EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

+/- 1.32 ACRES SEVEN MILE RD

32520 7 Mile Rd, Livonia, MI 48152



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 32520 7 Mile Rd | Livonia, MI 48152



PROPERTY OVERVIEW

1.32 Acres of Vacant Land

OFFERING SUMMARY

Sale Price:	$700,000
Lot Size:	1.32 Acres
Price / Acre:	$530,303
Zoning:	C-1; Commercial Local Bus

PROPERTY HIGHLIGHTS

- Frontage on 7 Mile Rd (170')
- Multi-Family Development Possible
- Nearby Retailers include Joe's Produce, Joe's Meat & Seafood, UPS Store, Jet's Pizza, McDonald's, and more.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 32520 7 Mile Rd | Livonia, MI 48152

BUILDING INFORMATION

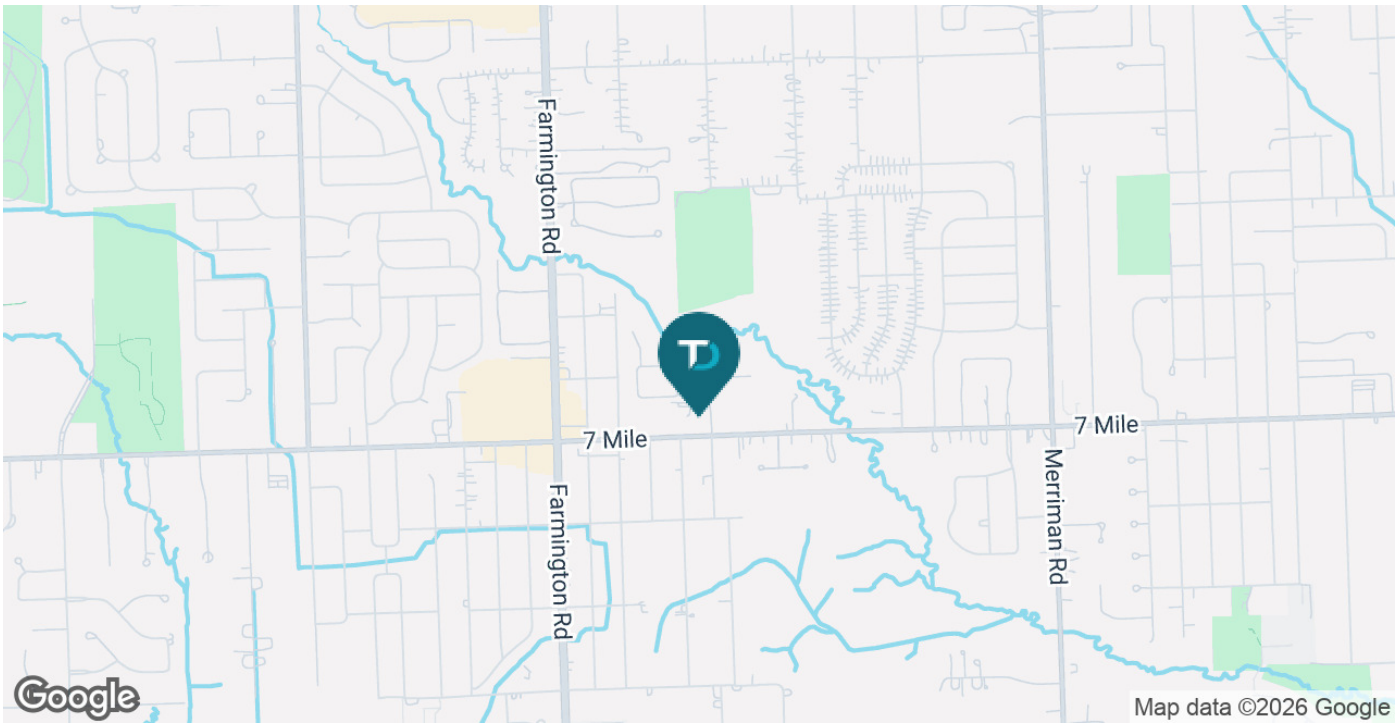
Price/SF:	$12.17
Price/AC:	$530,303
Utilities:	At Site

PROPERTY INFORMATION

Lot Size:	1.32 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-1; Commercial Local Bus
Traffic Count:	7 Mile Rd - 19,658 vpd Farmington Rd - 28,392 vpd
School District:	Livonia Public Schools
Legal Description:	Available Upon Request
APN:	11-99-0007-009

LOCATION INFORMATION

Located on the North side of Seven Mile Rd, just West of Farmington Road in Livonia.



