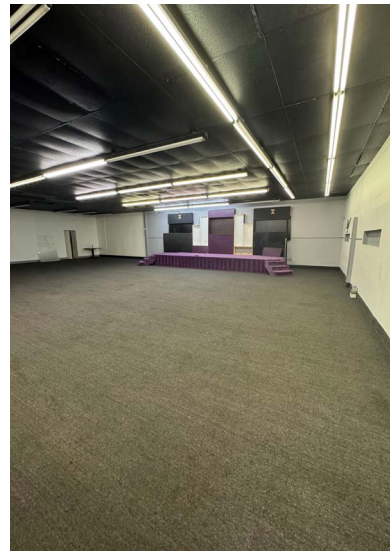
# MACRO AERIAL



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PHOTOS

# UNIVERSITY DISTRICT RETAIL



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