

38880 SIX MILE RD

38880 Six Mile Rd, Livonia, MI 48152



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Vice President

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OFFERING SUMMARY: 38880 Six Mile Rd | Livonia, MI 48152

**PROPERTY OVERVIEW**

The Thomas Duke Company is pleased to bring to market 38880 Six Mile Road in Livonia, Michigan. This property provides a rare opportunity to lease a free-standing building with free-way access in one of Livonia's most sought-after commercial corridors. This former Daycare building features 6,175 SF and is situated on .82 acres of land on Six Mile Road just West of I-275. This property is zoned C-1 allowing a number of compatible uses and is available for Lease or Ground Lease.

OFFERING SUMMARY

Lease Rate: \$18.00 SF/yr (NNN)
Ground Lease \$125,000.00/Yr
Rate: (NNN)
Building Size: 6,175 SF

PROPERTY HIGHLIGHTS

- 6,175 SF Former Daycare Building
- Free-Standing with Fenced in Rear Yard
- Exceptional Livonia Location in a High Barrier-to-Entry Market
- .82 Acre Site Provides Room for Expansion or Redevelopment
- Ground Signage on Six Mile
- Key Positioning at the I-275 Exit Ramp
- Available for Lease or Ground Lease

BUILDING/PROPERTY INFORMATION:
38880 Six Mile Rd | Livonia, MI 48152

BUILDING INFORMATION

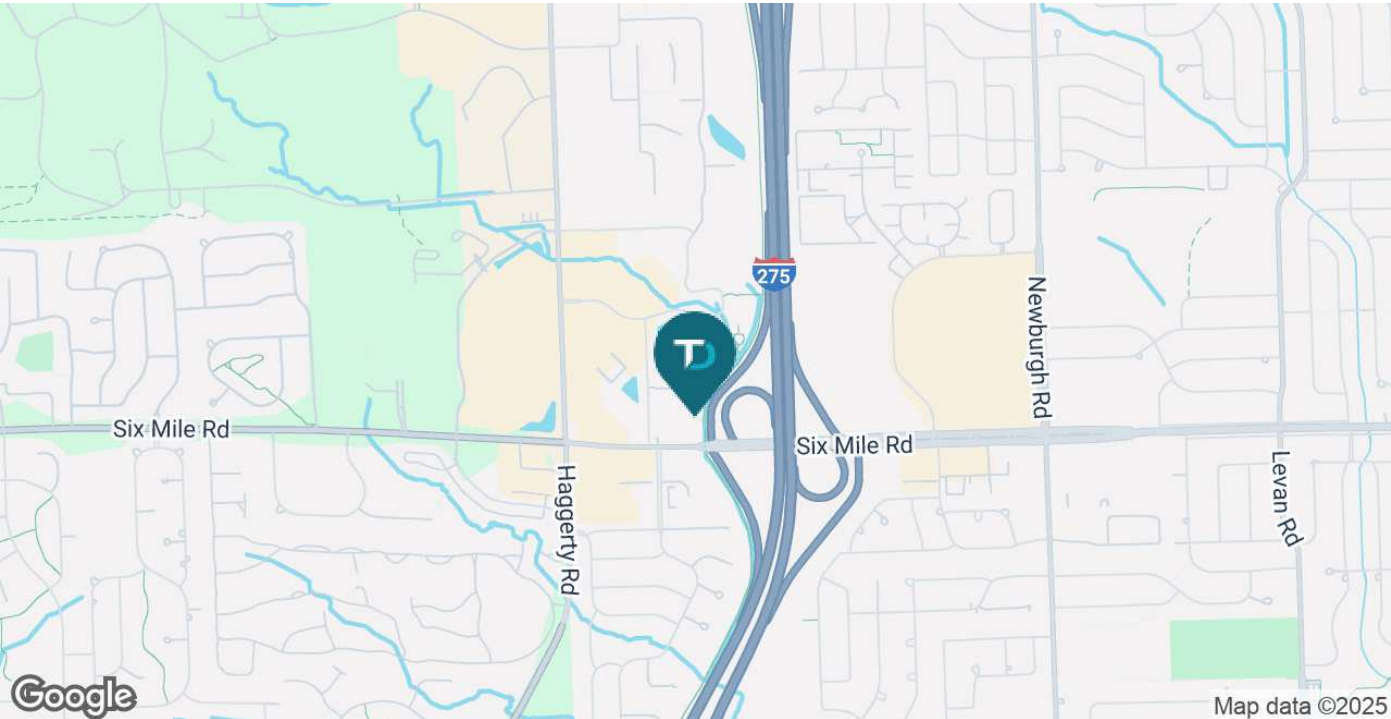
Lease Rate:	\$18.00 SF/yr (NNN)
Ground Lease Rate:	\$125,000.00/Yr (NNN)
Building Size:	6,175 SF
Available:	6,175 SF
Year Built:	1999
Number of Floors:	1
Parking Spaces:	20

PROPERTY INFORMATION

Lot Size:	0.82 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
Zoning	C-2
Traffic Count:	6 Mile Rd - 39,097 Haggerty Rd - 23,394 i275 - 164,511
APN:	46-027-99-0014-010

LOCATION INFORMATION

Located on the North side of Six Mile Rd, directly West of i275.