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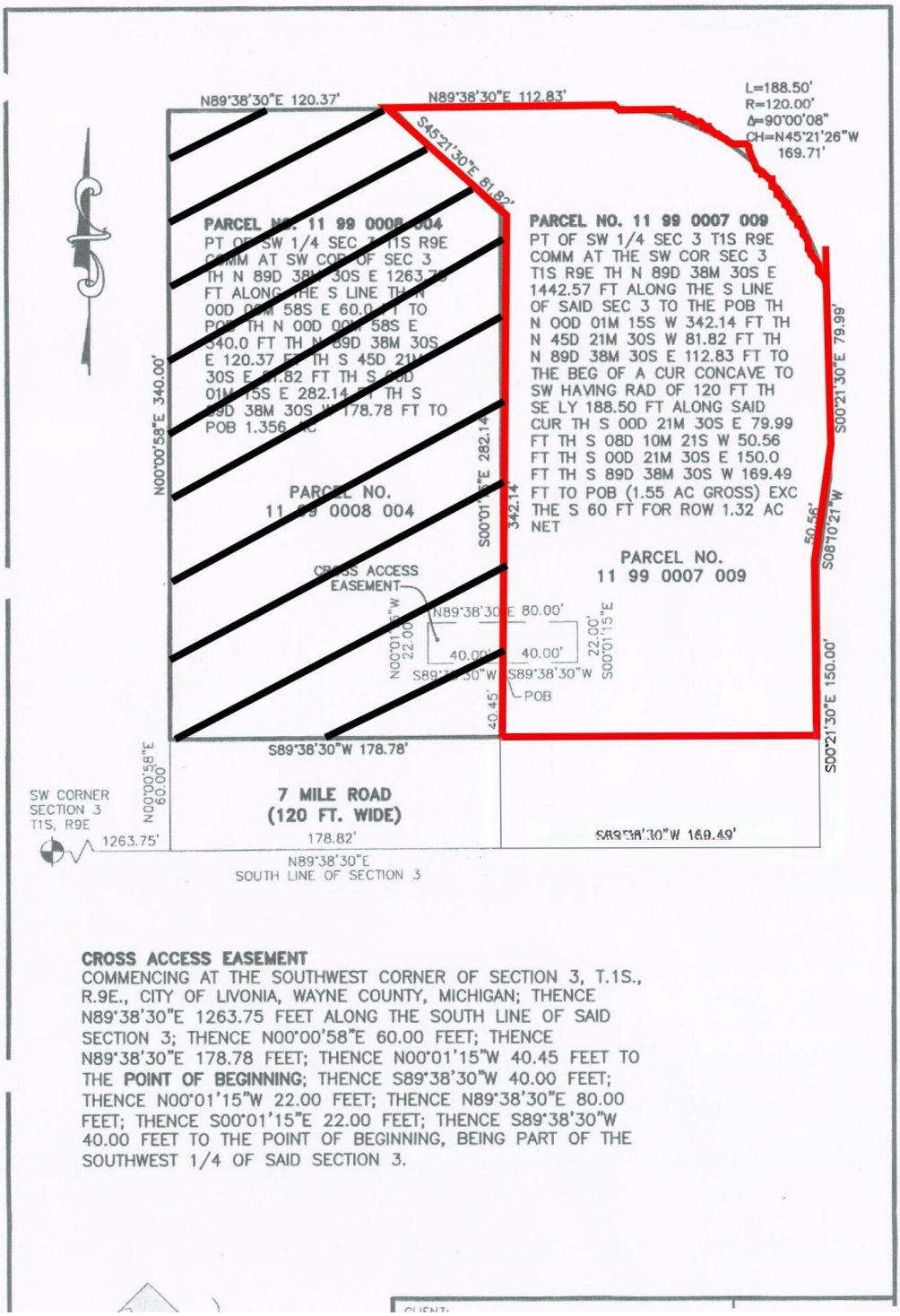
ADDITIONAL PHOTOS: 32520 7 Mile Rd | Livonia, MI 48152



