

Property Summary Report

30843 Plymouth Rd



Livonia, MI 48150 - Southern I-275 Corridor Submarket



BUILDING

Type	2 Star Retail Restaurant
Tenancy	Single
Year Built	1963
GLA	4,174 SF
Stories	1
Typical Floor	4,174 SF
Docks	None
Construction	Masonry

LAND

Land Acres	0.66 AC
Zoning	C-2
Parcels	46-138-99-0021-000

EXPENSES

Taxes	\$1.47/SF (2021)
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BUILDING AMENITIES

- Pylon Sign
- Signage

FOR LEASE

Smallest Space	4,174 SF	Retail Avail	4,174 SF
Max Contiguous	4,174 SF		
# of Spaces	1		
Vacant	4,174 SF		
% Leased	0%		
Rent	\$18.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	4,174	4,174	4,174	\$18.00/NNN	Vacant	Negotiable

SALE

For Sale	\$655,000 (\$156.92/SF)
Sale Type	Investment or Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	20,748 on Plymouth Rd & Merriman Rd W (0)
	43,291 on Middlebelt Rd & Service Rd S (0)
Frontage	260' on Hubbell St
	123' on Plymouth Rd

Made with TrafficMetrix Products



Property Summary Report

30843 Plymouth Rd




Livonia, MI 48150 - Southern I-275 Corridor Submarket

TRANSPORTATION

Parking	55 available (Surface);Ratio of 13.18/1,000 SF
Airport	26 min drive to Detroit Metropolitan Airport
Walk Score	Somewhat Walkable (60)

PROPERTY CONTACTS

Sales Company	KJ Commercial	Recorded Owner	Ristic Simeon & Frolica
	30201 Orchard Lake Rd Farmington Hills, MI 48334 (248) 851-8900 (p) (248) 851-8903 (f)		30843 Plymouth Rd Livonia, MI 48150

SALE HIGHLIGHTS

- CURRENTLY OPERATING - DO NOT DISTURB TENANT!
- 4,174 SF freestanding turn-key restaurant opportunity
- Tenant will vacate upon closing
- Rare large pylon sign on Plymouth Road
- 0.66 Acre (Approx. 113' x 260') • Ample parking
- Liquor license available separately



Property Summary Report

30830 Plymouth Rd - Biff's Army Surplus Store



Livonia, MI 48150 - Southern I-275 Corridor Submarket



BUILDING

Type	2 Star Retail Freestanding
Tenancy	Single
Year Built	1960
GLA	12,100 SF
Stories	1
Typical Floor	12,100 SF
Docks	None
Construction	Masonry

LAND

Land Acres	1.00 AC
Zoning	C-2
Parcels	46-103-99-0028-000

EXPENSES

Taxes	\$0.50/SF (2021)
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BUILDING AMENITIES

- Air Conditioning
- Fenced Lot
- Pylon Sign

FOR LEASE

Smallest Space	12,100 SF	Retail Avail	12,100 SF
Max Contiguous	12,100 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	\$9.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	12,100	12,100	12,100	\$9.00/NNN	90 Days	Negotiable



Property Summary Report

30830 Plymouth Rd - Biff's Army Surplus Store



Livonia, MI 48150 - Southern I-275 Corridor Submarket

SALE		TRAFFIC & FRONTAGE	
For Sale	\$1,100,000 (\$90.91/SF)	Traffic Volume	20,748 on Plymouth Rd & Merriman Rd W (0)
Sale Type	Owner User		43,291 on Middlebelt Rd & Service Rd S (0)
Status	Active	Frontage	129' on Plymouth Rd. (with 2 curb cuts)
Last Sale			
Sold Price	\$300,000 (\$24.79/SF)		
Date	Aug 2010		
Sale Type	Investment		

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TRANSPORTATION

Parking	90 available (Surface);Ratio of 1.65/1,000 SF
Airport	25 min drive to Detroit Metropolitan Airport
Walk Score	Somewhat Walkable (60)

PROPERTY CONTACTS

Sales Company	4 Evergreen Properties Llc 11700 Merriman Rd Livonia, MI 48150 (734) 522-9463 (p)	True Owner	4 Evergreen Properties, LLC 30303 Plymouth Rd Livonia, MI 48150 (248) 935-3488 (p)
Recorded Owner	4 Evergreen Properties, LLC 11700 Merriman Rd Livonia, MI 48150	Previous True Owner	Sol and Anna Nusbaum Family Foundation, Inc. 15041 Burton St Oak Park, MI 48237

BUILDING NOTES

One Months FREE RENT!!!!
Front Side and Rear Parking (Newly Paved)
Close To Major Freeways
Large Retail Area
Alterations May Be Possible
Newly Paved Parking Lot Front Side And Rear

FREE 1-Months Rent. The building has parking at the front doors as well as side and rear parking. Newly paved. Located on the North side of heavily traveled Plymouth Road.

Plymouth Road between Middlebelt and Merriman on the North side of the road. Located near many successful franchised businesses and restaurants. Easy access to all major expressways (within 1 mile). Don't miss this opportunity!!

SALE HIGHLIGHTS

- The most highly-visible building on Plymouth Road with large front windows, roadside pylon signage, two curb cuts, and 129 foot frontage.
- Extra large ingress and egress near rail lines and has convenient access to I-96, I-275, and Highway 24.
- Within walking distance of Walmart, Target, LA Fitness, Big Lots, ABC Warehouse, Chick-Fil-A, and many more popular retailers.