LEASE SPACES: 38880 Six Mile Rd | Livonia, MI 48152



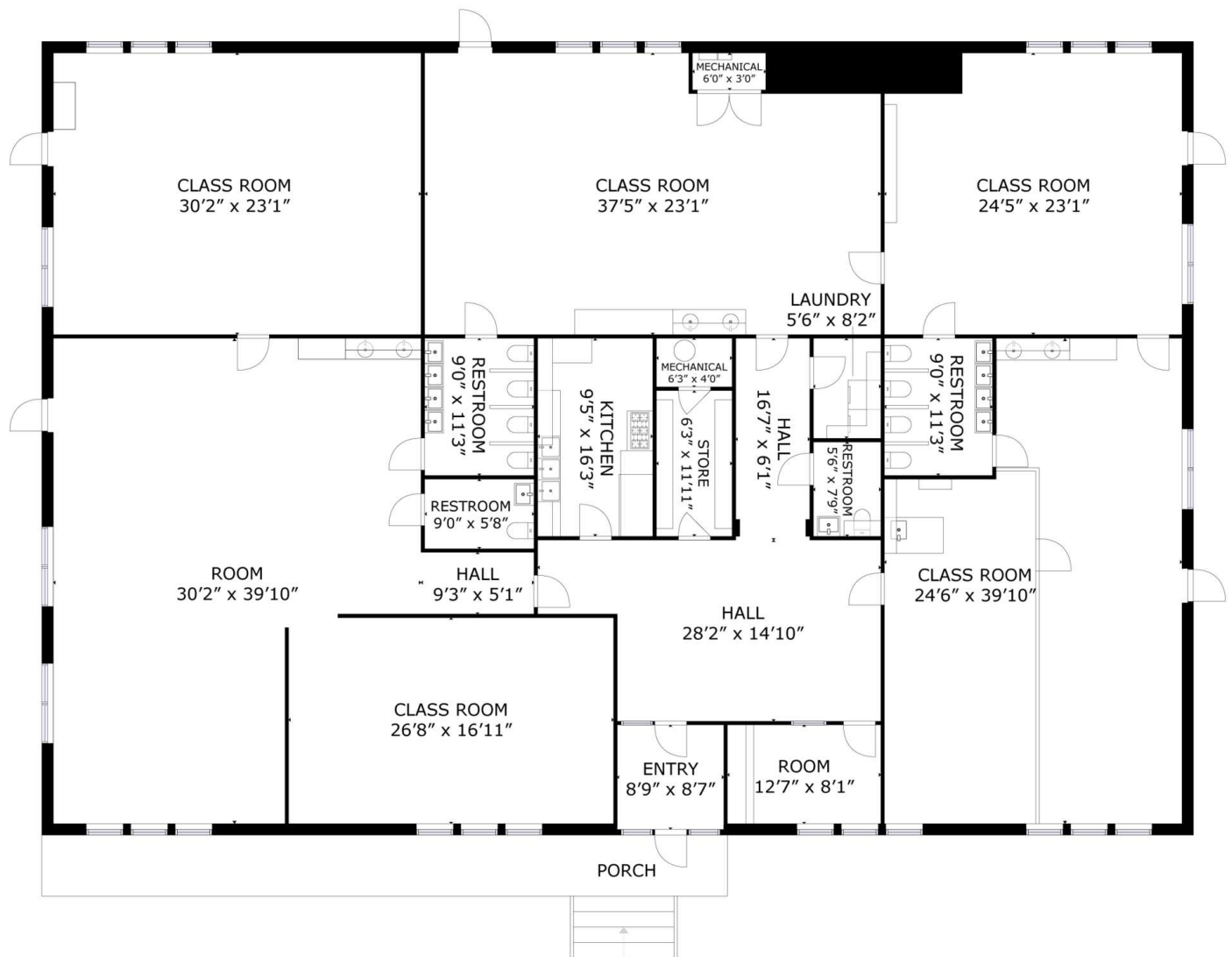
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,175 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
38880	Available	6,175 SF	NNN	\$18.00 SF/yr	-

