EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

ARBOR OFFICE CENTER

38807 Ann Arbor Road, Livonia, MI 48150



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
STEVE VALLI
Partner
svalli@thomasduke.com

OFFERING SUMMARY: 38807 Ann Arbor Road | Livonia, MI 48150



PROPERTY OVERVIEW

Great multi tenant office/professional building for lease.

OFFERING SUMMARY

Lease Rate:	$16 SF/yr (NNN)
Building Size:	15,200 SF
Available SF:	1,250 SF

PROPERTY HIGHLIGHTS

- Zoned Medical/ Office
- 1/4 Mile east of I-275
- Strong residential demographics
- Flexible floor Plan
- Ample Parking

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: 38807 Ann Arbor Road | Livonia, MI 48150

BUILDING INFORMATION

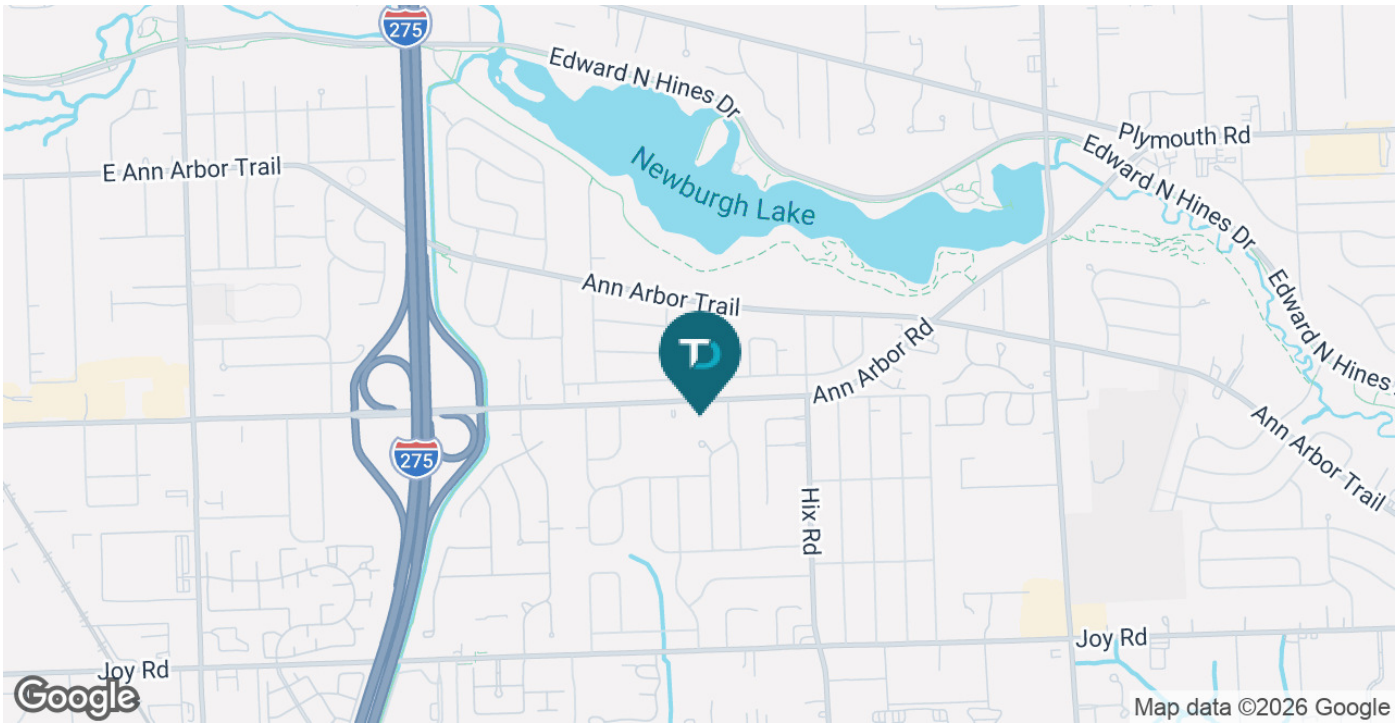
Price:	$16.00 SF/yr, NNN
Building Size:	15,200 SF
Year Built:	2000
Number of Floors:	2
Parking Spaces:	63

