



**FOR LEASE**

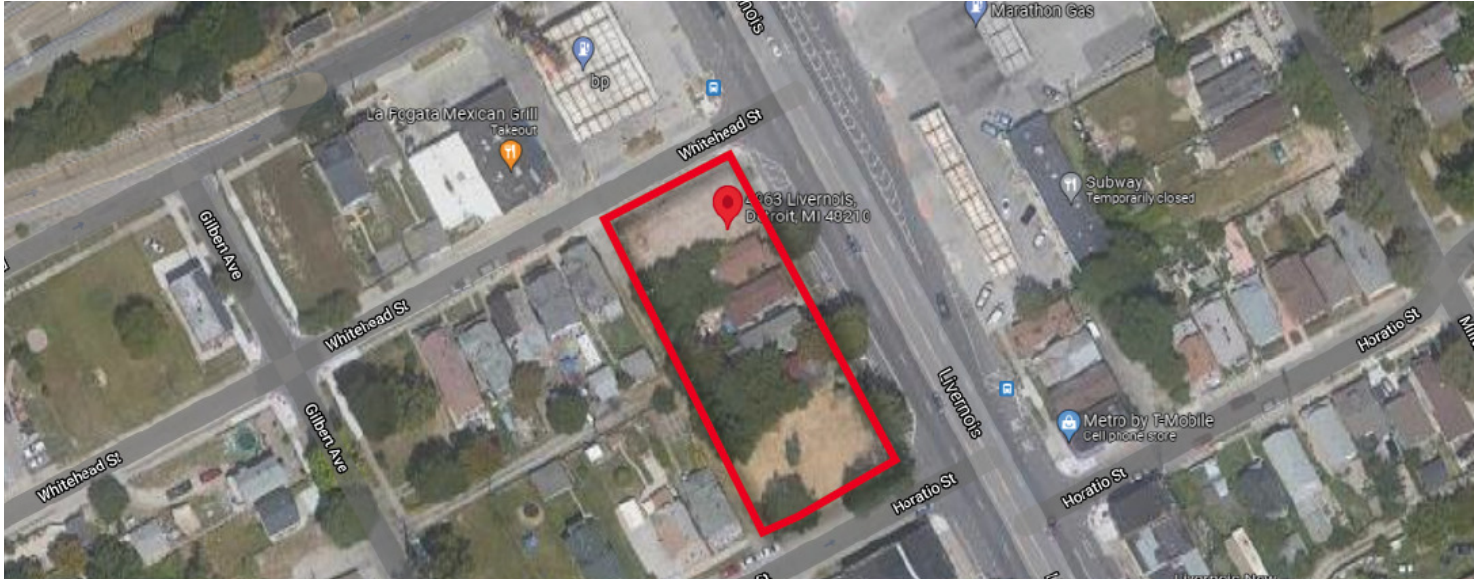
Get**Real** *quality*  
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LISTED BY:  
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# FOR LEASE

**4963 Livernois Ave.**

4963 Livernois Ave Detroit, MI 48210



Lease Rate: Contact Broker

## DESCRIPTION

Ideally located between I-94 and Michigan Ave on the west side of Livernois Ave

## PROPERTY HIGHLIGHTS

- Proposed 11,040 SF inline retail center for lease
- Conveniently located just off of the I-94/Livernois interchange
- Good traffic counts
- Landlord open to a lease, build to suit or ground lease

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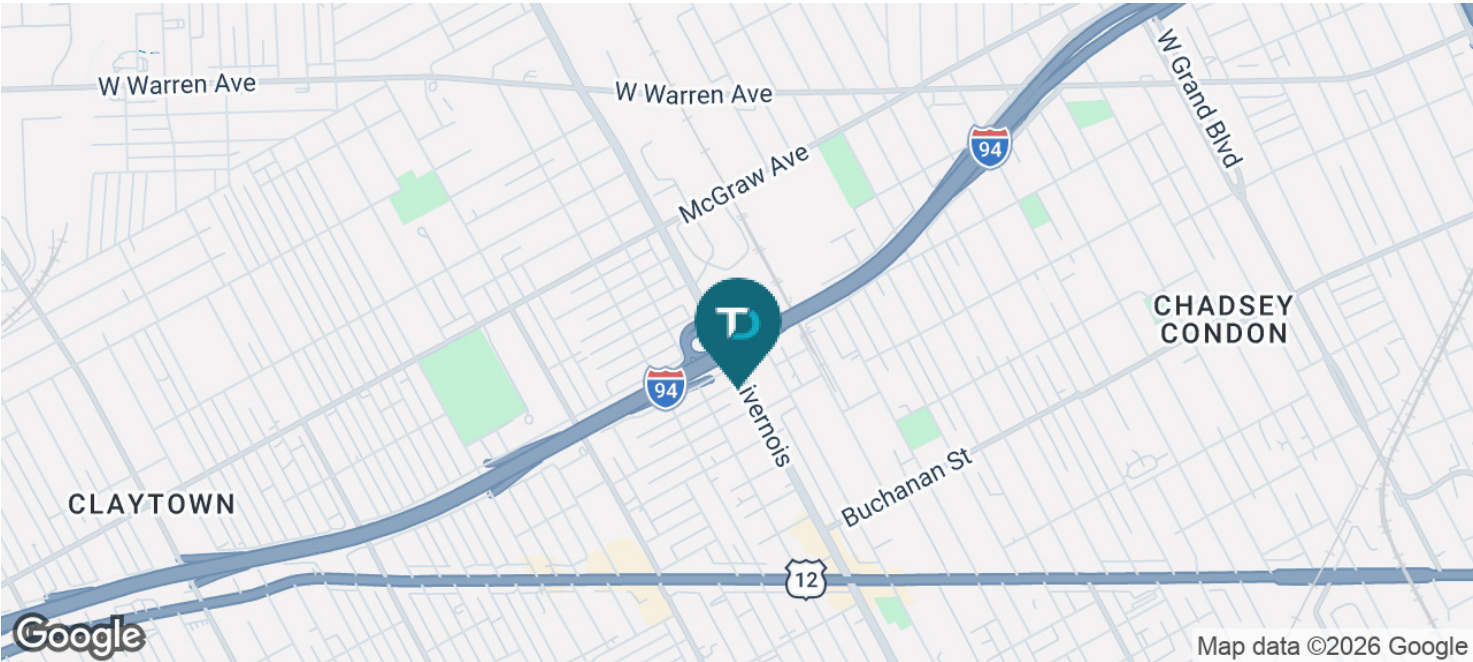
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### PROPERTY INFORMATION

