

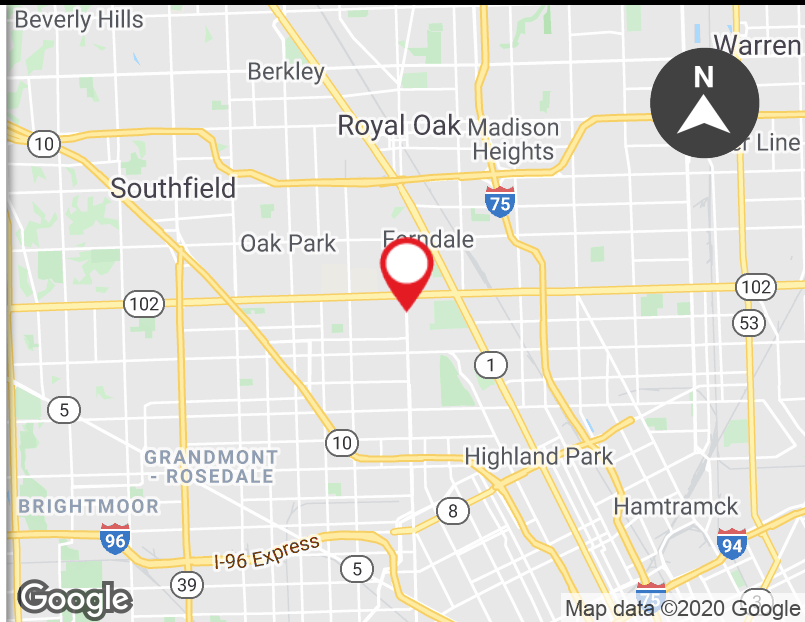
FOR SALE

20125 LIVERNOIS AVENUE
DETROIT, MI 48221



PROPERTY HIGHLIGHTS:

- Former retail building ($\pm 19,000$ SF) situated on ± 0.44 -acre site
- Located on the Avenue of fashion
- Surrounded by new restaurants and retailers
- Daily traffic in excess of 21,000 cars along Livernois Avenue
- Close proximity to the Detroit Golf Club and State Fair Ground
- Positioned just south of 8 Mile Road (M-102) neighboring the cities of Royal Oak and Ferndale
- Population 147,000 \pm with annual HH incomes of \$65,000 \pm within a 3-mile radius
- Sale asking price \$525,000



FOR MORE INFORMATION PLEASE CONTACT:

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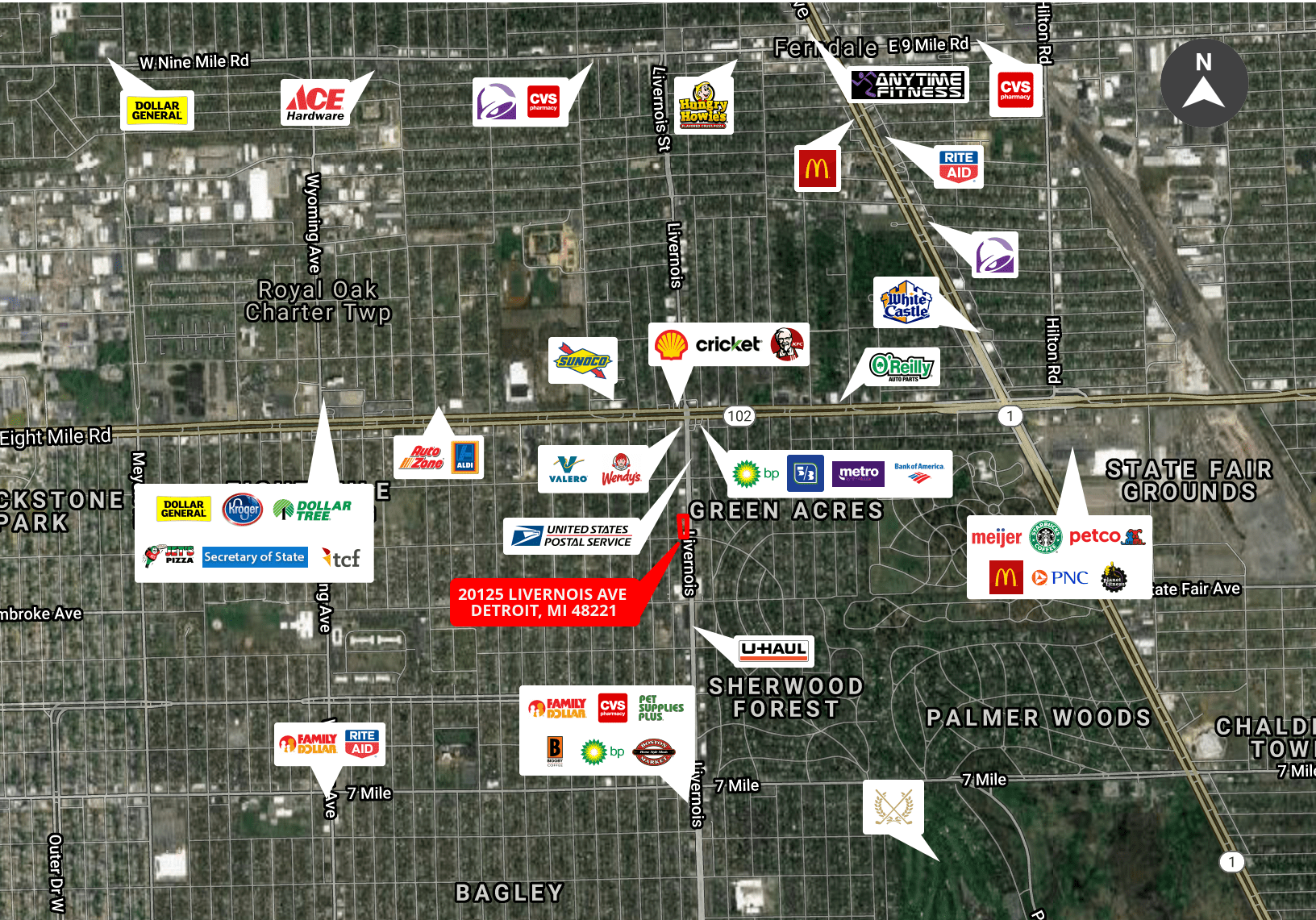
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TRAFFIC COUNTS

COLLECTION STREETS	DAILY TRAFFIC
Livernois Avenue	21,150 VPD
Eight Mile Rd (M-102)	64,229 VPD
Woodward Avenue (M-1)	19,540 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Resident Population	14,746	147,141	412,957
Daytime Employees	3,128	42,169	115,015
Average HH Incomes	\$65,454	\$60,786	\$60,261

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