FLOOR PLANS: 38880 Six Mile Rd | Livonia, MI 48152



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



INTERIOR PHOTOS: 38880 Six Mile Rd | Livonia, MI 48152



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ADDITIONAL PHOTOS: 38880 Six Mile Rd | Livonia, MI 48152



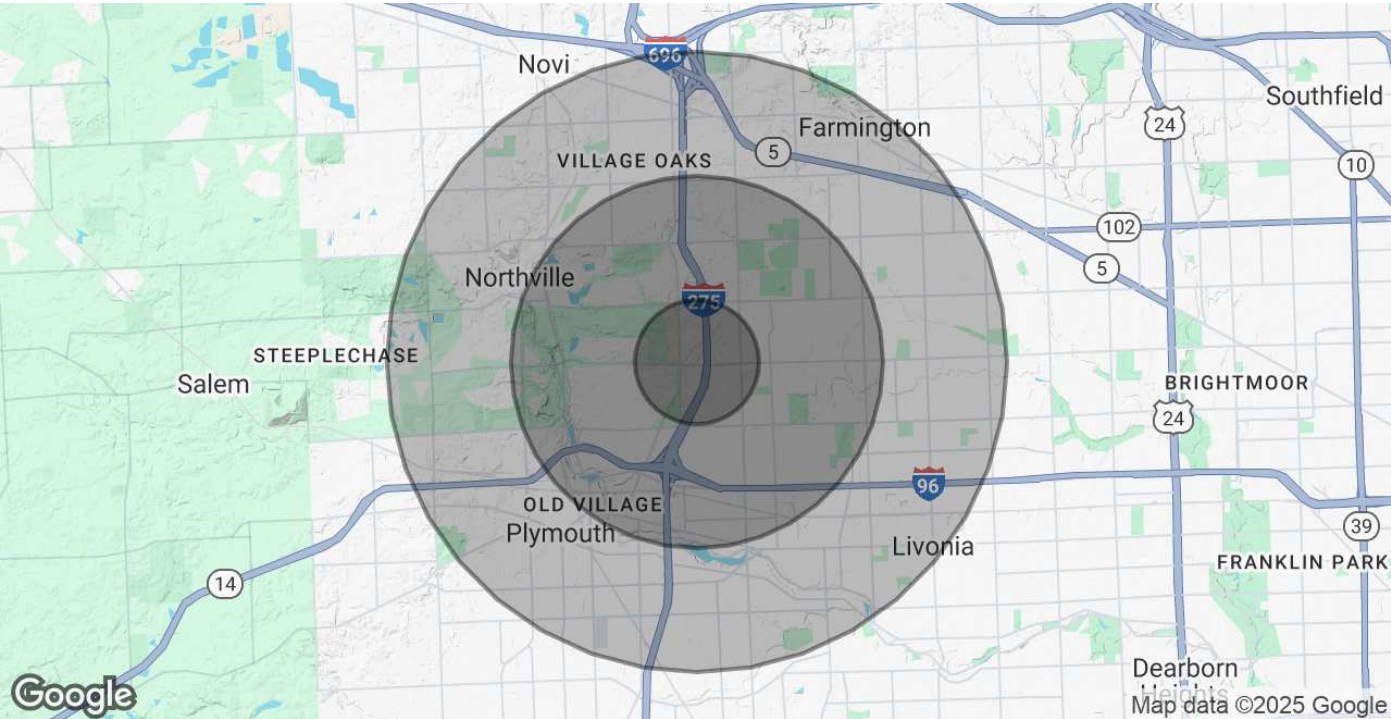
AERIAL MAP: 38880 Six Mile Rd | Livonia, MI 48152



RETAILER MAP: 38880 Six Mile Rd | Livonia, MI 48152



DEMOGRAPHICS MAP & REPORT: 38880 Six Mile Rd | Livonia, MI 48152



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,689	68,273	204,490
Average Age	51	46	44
Average Age (Male)	49	44	42
Average Age (Female)	53	47	45
HOUSEHOLDS & INCOME			
Total Households	3,005	28,945	87,295
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$133,077	\$139,586	\$138,213
Average House Value	\$397,798	\$395,203	\$386,093
<i>Demographics data derived from AlphaMap</i>			

