

LAND FOR SALE



**34625 8 Mile Rd
Livonia, Michigan**

**Insite
COMMERCIAL**

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

TABLE OF CONTENTS

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**34625 8 Mile Rd
Livonia, Michigan**

SUMMARY	page 1
AERIAL	page 2
AREA MAPS	page 3
DEMOGRAPHICS	pages 4-6
TRAFFIC COUNTS	page 7
ZONING ORDINANCE	pages 8-11



PROPERTY SUMMARY

Location: 34625 8 Mile Rd
Livonia, MI 48152

Parcel ID: 014-01-0014-001

Total Land Size: 0.96 Acres

Sale Price: \$269,000

Utilities: All utilities at the road

Zoning: OS – Office Services

Demographics within

a 5 mile radius:	Population:	198,949 Persons
	Households:	87,976 Homes
	Avg. HH Income:	\$99,491 USD
	Traffic Count:	19,167 VPD

Comments: Property sits just West of Gill Rd (0.5 Mile West of Farmington Rd), on 8 Mile. With 155 feet of frontage on the South side of the road. Sitting in between an existing office to the East and newer residential neighborhood to the West.

For Information Contact:

Mo Abubars

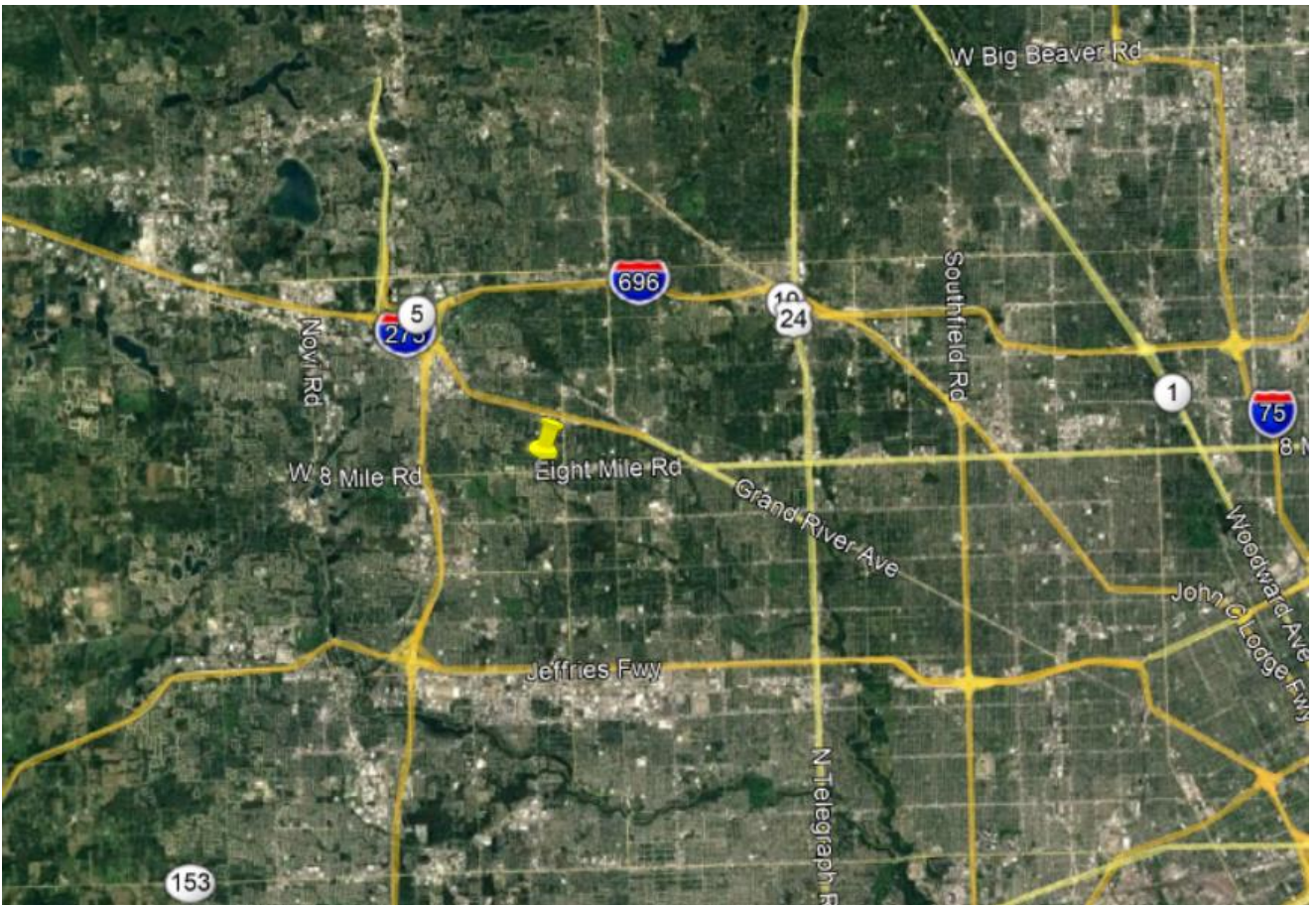
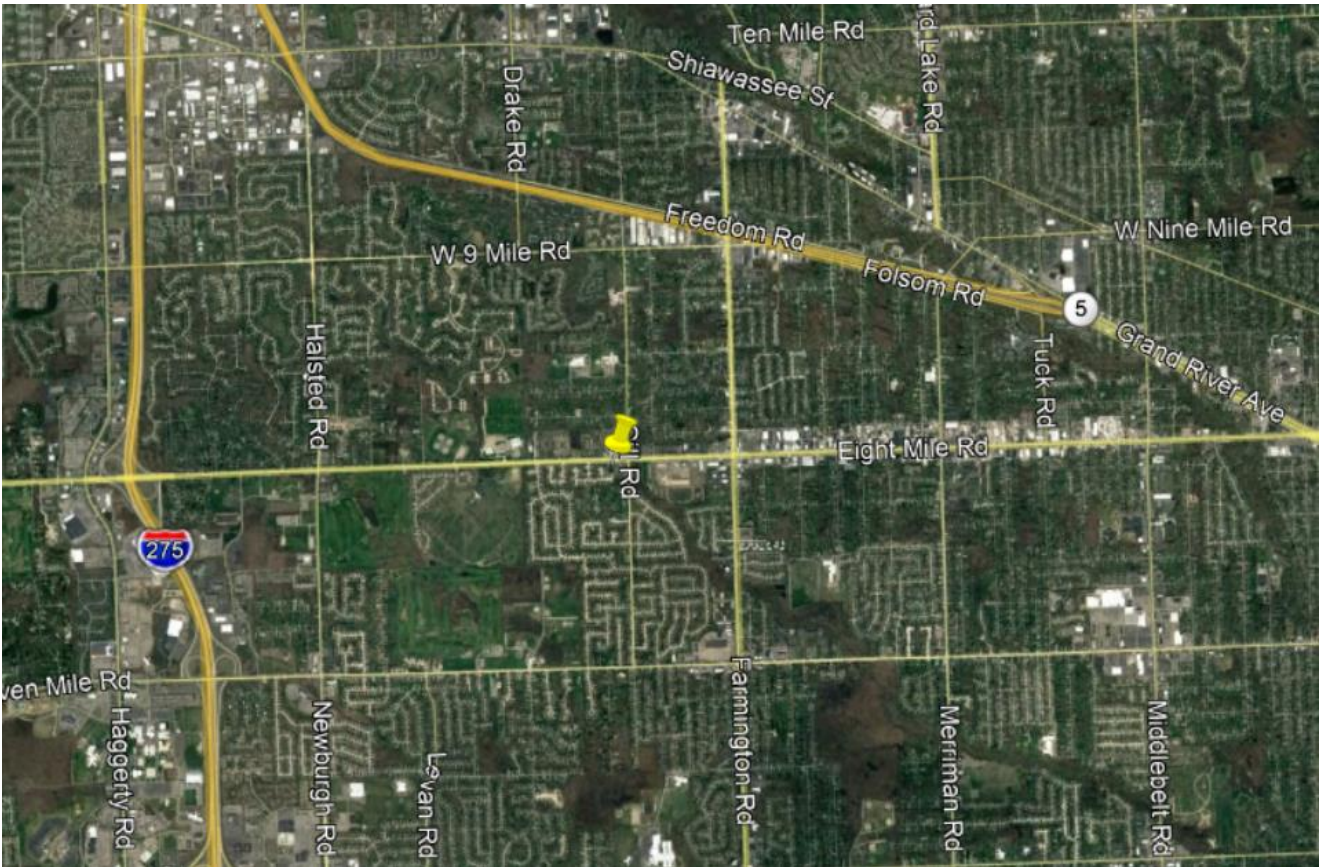
248-359-9000





