

FOR LEASE

# FREESTANDING BUILDING/ REDEVELOPMENT SITE

1631 LIVERNOIS RD, TROY, MI



# PROPERTY DETAILS

CONTACT BROKER

**RENT**

<b>LOCATION:</b>	1631 Livernois Rd, Troy, MI
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	Contact Broker
<b>NNN EXPENSE:</b>	\$6.25/SF
<b>BUILDING SIZE:</b>	2,497 SF
<b>LOT SIZE:</b>	0.27 AC
<b>ZONING:</b>	B2
<b>TRAFFIC COUNT:</b>	Livernois Rd (13,278 CPD) Maple Rd (26,650 CPD)

EXCLUSIVELY LISTED BY:

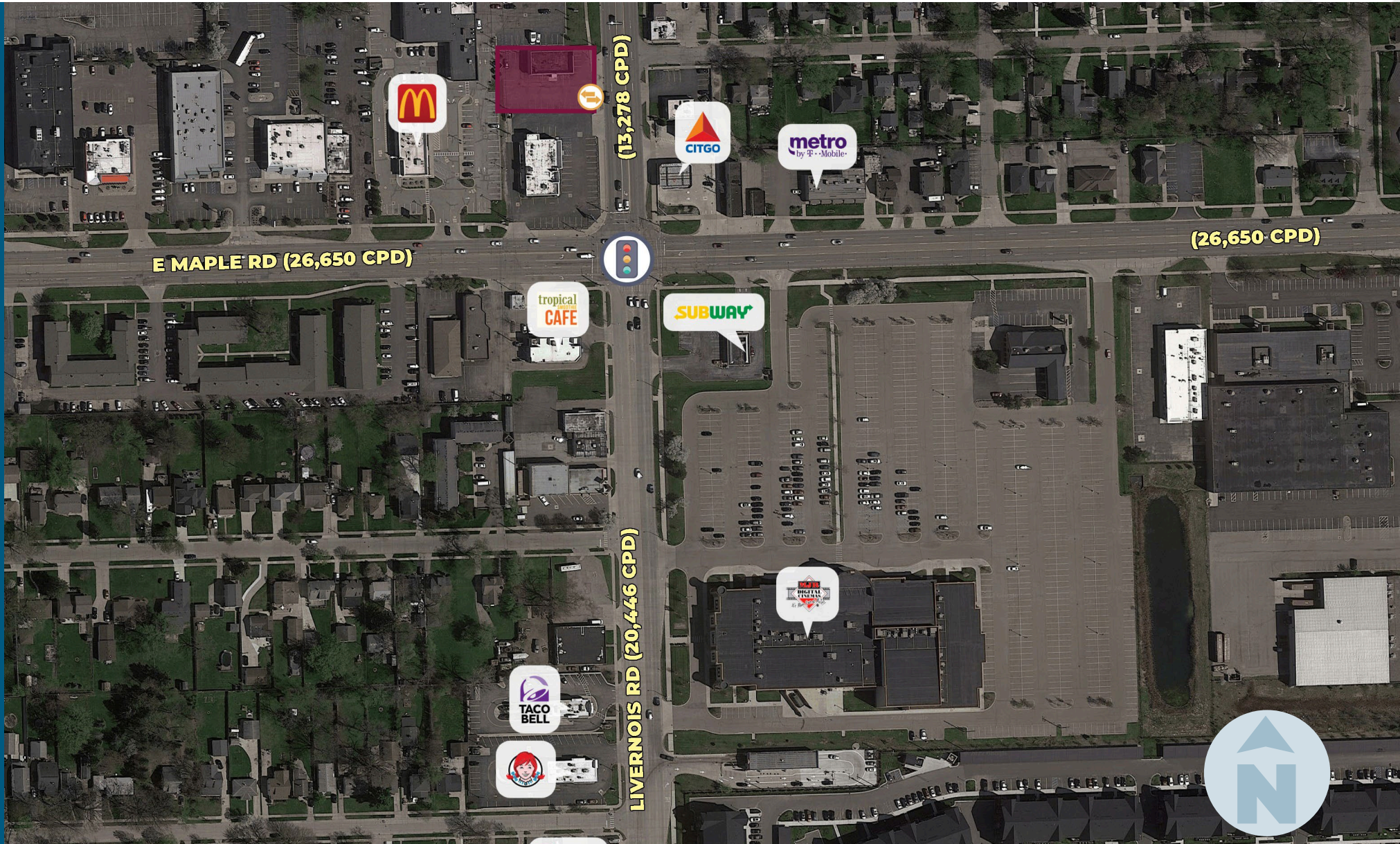


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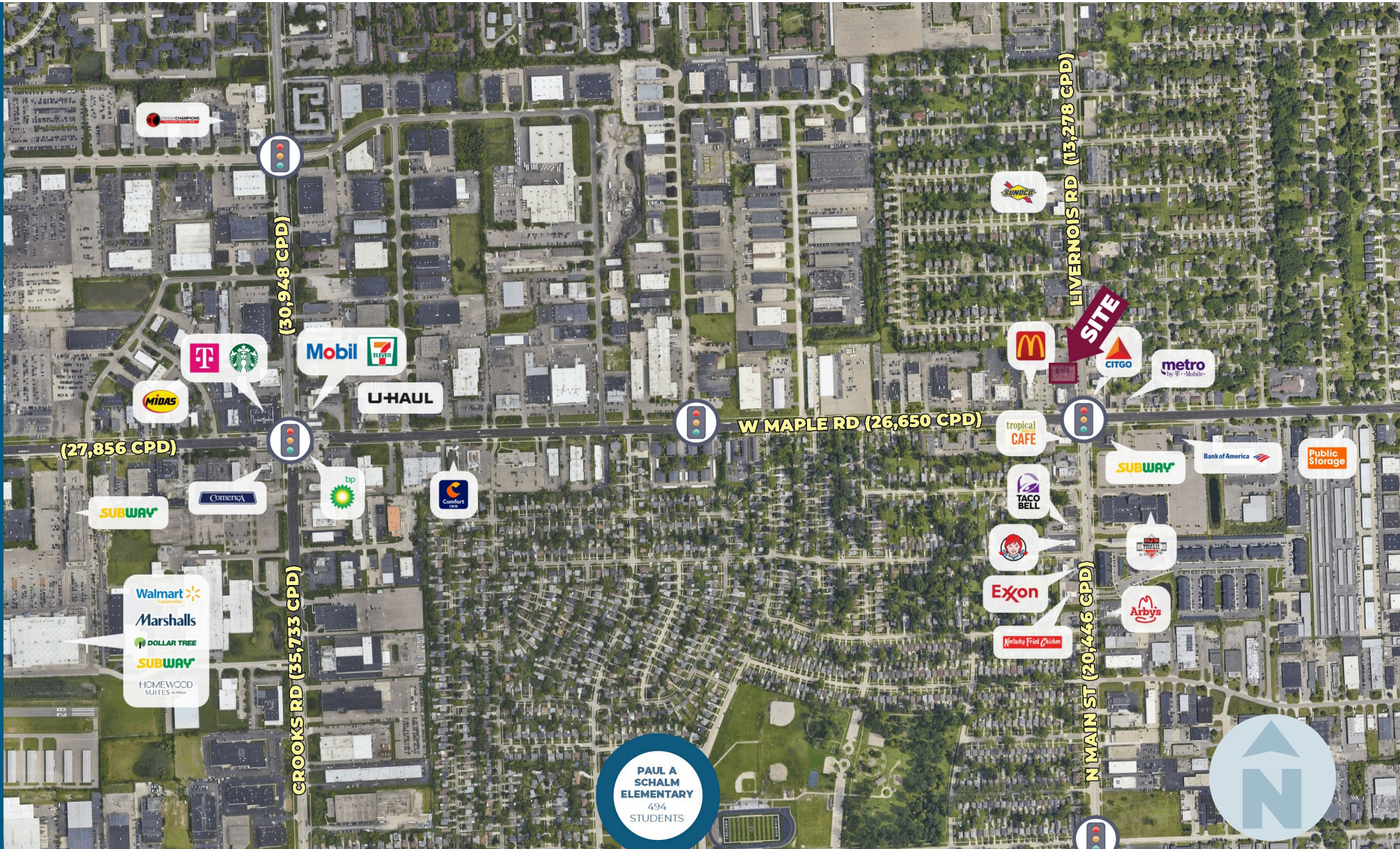
## HIGHLIGHTS

- Highly visible freestanding building.
- Dedicated parking field.
- Located at the heavily trafficked intersection of Maple Road and Livernois Road.
- The surrounding retail, industrial, medical and office make this location ideal for many uses.
- Ground Lease and Build-to-Suit Opportunities are available.