|                   |              |                  |                                                |
|-------------------|--------------|------------------|------------------------------------------------|
| Building Size:    | 11,040 SF    | Traffic Count:   | 5,118 Vehicles/Day (CoStar 2020) Livernois Ave |
| Property Type:    | Retail       | School District: | Detroit Public Schools                         |
| Property Subtype: | Strip Center | APN:             | 18-00700-018                                   |

### LOCATION INFORMATION

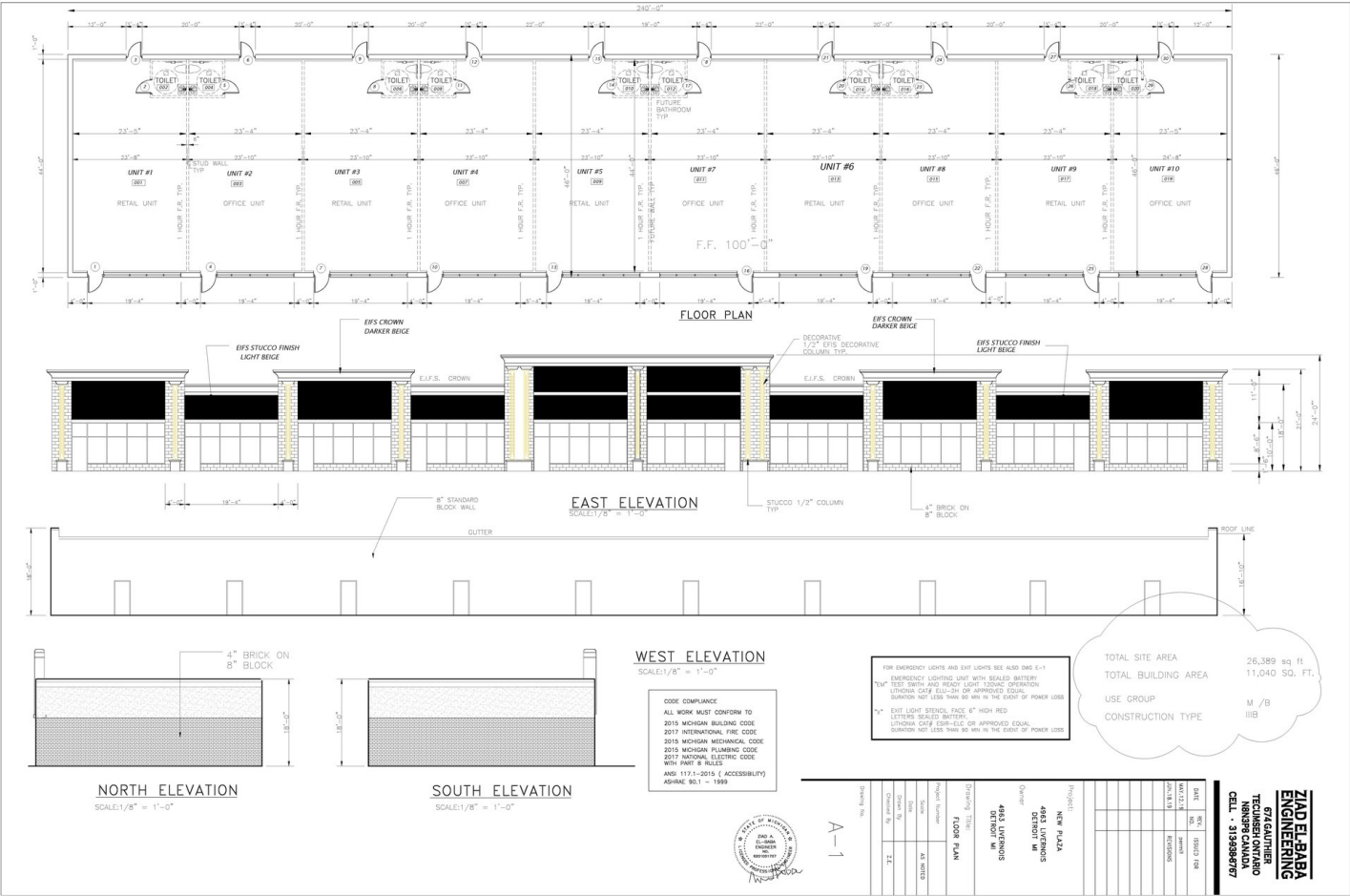
Located on the west side of Livernois between I-94 and Michigan Ave