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FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Mo Abubars

Lat/Lon: 42.4393/-83.3868

RF1

34625 W 8 Mile Rd

Livonia, MI 48152

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	9,418	78,084	198,949
	2024 Projected Population	9,358	77,872	197,258
	2010 Census Population	9,165	77,675	200,587
	2000 Census Population	9,074	79,317	208,372
	Projected Annual Growth 2019 to 2024	-0.1%	-	-0.2%
	Historical Annual Growth 2000 to 2019	0.2%	-	-0.2%
HOUSEHOLDS	2019 Estimated Households	4,262	35,306	87,976
	2024 Projected Households	4,243	35,395	87,519
	2010 Census Households	3,938	33,305	83,901
	2000 Census Households	3,525	32,806	83,475
	Projected Annual Growth 2019 to 2024	-	-	-0.1%
	Historical Annual Growth 2000 to 2019	1.1%	0.4%	0.3%
AGE	2019 Est. Population Under 10 Years	9.2%	10.1%	10.4%
	2019 Est. Population 10 to 19 Years	11.1%	10.8%	11.4%
	2019 Est. Population 20 to 29 Years	12.9%	13.9%	12.9%
	2019 Est. Population 30 to 44 Years	17.2%	18.3%	18.5%
	2019 Est. Population 45 to 59 Years	22.9%	21.1%	21.1%
	2019 Est. Population 60 to 74 Years	19.0%	17.6%	17.4%
	2019 Est. Population 75 Years or Over	7.8%	8.3%	8.3%
	2019 Est. Median Age	43.6	42.2	41.9
MARITAL STATUS & GENDER	2019 Est. Male Population	46.9%	48.0%	48.2%
	2019 Est. Female Population	53.1%	52.0%	51.8%
	2019 Est. Never Married	26.2%	28.9%	28.8%
	2019 Est. Now Married	54.7%	52.6%	51.6%
	2019 Est. Separated or Divorced	13.9%	12.7%	13.3%
	2019 Est. Widowed	5.2%	5.8%	6.3%
INCOME	2019 Est. HH Income \$200,000 or More	6.9%	8.0%	7.8%
	2019 Est. HH Income \$150,000 to \$199,999	11.7%	10.2%	10.1%
	2019 Est. HH Income \$100,000 to \$149,999	19.3%	19.7%	18.9%
	2019 Est. HH Income \$75,000 to \$99,999	17.8%	15.9%	15.8%
	2019 Est. HH Income \$50,000 to \$74,999	15.0%	16.8%	16.7%
	2019 Est. HH Income \$35,000 to \$49,999	14.8%	11.1%	11.6%
	2019 Est. HH Income \$25,000 to \$34,999	4.8%	5.9%	6.5%
	2019 Est. HH Income \$15,000 to \$24,999	5.3%	6.2%	6.3%
	2019 Est. HH Income Under \$15,000	4.3%	6.2%	6.3%
	2019 Est. Average Household Income	\$99,005	\$101,189	\$99,491
	2019 Est. Median Household Income	\$84,296	\$82,984	\$82,230
	2019 Est. Per Capita Income	\$44,838	\$45,825	\$44,091
	2019 Est. Total Businesses	434	4,302	11,198
2019 Est. Total Employees	3,652	56,892	147,146	

