EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2.15 ACRES VICTOR PARKWAY

19265 Victor Parkway, Livonia, MI 48152

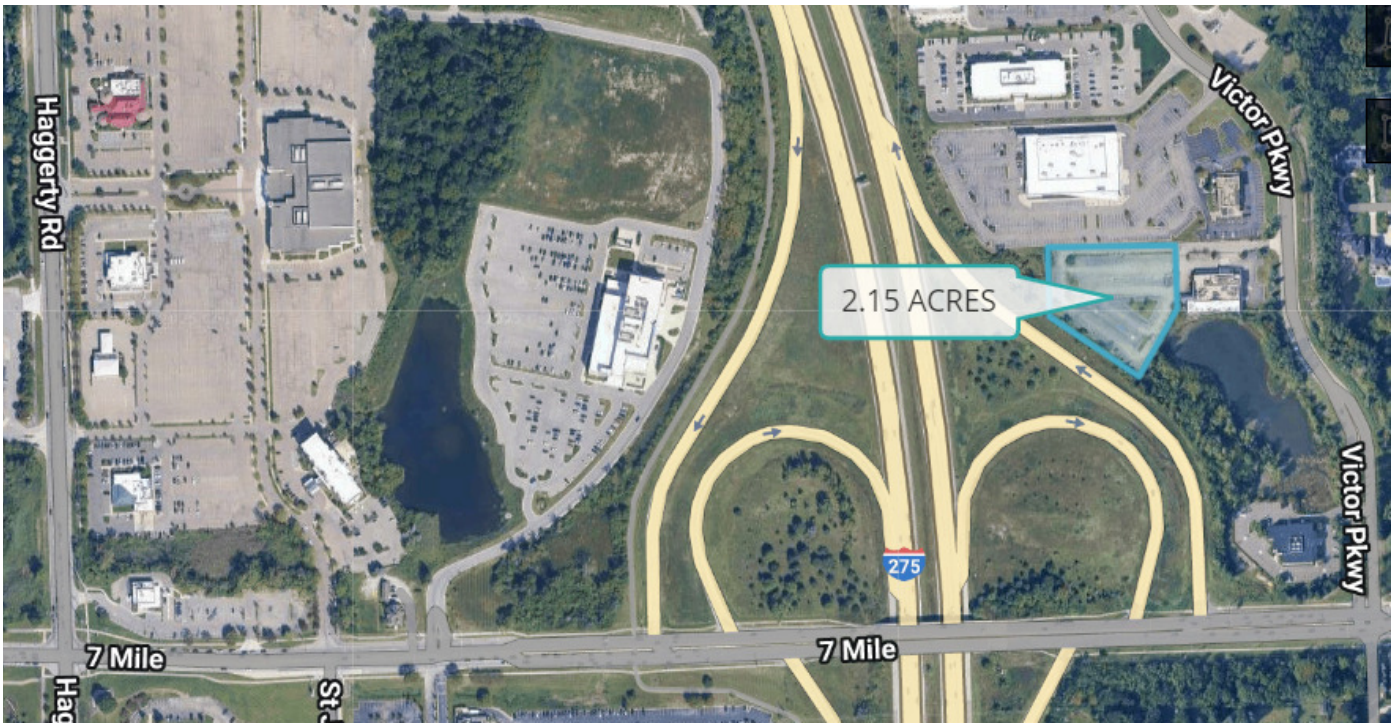


FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
STEVE VALLI
Partner
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OFFERING SUMMARY: 19265 Victor Parkway | Livonia, MI 48152



PROPERTY OVERVIEW

Positioned in one of Livonia's most active commercial corridors, this 2.15-acre vacant land site offers exceptional opportunity for retail, office, or mixed-use development. Located just northeast of the I-275 and 7 Mile interchange, the property delivers unmatched visibility, strong traffic counts, and immediate access to major regional amenities.

OFFERING SUMMARY

Sale Price:	$1,500,000
Lot Size:	2.15 Acres
Price / Acre:	$697,674
Zoning:	C-4 Highrise Commercial

PROPERTY HIGHLIGHTS

- Outstanding visibility from I-275
- Frontage along I-275 entrance ramp
- Adjacent to new BMW Motorcycle dealership coming August 2026
- High-growth corridor with new residential development across the street
- Many potential uses
- Surrounded by strong retail, office, and hospitality users



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Thomas Duke Company | 248.476.3700