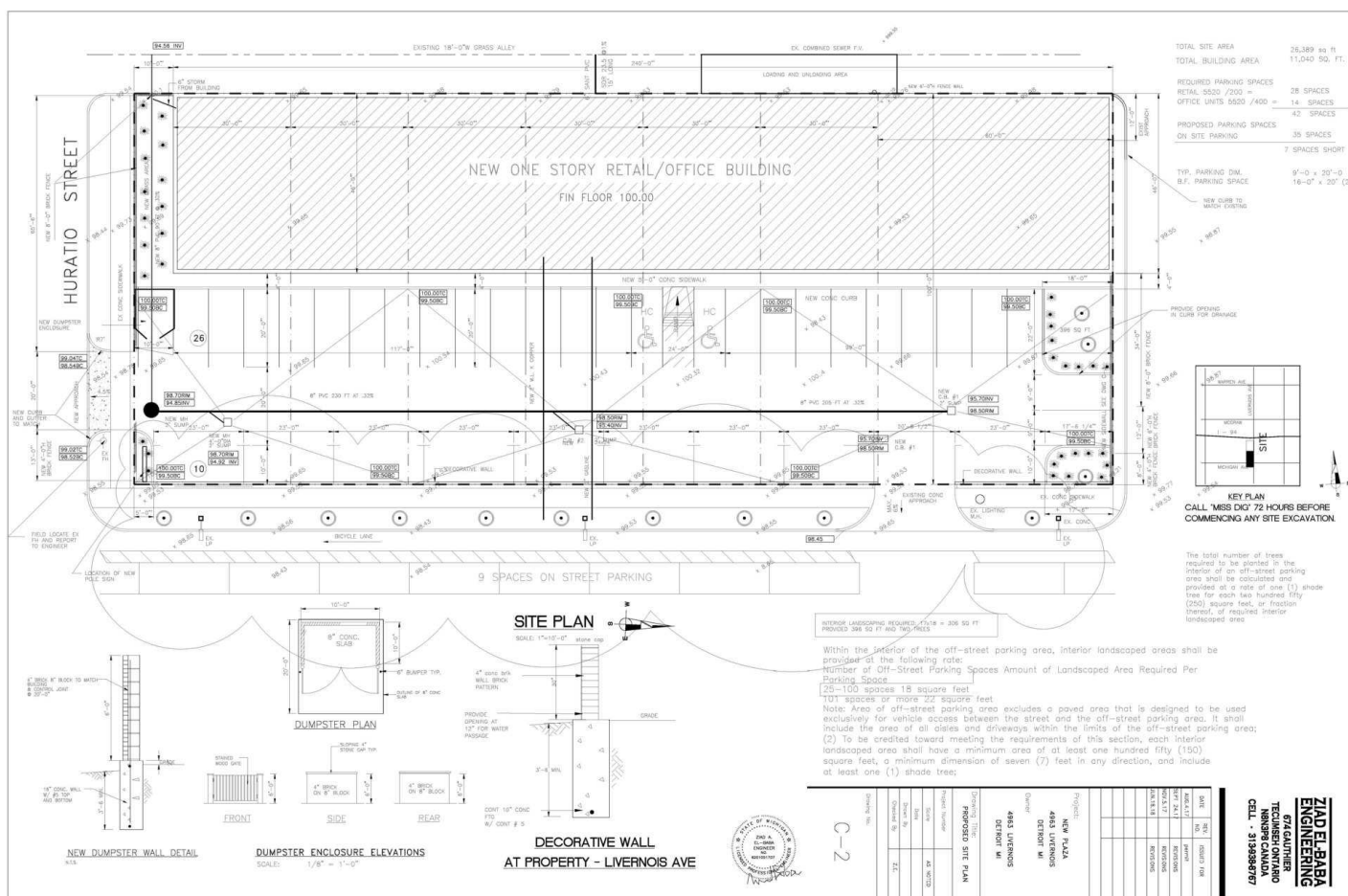
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| DEMOGRAPHIC INFORMATION | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------------|----------|----------|----------|
| Total population        | 19,926   | 76,396   | 159,227  |
| Median age              | 29.0     | 29.2     | 30.1     |
| Total households        | 6,091    | 23,739   | 49,982   |
| Average HH income       | \$31,549 | \$32,622 | \$32,063 |
| Average house value     | \$63,052 | \$71,790 | \$83,623 |