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2019 Est. White	75.4%	71.7%	72.1%
	2019 Est. Black	13.3%	13.5%	14.8%
	2019 Est. Asian or Pacific Islander	8.7%	12.0%	10.2%
	2019 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
	2019 Est. Other Races	2.5%	2.5%	2.7%
HISPANIC	2019 Est. Hispanic Population	287	2,506	6,422
	2019 Est. Hispanic Population	3.0%	3.2%	3.2%
	2024 Proj. Hispanic Population	3.3%	3.4%	3.4%
	2010 Hispanic Population	2.2%	2.2%	2.3%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	6,958	57,246	144,459
	2019 Est. Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.8%
	2019 Est. Some High School (Grade Level 9 to 11)	3.0%	2.7%	3.4%
	2019 Est. High School Graduate	19.0%	17.0%	19.1%
	2019 Est. Some College	22.2%	21.3%	21.2%
	2019 Est. Associate Degree Only	8.5%	8.8%	8.7%
	2019 Est. Bachelor Degree Only	26.3%	28.6%	26.9%
	2019 Est. Graduate Degree	19.5%	20.2%	19.0%
HOUSING	2019 Est. Total Housing Units	4,428	36,426	91,048
	2019 Est. Owner-Occupied	67.4%	65.0%	69.3%
	2019 Est. Renter-Occupied	28.8%	31.9%	27.3%
	2019 Est. Vacant Housing	3.8%	3.1%	3.4%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	2.0%	1.4%	1.3%
	2019 Homes Built 2000 to 2009	6.4%	4.1%	3.8%
	2019 Homes Built 1990 to 1999	15.6%	11.1%	10.6%
	2019 Homes Built 1980 to 1989	30.8%	17.0%	13.9%
	2019 Homes Built 1970 to 1979	14.3%	19.6%	19.4%
	2019 Homes Built 1960 to 1969	10.0%	18.6%	18.6%
	2019 Homes Built 1950 to 1959	7.5%	16.0%	19.8%
	2019 Homes Built Before 1949	9.5%	9.1%	9.3%
HOME VALUES	2019 Home Value \$1,000,000 or More	1.1%	0.6%	0.5%
	2019 Home Value \$500,000 to \$999,999	2.6%	3.5%	3.4%
	2019 Home Value \$400,000 to \$499,999	6.3%	4.1%	4.4%
	2019 Home Value \$300,000 to \$399,999	21.7%	15.0%	13.3%
	2019 Home Value \$200,000 to \$299,999	36.6%	35.3%	29.8%
	2019 Home Value \$150,000 to \$199,999	18.0%	20.8%	20.4%
	2019 Home Value \$100,000 to \$149,999	10.2%	12.2%	13.8%
	2019 Home Value \$50,000 to \$99,999	7.5%	7.9%	11.5%
	2019 Home Value \$25,000 to \$49,999	2.5%	2.8%	3.7%
	2019 Home Value Under \$25,000	1.9%	2.3%	2.7%
	2019 Median Home Value	\$241,272	\$221,080	\$205,635
	2019 Median Rent	\$912	\$900	\$910