Section 3.10 - C-1 Local Business District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all C-1 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (<u>Section 7.23</u>, <u>Section 7.23(1)D</u>)	• Artisan, craftsman, printing and engraving Shops other similar uses (<u>Section 2.01</u>, <u>Section 2.01(8)</u>)
• Bakeries	• Buildings (single or multi-unit) for the purpose of retail sales and which contain a GFA of 30,000 square feet or more (<u>Section 6.52</u>, <u>Section 6.52(1)</u>)
• Banks and savings and loans associations	• Brewer, micro brewer, brewpub, and distilleries (<u>Section 6.09</u>)
• Bed and breakfast establishments (<u>Section 6.08</u>)	• Convalescent and nursing homes (<u>Section 6.40</u>)
• Blood and plasma donation centers	• Dairies, creameries, soft drink and bottling plants, and other similar uses (<u>Section 2.01</u>, <u>Section 2.01(8)</u>)
• Catering establishments	• Day care nurseries (<u>Section 6.13</u>)
	• Drive-up window facilities for uses other than restaurants
• Clubs, lodges, and meeting halls, fraternal and religious	• Establishments having liquor licenses such as Class C, tavern, and club (<u>Section 6.22</u>)
• Cultural institutions, such as museums, art galleries and libraries	• Full-service restaurants with or without outdoor dining areas (<u>Section 6.51</u>, <u>Section 6.51(2)</u>)

• Data processing and computer centers, including sales, service, and maintenance of electronic data processing equipment	• Funeral homes and undertaking establishments
• Educational uses (<u>Section 2.01</u>, <u>Section 2.01(4)</u>)	• Hospitals (<u>Section 6.29</u>)
• General offices	• Massage establishments (<u>Section 6.37</u>)
• Indoor recreational uses	• Open-air business uses (<u>Section 6.42</u>)
• Kidney transfusion centers	• Planned developments (<u>Section 5.02</u>)
• Limited service and carry-out restaurants with or without outdoor dining areas (<u>Section 6.51</u>, <u>Section 6.51(1)</u>)	• S.D.D. and S.D.M. licenses (<u>Section 6.03</u>)
• Medicine, osteopathy and dentistry (excluding veterinary clinics)	• Veterinary clinics, animal clinics and animal hospitals (<u>Section 6.59</u>)
• Music, dance, or business academies	
• Open-air sales of Christmas trees (<u>Section 6.43</u>)	
• Optometry and chiropractic	
• Orthopedic and medical supply stores, but not including assembly or manufacturing	
• Parks and outdoor recreational uses (<u>Section 2.02</u>, <u>Section 2.02(2)</u>)	
• Personal service establishments (<u>Section 2.02</u>, <u>Section 2.02(2)</u>) (<u>Section 6.47</u>)	

• Photographic studios	
• Physical therapy and health services (not including massage establishments and public baths)	
• Professional offices (<u>Section 2.02</u> , <u>Section 2.02(2)</u>)	
• Psychology and podiatry	
• Public utility uses	
• Religious institutions (<u>Section 6.50</u>)	
• Retail sales (<u>Section 2.01</u> , <u>Section 2.01(8)</u>) (<u>Section 6.52</u>)	
• Schools including, but not limited to dance, music and instrumental, and business/training	
• Schools music, dance or business	
• Temporary buildings for construction purposes, not to exceed the duration of construction	
• Temporary Uses and Sidewalk and Tent Sales (<u>Section 6.56(1)</u>)	
Refer to Article II for definitions of uses and refer to <u>Section 5.04(1)</u> for development standards for specific uses.	

PROHIBITED USES.

In all C-1 Districts no buildings shall hereafter be erected, altered, or used, nor shall any land be used in whole or in part for residential purposes; provided, however, that nothing contained in this section shall affect or interfere with dwellings now in existence in C-1 Districts on the date when this Ordinance becomes effective nor with any buildings accessory to such dwellings or in any way prevent the owners thereof from making any additions, alterations, or repairs to such dwellings or erecting any buildings accessory thereto; provided further, however, that all such dwellings and buildings accessory thereto shall conform to the same requirements as are provided in this Ordinance for the nearest district thereto in which a dwelling may hereafter be lawfully erected.

Nothing in this Article shall be construed as permitting the operation of material yards, new and used lumber sales, nor the sale of used machinery or auto parts, which uses are hereby expressly prohibited in C-1 Districts.

DIMENSION REGULATIONS

Lot Standards	C-1
Min. Lot Area	4,000 sq. ft.
Min. Size of Commercial Buildings	(j)
Front Yard Setback	15 feet(p)
Side Yard Setback	8 feet (p)
Total of two side yard setbacks	16 feet
Rear Yard Setback	8 feet (p)
Max. Building Height	35 feet (2 stories), except as provided in <u>Section 7.17</u> to <u>Section 7.20</u>

Footnotes: Refer to Section 4.03 wherever a footnote is referenced in parentheses after one of the design regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to Section 5.04(1) for dimensional regulations for specific uses.

(Ord. of 4-18-2022; Ord. of 2-14-2023)