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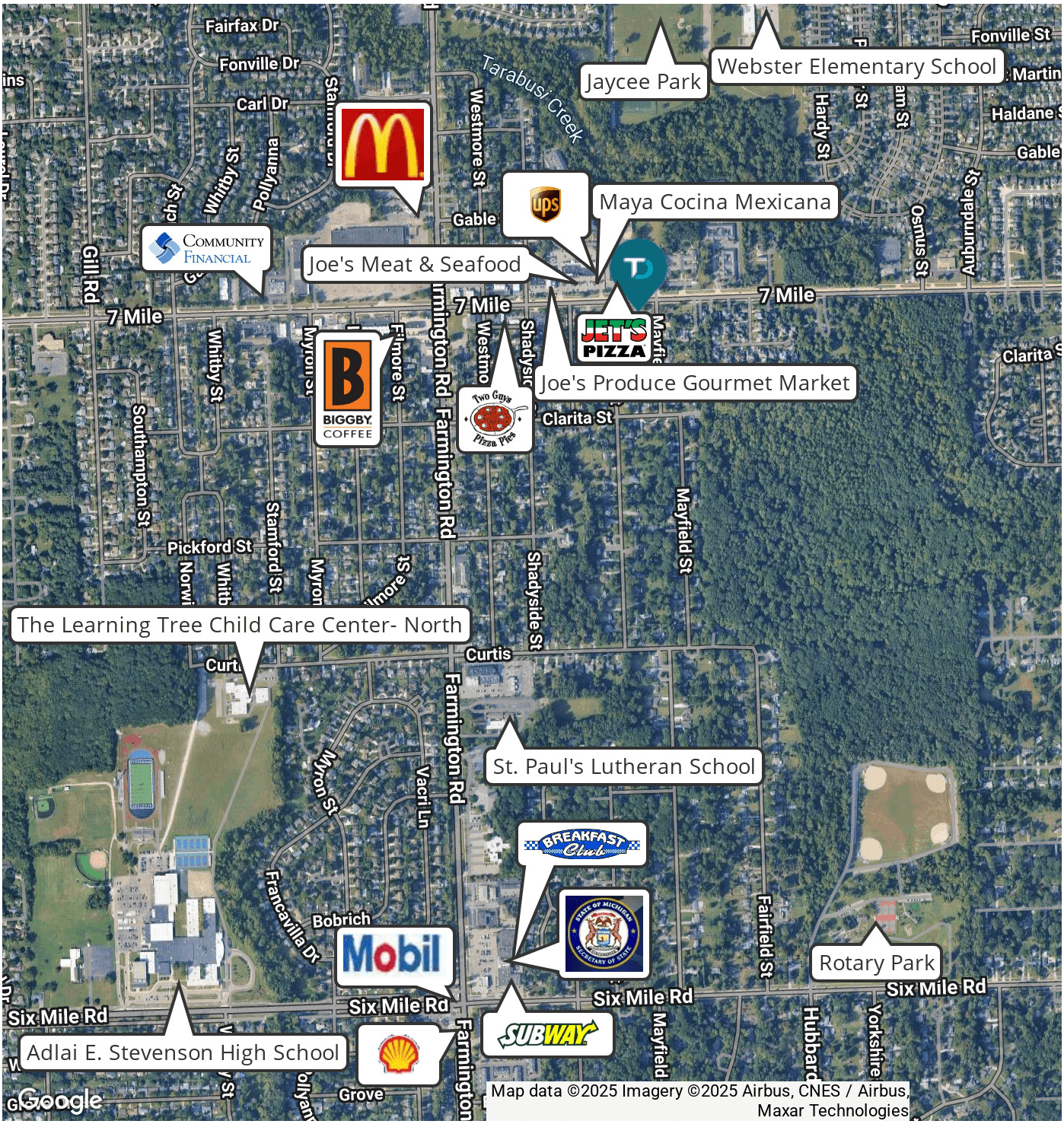
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SURVEY: 32520 7 Mile Rd | Livonia, MI 48152



CROSS ACCESS EASEMENT
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, T.1S., R.9E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN; THENCE N89°38'30"E 1263.75 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE N00°00'58"E 60.00 FEET; THENCE N89°38'30"E 178.78 FEET; THENCE N00°01'15"W 40.45 FEET TO THE **POINT OF BEGINNING**; THENCE S89°38'30"W 40.00 FEET; THENCE N00°01'15"W 22.00 FEET; THENCE N89°38'30"E 80.00 FEET; THENCE S00°01'15"E 22.00 FEET; THENCE S89°38'30"W 40.00 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST 1/4 OF SAID SECTION 3.