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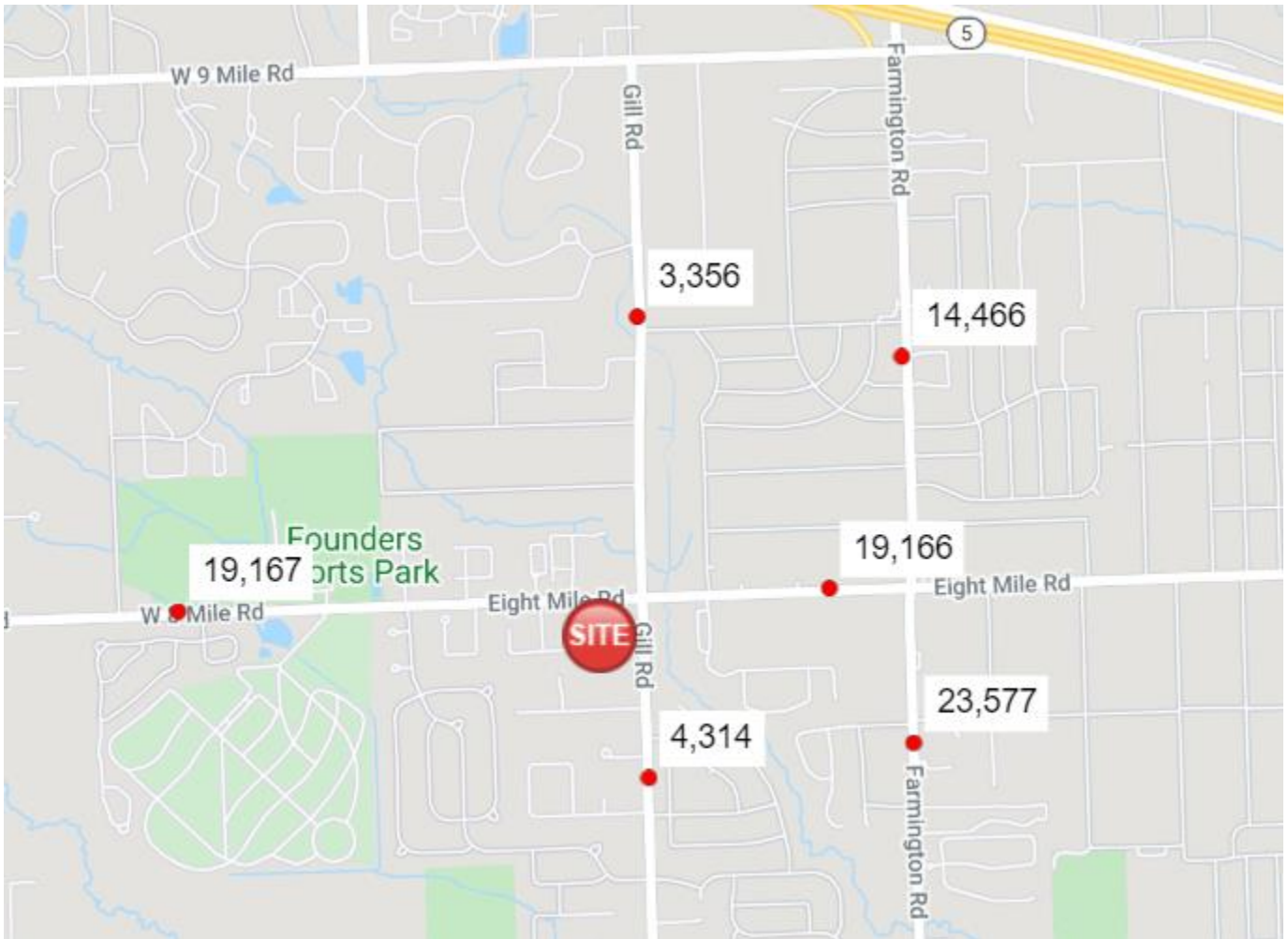
Livonia, MI 48152

1 mi radius 3 mi radius 5 mi radius

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	7,937	65,197	164,460
	2019 Est. Civilian Employed	62.8%	64.7%	64.1%
	2019 Est. Civilian Unemployed	0.8%	1.0%	1.2%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	36.4%	34.3%	34.6%
	2019 Labor Force Males	46.3%	47.5%	47.6%
	2019 Labor Force Females	53.7%	52.5%	52.4%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	4,983	42,170	105,495
	2019 Mgmt, Business, & Financial Operations	19.3%	18.3%	18.5%
	2019 Professional, Related	29.9%	32.7%	30.3%
	2019 Service	12.9%	12.8%	14.2%
	2019 Sales, Office	22.7%	22.2%	22.1%
	2019 Farming, Fishing, Forestry	-	-	-
	2019 Construction, Extraction, Maintenance	5.8%	4.8%	5.1%
	2019 Production, Transport, Material Moving	9.4%	9.0%	9.8%
	2019 White Collar Workers	71.9%	73.3%	70.8%
	2019 Blue Collar Workers	28.1%	26.7%	29.2%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	85.0%	84.9%	84.6%
	2019 Drive to Work in Carpool	6.8%	7.1%	7.2%
	2019 Travel to Work by Public Transportation	1.3%	1.2%	1.3%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	1.4%	1.9%	1.8%
	2019 Other Means	0.3%	0.6%	0.5%
	2019 Work at Home	5.2%	4.3%	4.5%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	25.8%	24.6%	23.9%
	2019 Travel to Work in 15 to 29 Minutes	42.9%	42.7%	43.9%
	2019 Travel to Work in 30 to 59 Minutes	37.1%	37.8%	36.6%
	2019 Travel to Work in 60 Minutes or More	3.0%	3.9%	3.8%
	2019 Average Travel Time to Work	22.4	23.2	23.2
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$299.5 M	\$2.51 B	\$6.16 B
	2019 Est. Apparel	\$10.55 M	\$88.55 M	\$217.42 M
	2019 Est. Contributions, Gifts	\$17.33 M	\$146.41 M	\$358.95 M
	2019 Est. Education, Reading	\$9.69 M	\$82.57 M	\$202.16 M
	2019 Est. Entertainment	\$17.1 M	\$143.28 M	\$352.04 M
	2019 Est. Food, Beverages, Tobacco	\$45.64 M	\$381.54 M	\$937.6 M
	2019 Est. Furnishings, Equipment	\$10.65 M	\$89.1 M	\$218.85 M
	2019 Est. Health Care, Insurance	\$27.54 M	\$229.31 M	\$564.43 M
	2019 Est. Household Operations, Shelter, Utilities	\$96.5 M	\$807.7 M	\$1.98 B
	2019 Est. Miscellaneous Expenses	\$5.71 M	\$47.78 M	\$117.35 M
	2019 Est. Personal Care	\$4.04 M	\$33.76 M	\$82.9 M
	2019 Est. Transportation	\$54.77 M	\$456.85 M	\$1.12 B