Property Summary Report

31630 Plymouth Rd



Livonia, MI 48150 - Southern I-275 Corridor Submarket



BUILDING

Type	2 Star Retail Freestanding
Tenancy	Multi
Year Built	1940
GLA	15,000 SF
Stories	1
Typical Floor	15,000 SF
Docks	None
Construction	Masonry

LAND

Land Acres	1.06 AC
Zoning	CM
Parcels	46-108-99-0048-000

EXPENSES

Taxes	\$1.49/SF (2021)
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TENANTS

East Side Mario's	6,892 SF	American Eagle Auction & Appraisal	-
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BUILDING AMENITIES

- Pylon Sign
- Signage

FOR LEASE

Smallest Space	7,000 SF	Retail Avail	15,000 SF
Max Contiguous	15,000 SF		
# of Spaces	2		
Vacant	8,000 SF		
% Leased	46.7%		
Rent	\$8.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	7,000	15,000	15,000	\$8.00/NNN	30 Days	5 - 10 Years
P 1st		Retail	Direct	8,000	15,000	15,000	\$8.00/NNN	Vacant	5 - 10 Years



Property Summary Report

31630 Plymouth Rd



Livonia, MI 48150 - Southern I-275 Corridor Submarket

SALE		TRAFFIC & FRONTAGE	
For Sale	\$2,000,000 (\$133.33/SF)	Traffic Volume	36,242 on Merriman Rd & Enterprise Dr N (0)
Sale Type	Investment or Owner User		29,803 on Merriman Rd & Allied Dr S (0)
Status	Active	Frontage	170' on Plymouth Rd (with 1 curb cuts)

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TRANSPORTATION	
Parking	100 available (Surface);Ratio of 6.67/1,000 SF
Airport	25 min drive to Detroit Metropolitan Airport
Walk Score	Somewhat Walkable (61)

PROPERTY CONTACTS			
Sales Company	Max Broock Commercial 275 S Old Woodward Ave Birmingham, MI 48009 (248) 644-6700 (p)	True Owner	Sabatini Paul 31630 Plymouth Rd Livonia, MI 48150
Recorded Owner	Sabatini Paul 31630 Plymouth Rd Livonia, MI 48150		



Property Summary Report

30835 Plymouth Rd



Livonia, MI 48150 - Southern I-275 Corridor Submarket



BUILDING

Type	2 Star Retail Freestanding
Tenancy	Single
Year Built	1947
GLA	1,700 SF
Stories	1
Typical Floor	1,700 SF
Docks	None
Construction	Masonry

LAND

Land Acres	0.39 AC
Zoning	Commercial
Parcels	46-138-99-0025-000

EXPENSES

Taxes	\$1.03/SF (2021)
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TENANTS

P G R Boutique LLC	1,700 SF
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BUILDING AMENITIES

- Fenced Lot
- Signage

SALE

For Sale	Part of a Portfolio - \$870,000 (\$106.10/SF)
Cap Rate	6.90%
Sale Type	Investment
Properties	2
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	20,748 on Plymouth Rd & Merriman Rd W (2022)
	43,291 on Middlebelt Rd & Service Rd S (2022)
Frontage	40' on Plymouth Rd (with 1 curb cuts)

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TRANSPORTATION

Parking	22 available (Surface);Ratio of 4.70/1,000 SF
Airport	25 min drive to Detroit Metropolitan Airport
Walk Score	Somewhat Walkable (60)



Property Summary Report

30835 Plymouth Rd



Livonia, MI 48150 - Southern I-275 Corridor Submarket

PROPERTY CONTACTS

Sales Company	4 Evergreen Properties Llc 11700 Merriman Rd Livonia, MI 48150 (734) 522-9463 (p)	True Owner	4 Evergreen Properties, LLC 30303 Plymouth Rd Livonia, MI 48150 (248) 935-3488 (p)
Recorded Owner	Rhonda & Richard George 30835 Plymouth Rd Livonia, MI 48150 (734) 422-3435 (p)	Property Manager	4 Evergreen Properties, LLC 30303 Plymouth Rd Livonia, MI 48150 (248) 935-3488 (p)



Property Summary Report

31117 Plymouth Rd



Livonia, MI 48150 - Southern I-275 Corridor Submarket



BUILDING

Type	3 Star Lodge/Meeting Hall
Year Built	1974
GBA	19,076 SF
Stories	1
Construction	Masonry

LAND

Land Acres	2.78 AC
Zoning	CM
Parcels	46-138-99-0016-001

EXPENSES

Taxes	\$0.52/SF (2021)
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SALE

For Sale	\$950,000 (\$49.80/SF)
Sale Type	Investment
Status	Under Contract

AMENITIES

- Air Conditioning

TRANSPORTATION

Parking	162 available (Surface);Ratio of 8.49/1,000 SF
Airport	26 min drive to Detroit Metropolitan Airport
Walk Score	Somewhat Walkable (63)

TENANTS

Livonia Elks Club	-
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PROPERTY CONTACTS

Sales Company	Kelly Esman & Associates 1445 Holland St Birmingham, MI 48009 (248) 656-0359 (p)	Recorded Owner	Denne Land Company Elks 31117 Plymouth Rd Livonia, MI 48150
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