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	C-1 - Local Business
Traffic Count:	Ann Arbor Rd - 18,746 VPD Hix Rd - 8,450 VPD I-275 - 111,052 VPD
APN:	139-99-0002-000

LOCATION INFORMATION

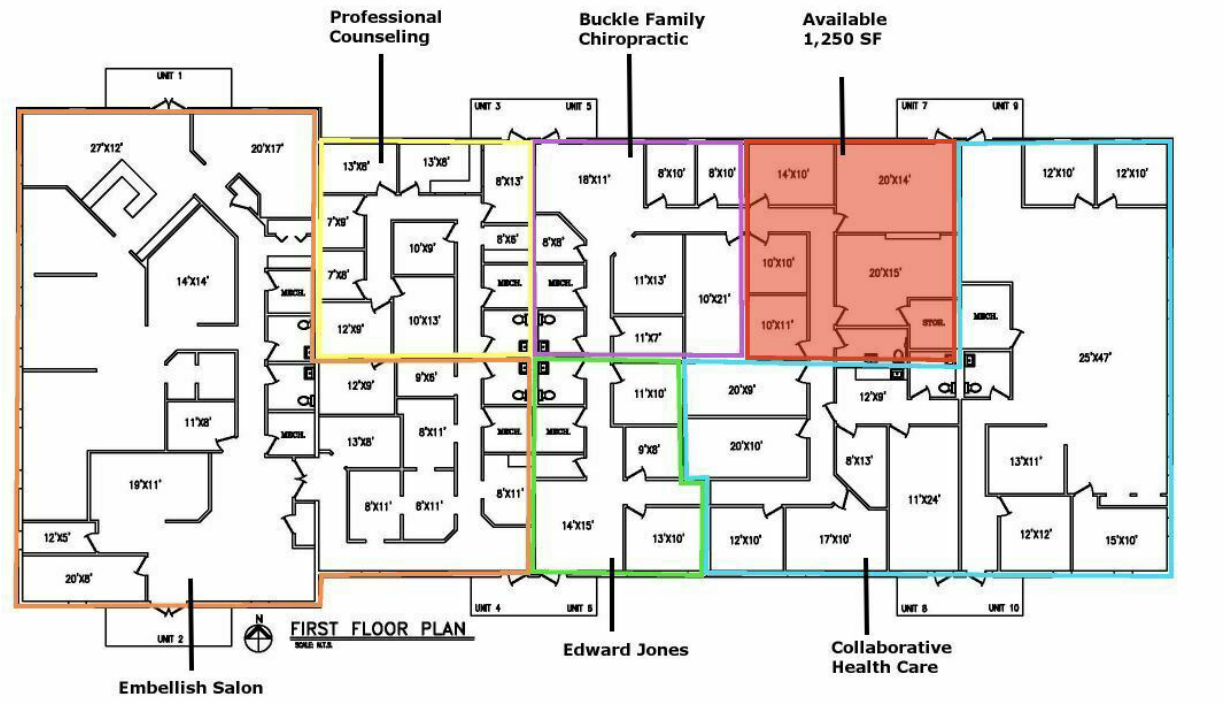
Located on the south side of Ann Arbor Road, just east of I-275



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LEASE SPACES: 38807 Ann Arbor Road | Livonia, MI 48150



