



## Retail For Sale

**Property Name:** Mixed-Use Opportunity  
**Location:** 39000, 39050 & 39100 Schoolcraft Road  
**City, State:** Livonia, MI  
**Cross Streets:** Eckles Road  
**County:** Wayne  
**Zoning:** General Business  
**Year Built:** 1987

<b>Total Building Sq. Ft.:</b>	83,280	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	83,280	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	83,280	<b>Total Acreage:</b>	9.28
<b>Max Cont. Sq. Ft.:</b>	83,280	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	724
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	6
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Heat Pump	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2020	<b>Count:</b> 12,740	Schoolcraft E. of Eckles Rd. 2-Way
<b>1 Mile:</b> 5,197	<b>1 Mile:</b> \$86,480	<b>Yr:</b> 2020	<b>Count:</b> 13,142	Schoolcraft W. of Eckles Rd. 2-Way	
<b>3 Miles:</b> 73,850	<b>3 Miles:</b> \$82,525	<b>Yr:</b> 2020	<b>Count:</b> 133,300	I-96 E. of I-275 2-Way	
<b>5 Miles:</b> 210,101	<b>5 Miles:</b> \$85,115	<b>Yr:</b> 2020	<b>Count:</b> 137,582	I-96 W. of Schoolcraft Rd. 2-Way	

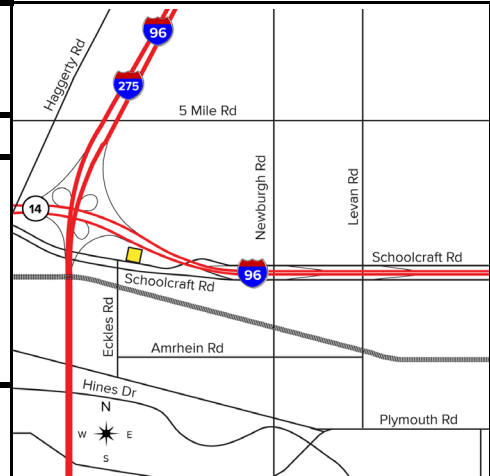
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$9,400,000 (\$112.87/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$117,236.89 (2021)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	075-99-0017-002, 115-002 & 001		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** This three-property package consists of (1) 77,000 sq. ft. building on 4.16 acres, (2) 6,280 sq. ft. freestanding multi-tenant building on 2.84 acres and (3) 2.28 acres of vacant property. This development is ideal for many uses including hotel, senior care, medical, education and much more. I-96 frontage with convenient access to all area freeways.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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