

FOR SALE

RETAIL PROPERTY

19345 LIVERNOIS, DETROIT, MI 48221



PROPERTY DETAILS

5,600 SF

\$525,000.00

BUILDING SIZE

SALES PRICE

LOCATION:	19345 Livernois, Detroit, MI 48221
PROPERTY TYPE:	Freestanding/ Restaurant
DATE AVAILABLE:	Immediately
SALES PRICE:	\$525,000.00
PROPERTY TAXES:	\$2,784.75
BUILDING SIZE:	5,600 SF
LOT SIZE:	0.14 AC
ZONING:	B-3
IMPROVEMENTS:	Renovated 2020
TRAFFIC COUNT:	Livernois Rd (19,9888 CPD) Outer Dr (9,844 CPD) 7 Mile Rd (19,776 CPD)

HIGHLIGHTS

- Restaurant For Sale Along the “Avenue of Fashion” Corridor.
- Newly Renovated Building both Exterior and Interior.
- Kuzzo’s Chicken & Waffles Currently Pays \$4,000 per month, NNN.
- 6 Years Remaining on Current Term (Expiring January 31, 2030).
- Two-Five Year Options with a 3% Annual Increases.
- Please Do Not Disturb Tenant.

EXCLUSIVELY LISTED BY:

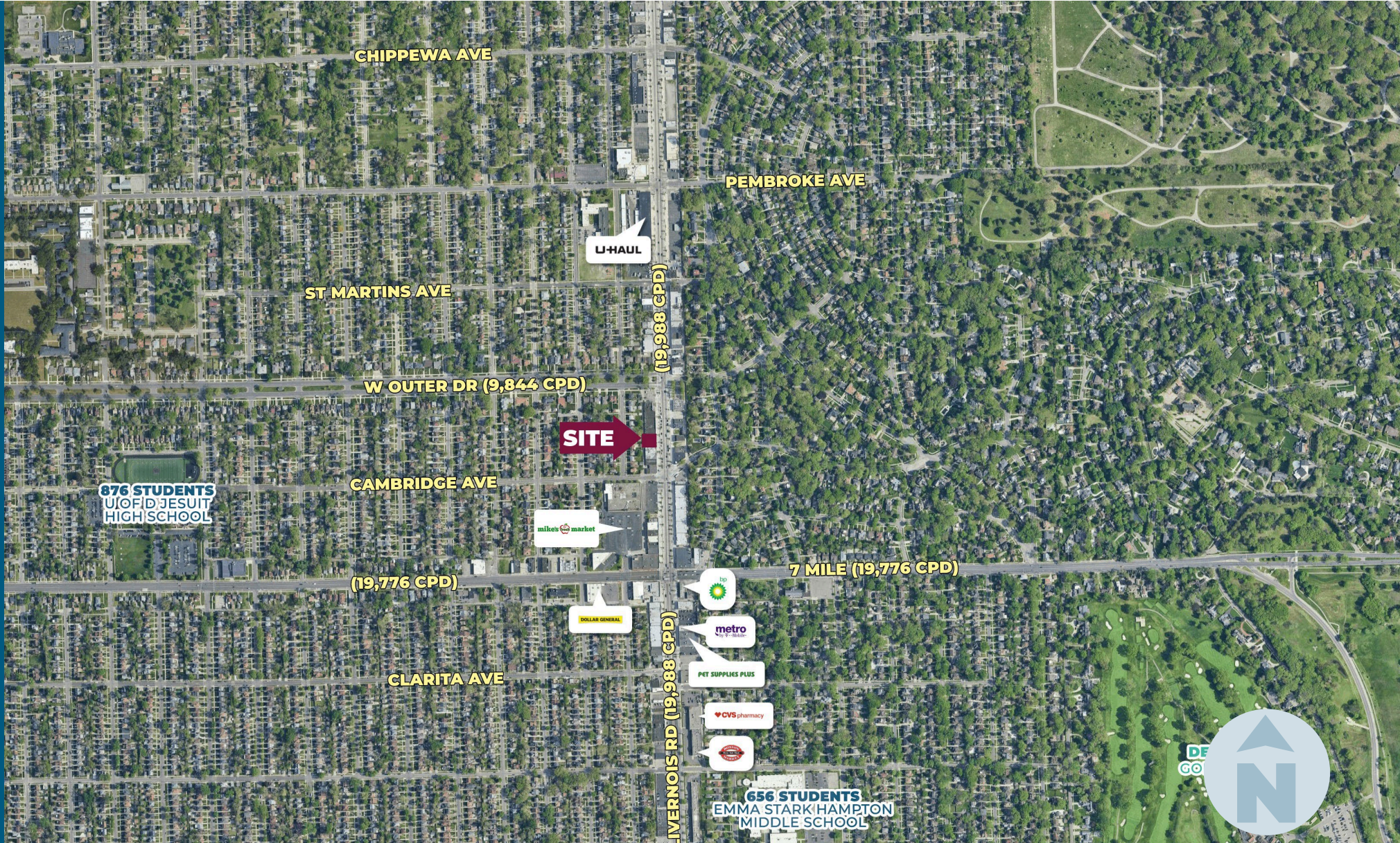


**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkcres.com
248 488 2620

MICRO AERIAL



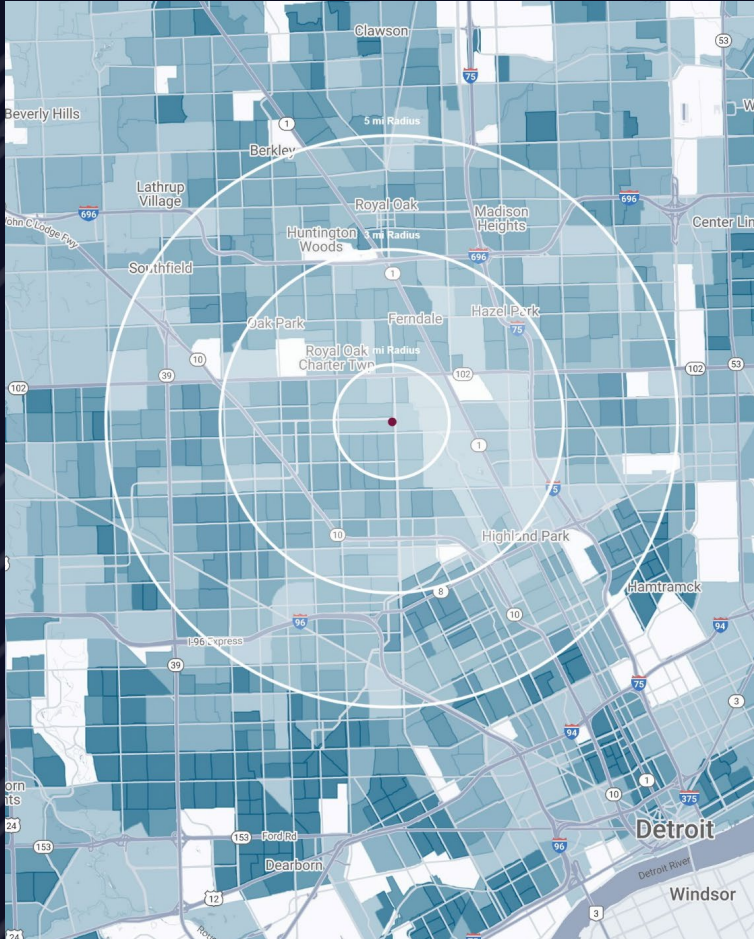
MACRO AERIAL



PLAT



DEMOGRAPHICS



RETAIL PROPERTY

19345 Livernois Rd, Detroit, MI 48221

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	18,341	148,782	420,683
2029 Projected Population	17,800	145,885	414,078
2020 Census Population	19,026	145,761	410,475
2010 Census Population	18,931	155,004	436,159
Projected Annual Growth 2024 to 2029	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-0.2%	-0.3%	-0.3%

HOUSEHOLDS

2024 Estimated Households	7,433	63,902	177,043
2029 Projected Households	7,231	62,701	174,437
2020 Census Households	7,658	62,136	170,914
2010 Census Households	7,361	62,809	173,959
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.1%	0.1%

RACE

2024 Est. White	16.8%	26.6%	31.7%
2024 Est. Black	79.0%	68.6%	60.7%
2024 Est. Asian or Pacific Islander	0.6%	1.0%	3.8%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	3.5%	3.7%	3.6%

INCOME

2024 Est. Average Household Income	\$99,026	\$79,360	\$80,529
2024 Est. Median Household Income	\$75,306	\$61,883	\$62,092
2024 Est. Per Capita Income	\$40,167	\$34,197	\$33,978

BUSINESS

2024 Est. Total Businesses	659	5,427	14,999
2024 Est. Total Employees	3,387	39,350	118,366

CONTACT US



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Managing Director

lciotti@landmarkcres.com

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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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