# MICRO AERIAL



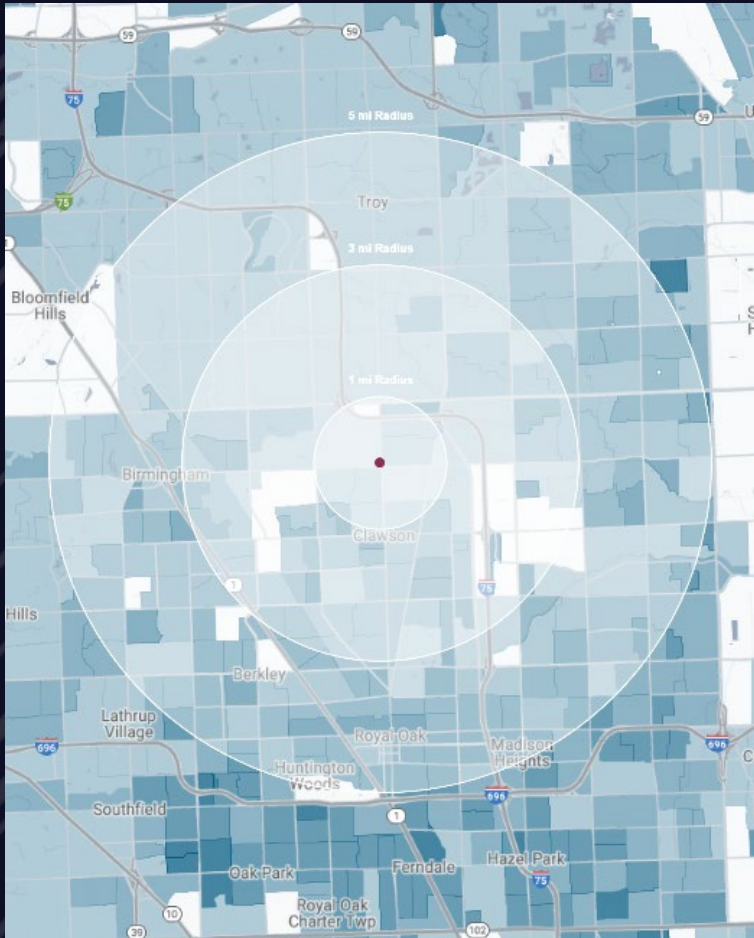
# MACRO AERIAL



# PLAT



# DEMOGRAPHICS



## FREESTANDING BUILDING

Address

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	9,951	96,669	294,940
2028 Projected Population	9,989	97,202	295,787
2020 Census Population	10,057	96,889	294,971
2010 Census Population	9,999	92,098	284,415
Projected Annual Growth 2023 to 2028	-	0.1%	-
Historical Annual Growth 2010 to 2023	-	0.4%	0.3%

### HOUSEHOLDS

2023 Estimated Households	4,564	44,208	125,179
2028 Projected Households	4,589	44,425	125,993
2020 Census Households	4,563	43,721	123,686
2010 Census Households	4,394	40,931	117,746
Projected Annual Growth 2023 to 2028	0.1%	-	0.1%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.5%

### RACE

2023 Est. White	72.1%	73.4%	76.8%
2023 Est. Black	5.4%	5.3%	6.6%
2023 Est. Asian or Pacific Islander	16.4%	16.2%	12.2%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2023 Est. Other Races	5.8%	4.9%	4.4%

### INCOME

2023 Est. Average Household Income	\$114,113	\$124,319	\$141,140
2023 Est. Median Household Income	\$84,780	\$98,535	\$105,709
2023 Est. Per Capita Income	\$52,400	\$56,911	\$59,958

### BUSINESS

2023 Est. Total Businesses	1,403	7,514	17,469
2023 Est. Total Employees	22,033	125,459	219,150

## CONTACT US



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