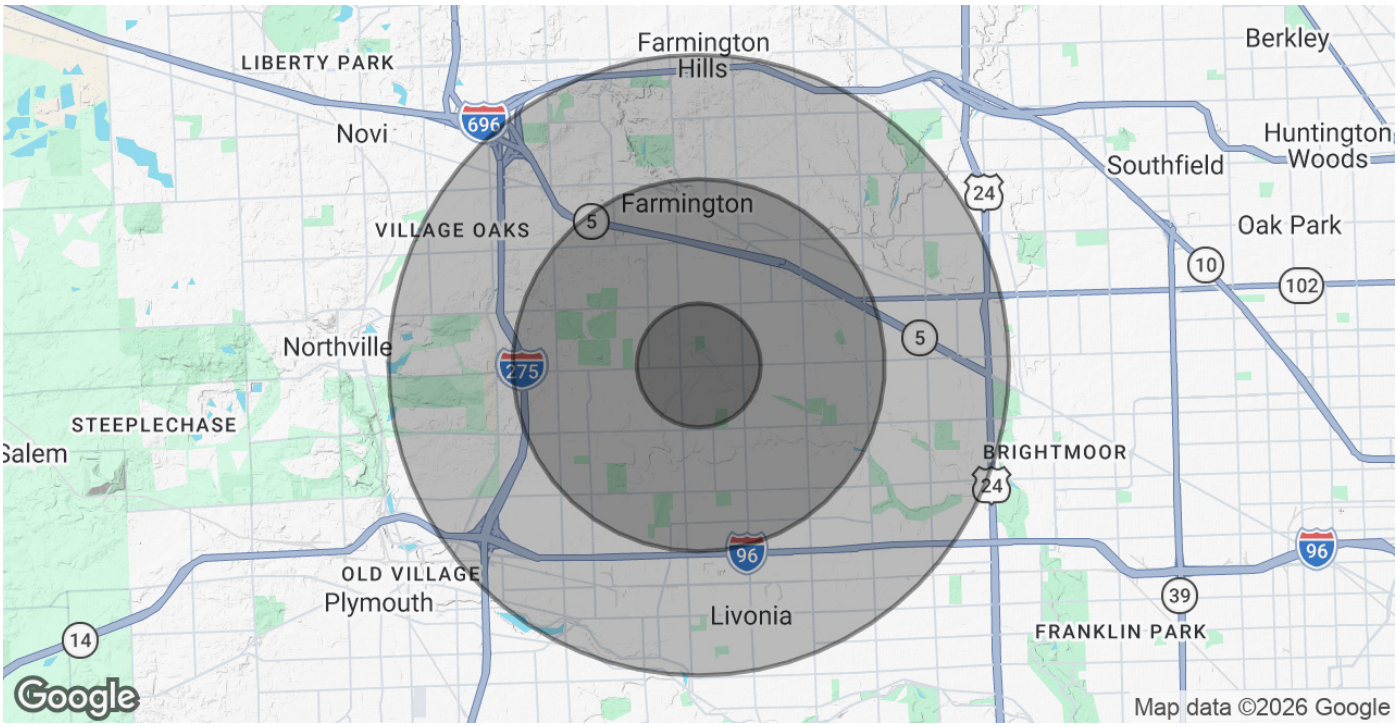
RETAILER MAP: 32520 7 Mile Rd | Livonia, MI 48152



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DEMOGRAPHICS MAP & REPORT: 32520 7 Mile Rd | Livonia, MI 48152



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	9,388	84,655	222,184
Average Age	45	45	43
Average Age (Male)	44	43	42
Average Age (Female)	46	46	44

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	3,972	36,313	93,810
# of Persons per HH	2.4	2.3	2.4
Average HH Income	$112,928	$113,897	$109,875
Average House Value	$327,588	$301,649	$269,334

2020 American Community Survey (ACS)