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

PROPERTY INFORMATION: 19265 Victor Parkway | Livonia, MI 48152

LAND INFORMATION

Price/AC:	$697,674
Utilities:	at site

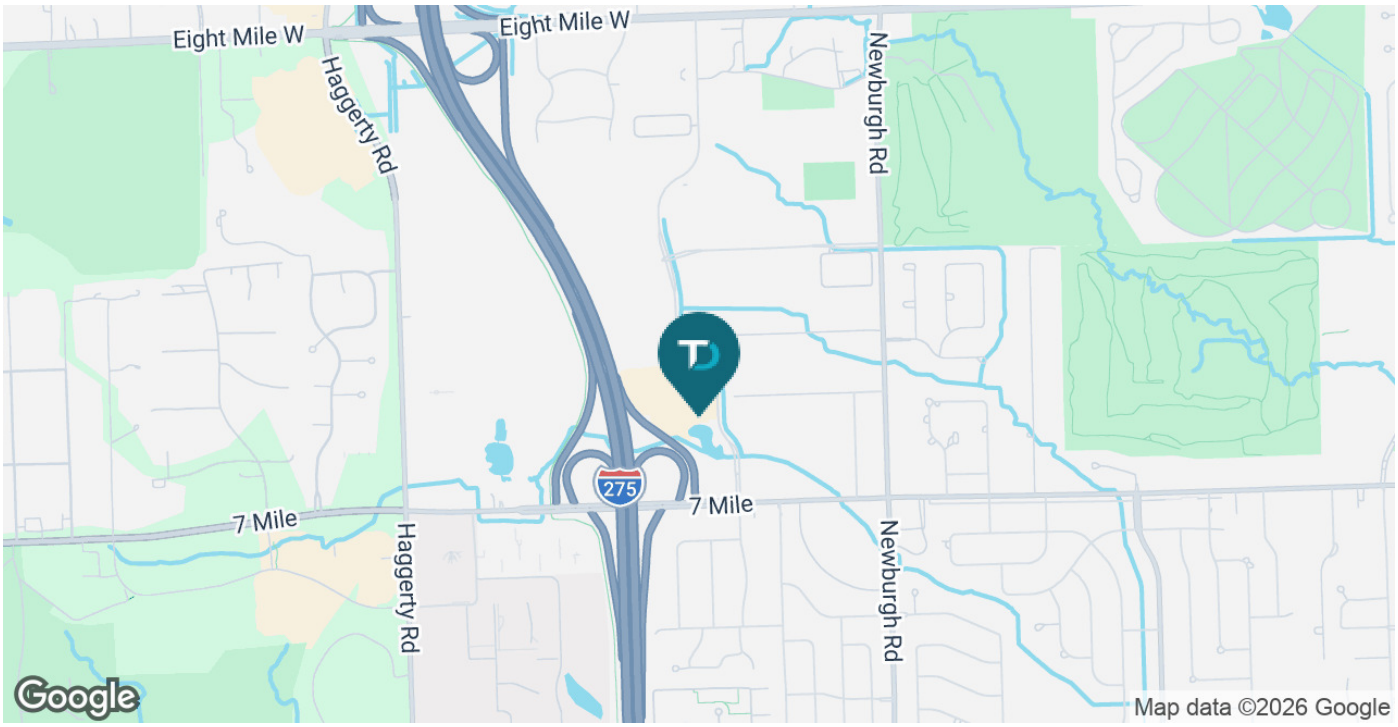
PROPERTY INFORMATION

Lot Size:	2.15 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	C-4 Highrise Commercial
Traffic Count:	178,062 VPD on I-275 and 24,635 VPD on 7 Mile Road
Legal Description:	Available upon request
APN:	46-024-99-0003-009

LOCATION INFORMATION

Located just northeast of the I-275 and 7 Mile interchange, this site offers exceptional visibility and immediate access to regional traffic. With frontage along the I-275 entrance ramp, the property provides rare exposure and convenient connectivity.