LEASE INFORMATION

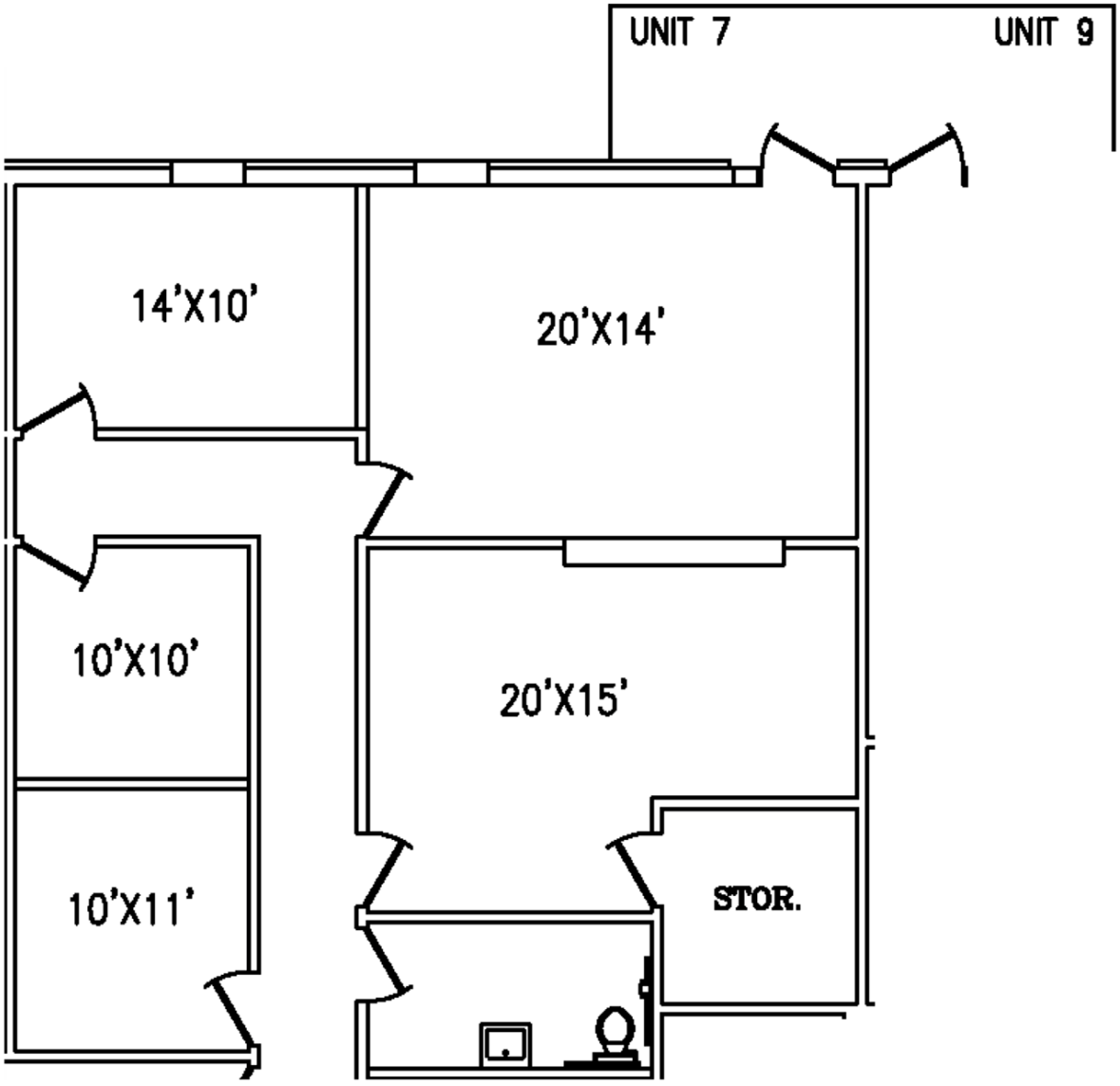
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7	Available	1,250 SF	NNN	$16.00 SF/yr	-
Arbor Office	Available	1,250 SF	NNN	$16.00 SF/yr	-

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FLOOR PLANS: 38807 Ann Arbor Road | Livonia, MI 48150