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ARTICLE IX. - OS DISTRICT REGULATIONS

Section 9.01 Application of Article. The regulations set forth in this article shall apply in all OS Districts.

Section 9.02 Permitted Uses. (Section 9.02, as amended by the following: Ordinance No. 606, adopted 1-16-67; Ordinance No. 1125, adopted 3-27-74; Ordinance No. 1423, adopted 10-16-78; Ordinance No. 2051, adopted 6-25-90; Ord. No. 2919, § 1, adopted 1-14-13.) In all OS Districts no building shall be erected or land or building be used except as otherwise provided in this ordinance except for one or more of the following specified uses; provided, however, that a site plan for such use shall be approved in accordance with the requirements and standards of Sections 18.47 and 18.58 of this ordinance; and provided further, that such use shall be located in a building constructed of essentially non-maintenance type materials on all sides:

- (a) Professional offices including, but not limited, to the following:
 - 1. Medicine, osteopathy and dentistry (excluding veterinary clinics).
 - 2. Psychology and podiatry.
 - 3. Law, engineering and architecture.
 - 4. Optometry and chiropractic.
 - 5. Accounting, auditing and bookkeeping services.
 - 6. Real estate.
 - 7. Insurance.
- (b) Offices for any other professional persons or associations; profession being defined as: A vocation, calling, occupation or employment involving labor, skill and education requiring knowledge of an advanced type in a field of science or learning customarily acquired by a prolonged course of specialized intellectual instruction and study.
- (c) General offices.

Section 9.03 Waiver Uses. (Section 9.03, as amended by the following: Ordinance No. 606, adopted 1-16-67; Ordinance No. 923, adopted 11-3-71; Ordinance No. 968, adopted 5-10-72; Ordinance No. 1072, adopted 5-16-73; Ordinance No. 1125, adopted 3-27-74; Ordinance No. 1329, adopted 6-20-77; Ordinance No. 1423, adopted 10-16-78; Ordinance No. 2051, adopted 6-25-90; Ordinance No. 2530, adopted 7-2-01; Ordinance No. 2683, § 1, adopted 11-22-04; Ordinance No. 2767, § 1, adopted 11-8-06; Ordinance No. 2920, § 1, adopted 1-14-13; Ordinance No. 2958, § 1, adopted 3-31-14; Ord. No. 3072, § 1, adopted 8-20-2018.) The following uses are permitted upon review and submission of findings by the City Planning Commission and approval by the City Council. Such use shall be approved only if the proposal for such use complies with the special requirements and regulations provided therefor and with the standards set forth in Section 19.06 of this ordinance. The following uses are also subject to site plan approval in accordance with the requirements and standards of Sections 18.47 and 18.58 of this ordinance.