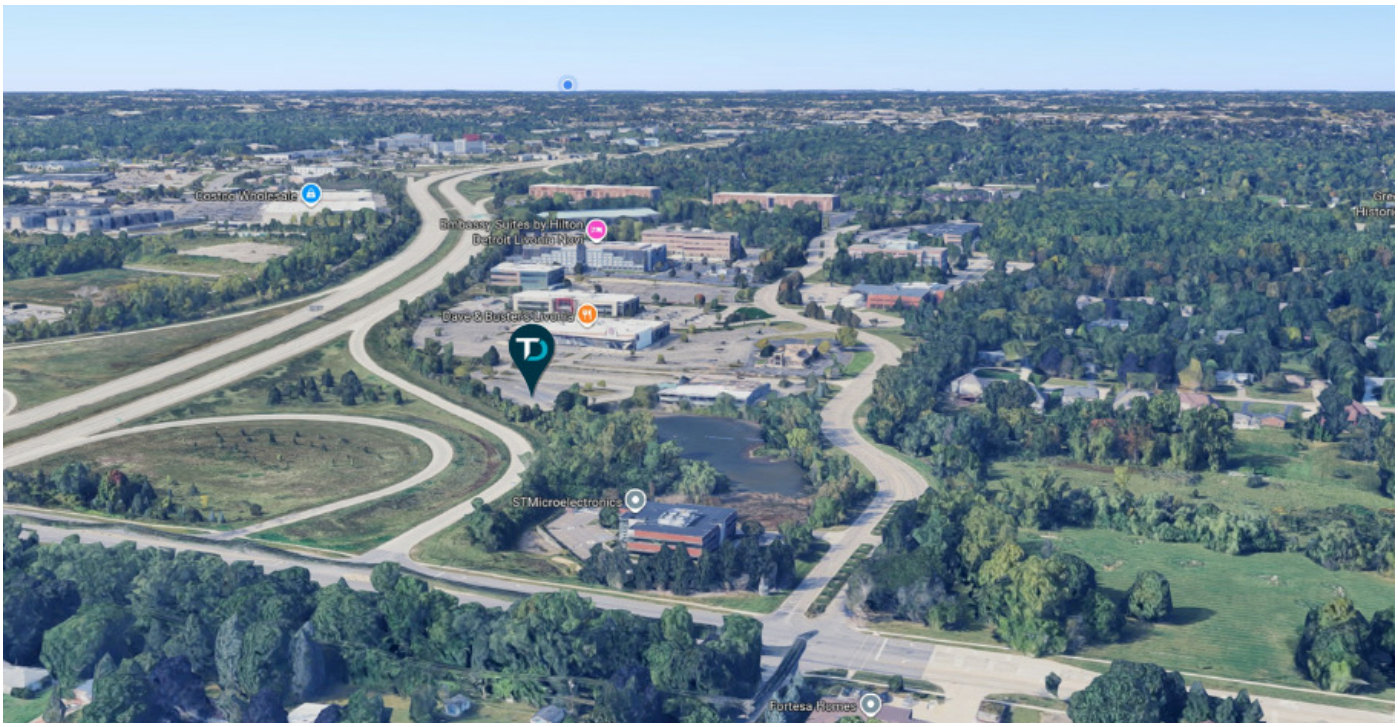
Surrounded by major national retailers, hospitality brands, and corporate employers—including the new BMW Motorcycle, Dave & Buster's, Embassy Suites, Costco, Trader Joe's, Schoolcraft College, and Trinity Health—the site sits in a thriving commercial corridor. A new 100-unit townhome development across the street further supports growing demand in this high-traffic Livonia location.