ADDITIONAL PHOTOS: 38807 Ann Arbor Road | Livonia, MI 48150



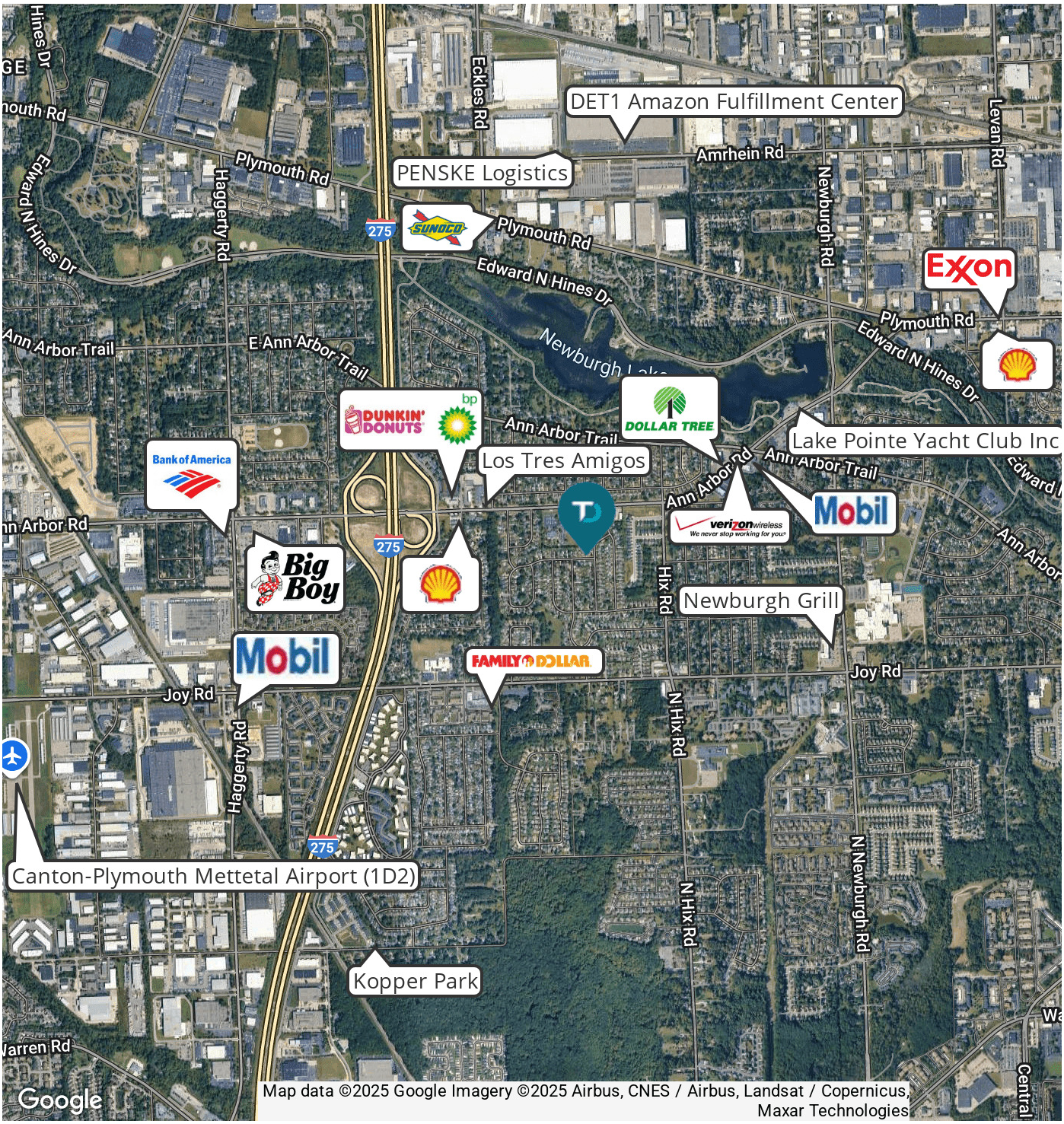




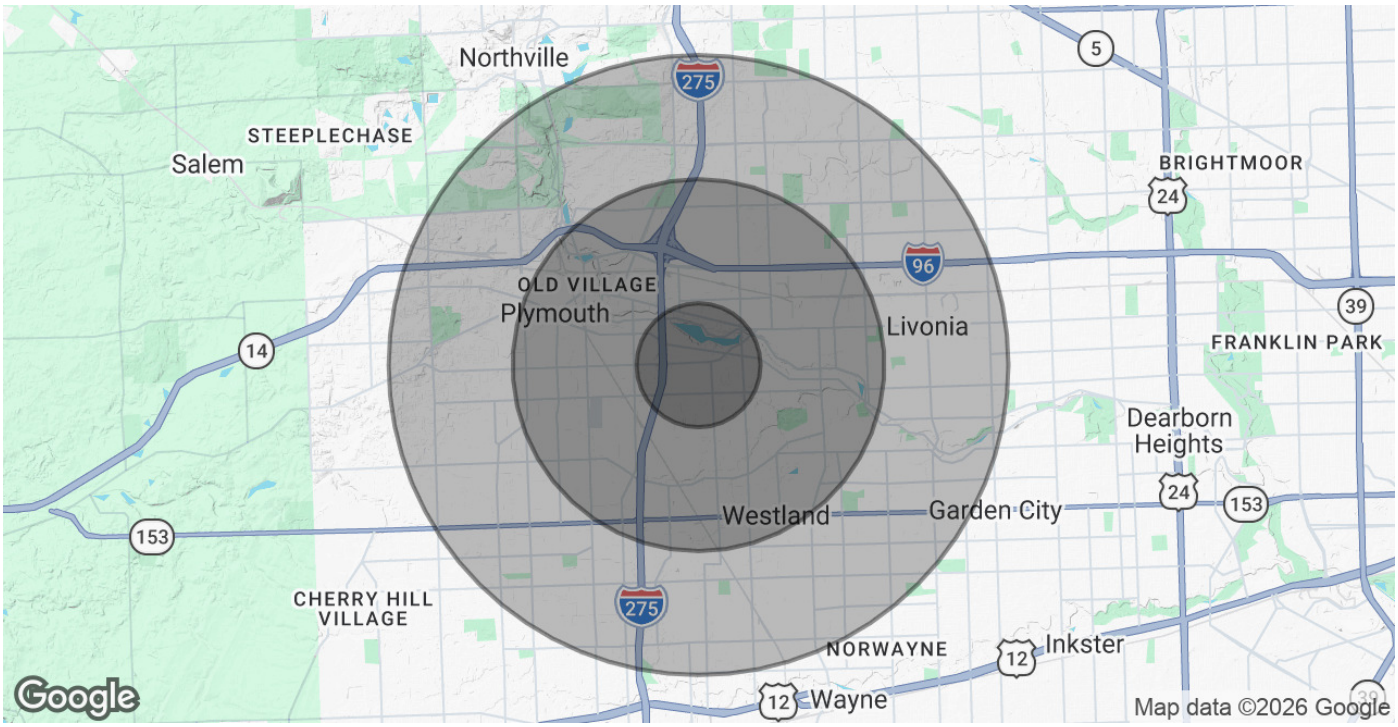
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RETAILER MAP: 38807 Ann Arbor Road | Livonia, MI 48150



DEMOGRAPHICS MAP & REPORT: 38807 Ann Arbor Road | Livonia, MI 48150



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	10,851	85,420	224,382
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	4,902	39,317	94,216
# of Persons per HH	2.2	2.2	2.4
Average HH Income	$102,668	$104,528	$118,839
Average House Value	$269,859	$305,105	$316,877

2020 American Community Survey (ACS)

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