- (a) Reserved
- (b) Reserved

- (c) Reserved
- (d) Credit union offices.
- (e) Banks and savings and loans associations.
- (f) Privately owned museums.
- (g) Convalescent and nursing homes and homes for the elderly, provided such use is located on a parcel of land comprising at least one (1) acre plus five hundred (500) square feet of land per bed.
- (h) Hospitals, provided such use is located on a parcel of land comprising at least twelve (12) acres in size.
- (i) Funeral homes and undertaking establishments.
- (j) Day care nurseries if situated on a parcel of land at least ten thousand (10,000) square feet in area and abutting a street or thoroughfare which has an existing or planned width of eighty-six (86) feet or more as indicated on the "Master Thoroughfare Plan," and further, provided that there is provided and maintained a minimum of five thousand (5,000) square feet of outdoor play area; and further provided that buildings erected on the premises are in harmony with the adjacent buildings in the area; and further provided that appropriate fencing at least five (5) feet in height encompass the entire outdoor play area.
- (k) Schools including, but not limited, to the following:
 - 1. Dance.
 - 2. Music and instrumental.
 - 3. Business/training.
- (l) Photographic studios.
- (m) Massage establishments (as defined in Section 2.08 of this ordinance), provided that:
 - 1. Such facilities shall conform to the requirements, restrictions and prohibitions contained within Mich. Admin. Code R 338.701 through R 338.727 inclusive, as amended, the provisions of which are made a part hereof and incorporated herein by reference.
 - 2. No massage establishment shall be located within four hundred (400) feet of any property which is either occupied or approved for a massage establishment.
 - 3. No massage establishment shall be located within four hundred (400) feet of a preexisting school, place of worship, state-licensed day care facility, public library, playground or public park, as measured from any point on the property to any point on the property of any school, place of worship, state-licensed day care facility, public library, playground or public park.
 - 4. Daily hours of operation of any massage establishment shall be limited to the period of time from 8:00 a.m. to 10:00 p.m.

Section 9.04 Uses Prohibited. (Section 9.04, as amended by the following: Ordinance No. 2051, adopted 6-25-90.) In all OS Districts no building or land shall be erected or used, in whole or in part, for any one or more of the following uses:

- (a) The outdoor display of any actual product for sale.
- (b) The outdoor storage or display of goods or materials irrespective of whether or not they are for sale.
- (c) Warehouses and the indoor storage of goods and materials beyond that normally incidental to the above permitted occupations.

Section 9.05 Establishment of Area, Height, Bulk and Placement Regulations for OS Districts. (Section 9.05, as amended by the following: Ordinance No. 1894, adopted 6-22-87; Ordinance No. 2051, adopted 6-25-90; Ordinance No. 2055, adopted 9-3-90.) Except as otherwise provided in this ordinance, the minimum requirements governing percentage ratio of usable floor area, to lot area, lot size, required open space, building height, and other pertinent control requirements governing the erection and use of buildings in an OS District, are shown on the following schedule:

SCHEDULE

- a. Maximum Usable Floor Area in Percentage of Lot Area 45 Per cent
- b. Required Setback Lines (Minimum Dimensions):
 - Front Yard 40 lineal feet
 - Rear Yard 15 lineal feet
 - Side Yard Abutting Residential District 15 lineal feet
 - Side Yard Abutting a Street:
 - (1) A side yard abutting a major thoroughfare with an existing or planned right-of-way width of one hundred twenty (120) feet or more as shown on the Master Thoroughfare Plan of the City of Livonia 40 lineal feet.
 - (2) A side yard abutting a street other than a major thoroughfare 25 lineal feet.
- c. Maximum Height two (2) stories
(not to exceed 35 feet)
- d. Minimum Lot Size 4,000 sq. feet

Section 9.06 Protective Wall Required. (Section 9.06, as amended by following: Ordinance No. 2200; adopted 10-18-93.) All uses permitted in this district adjacent or abutting a residential district shall provide and maintain a protective wall or a greenbelt as required in Section 18.45 of this ordinance.

Section 9.07 Off-Street Parking Requirements. Off-street parking facilities shall be provided as hereinafter specified in Sections 18.37 to 18.40, inclusive, of this ordinance.