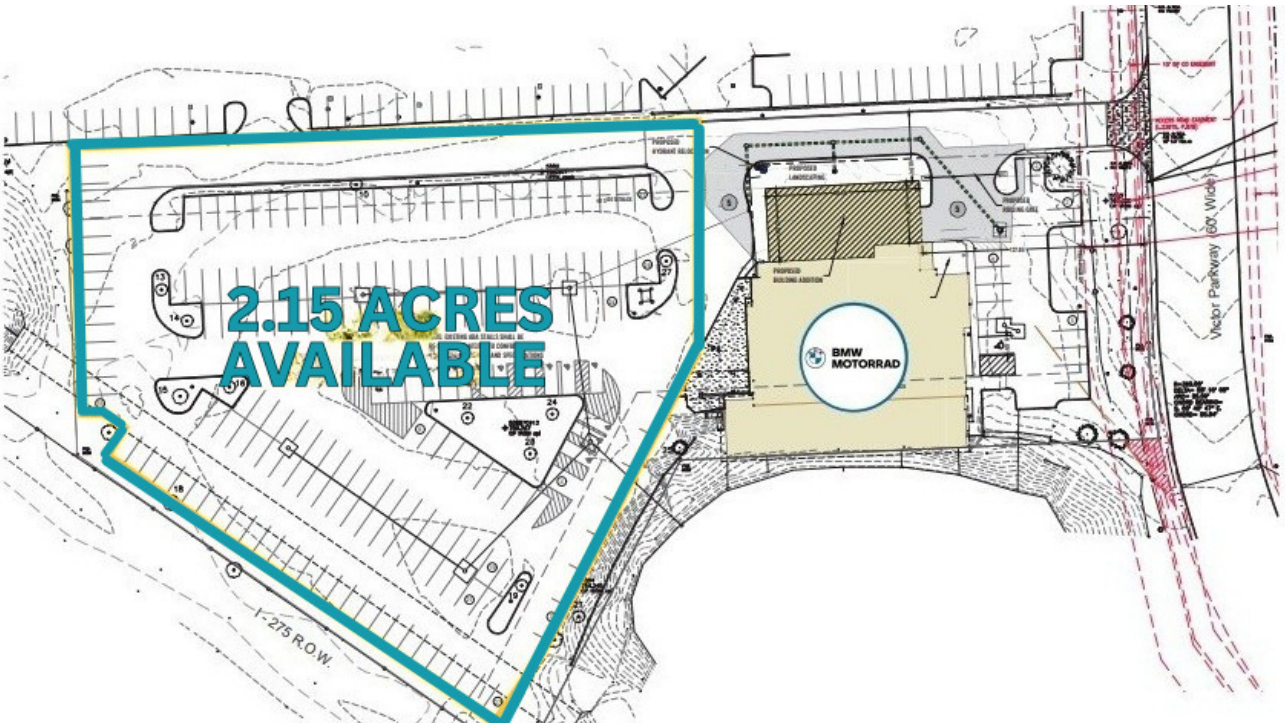


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ADDITIONAL PHOTOS: 19265 Victor Parkway | Livonia, MI 48152





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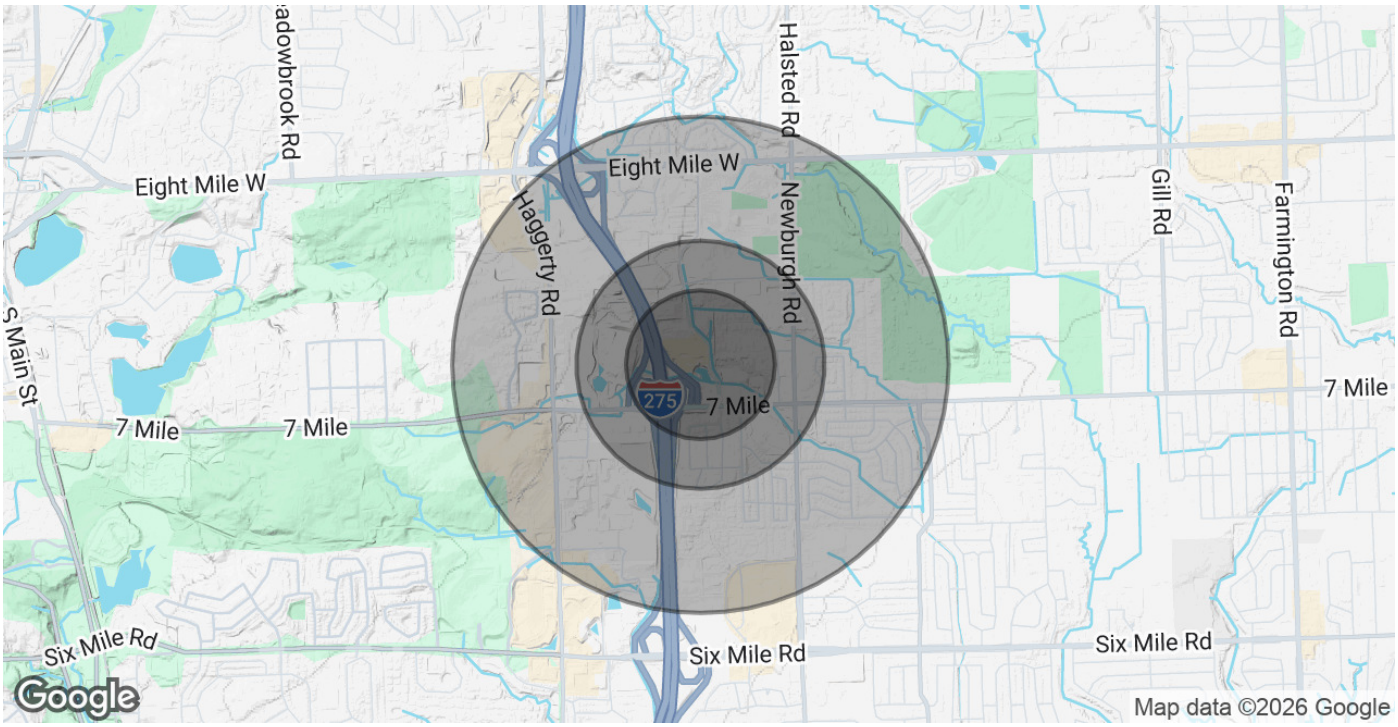
RETAILER MAP: 19265 Victor Parkway | Livonia, MI 48152



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DEMOGRAPHICS MAP & REPORT: 19265 Victor Parkway | Livonia, MI 48152



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	205	826	4,425
Average Age	56	55	51
Average Age (Male)	52	52	49
Average Age (Female)	59	59	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	445	1,998
# of Persons per HH	1.8	1.9	2.2
Average HH Income	$93,271	$98,328	$126,521
Average House Value	$343,719	$353,164	$400,740

2020 American Community Survey (ACS)