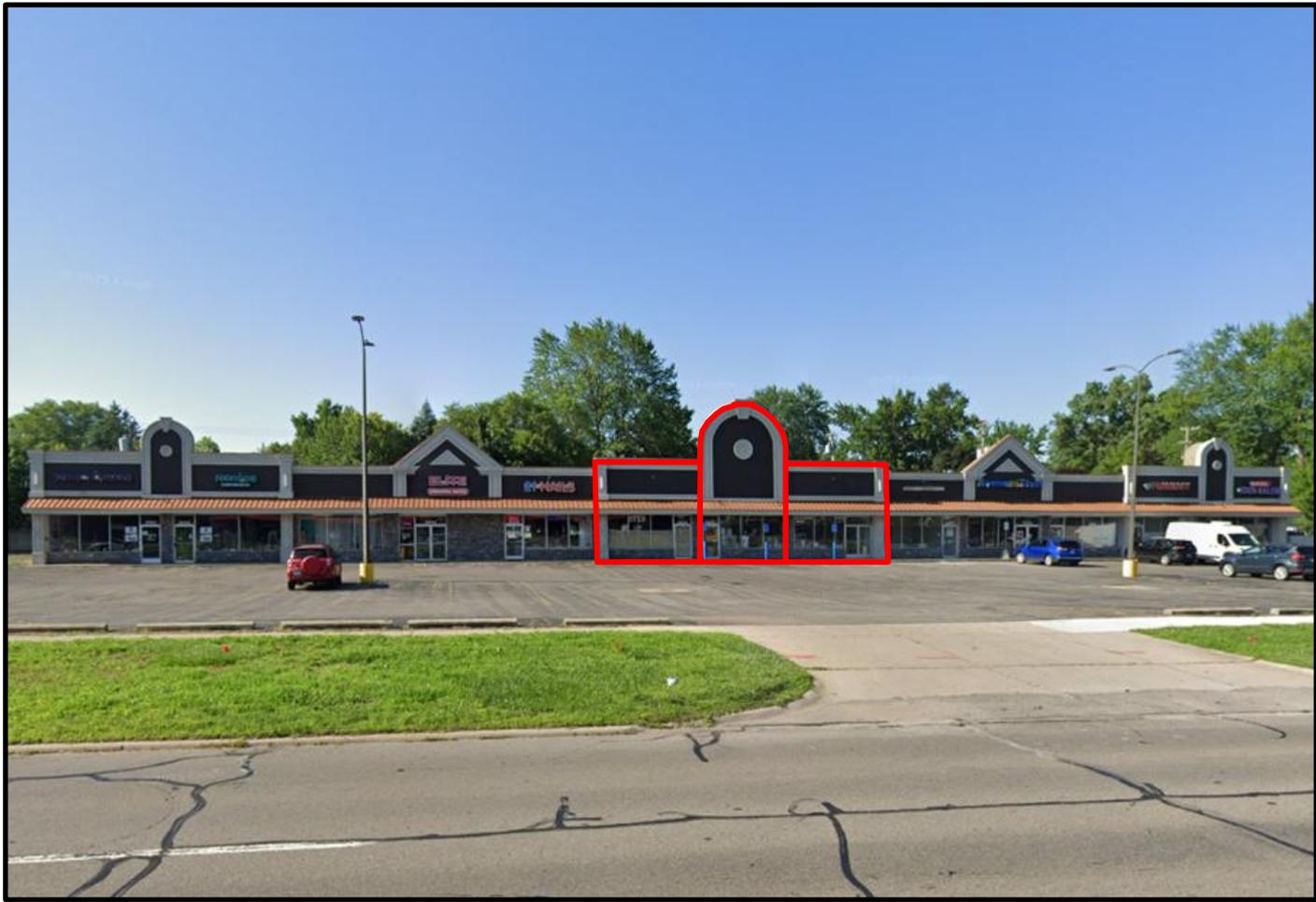


RETAIL FOR LEASE



**28477 Five Mile Rd,
Livonia, MI 48154**


Insite
COMMERCIAL
www.insitecommercial.com

RETAIL FOR LEASE

**28477 Five Mile Rd,
Livonia, MI 48154**

DISCLAIMER/DISCLOSURE	page (1)
PROPERTY SUMMARY	page (2)
AERIAL	page (3)
PHOTOGRAPHS	pages (4-5)
AREA MAPS	page (6)
DEMOGRAPHICS	pages (7-9)
TRAFFIC COUNTS	page (10)



DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Location: 28477 Five Mile Rd, Livonia, MI 48154

Available Space: 1,100 SF - 3,300 SF

Lease Rate: Contact Broker

Co-Tenants: Tone `n Shape Fitness, Elite Grooming Suites, 21 Nails, 2 Sweets Bakery, Cosmo Prof, Pharmacy, Sofia Hair Salon

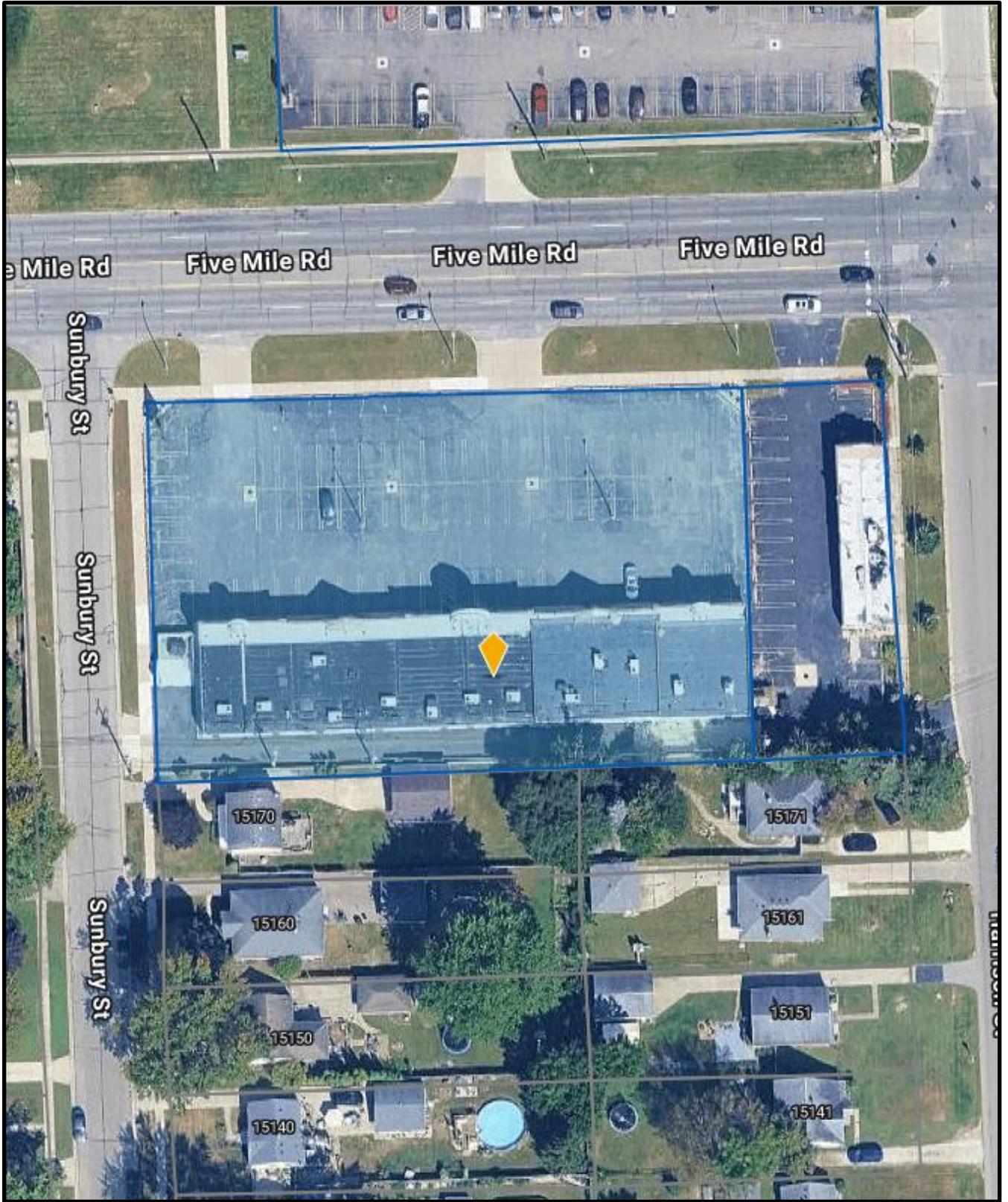
Zoning: C-1, Local Business District

Demographics within 5 Mile Radius:	Population:	268,176 Persons
	Households:	112,665 Houses
	Avg. HH Income:	\$91,105 USD
	Traffic Count:	13,628 VPD – E/W 5 Mile

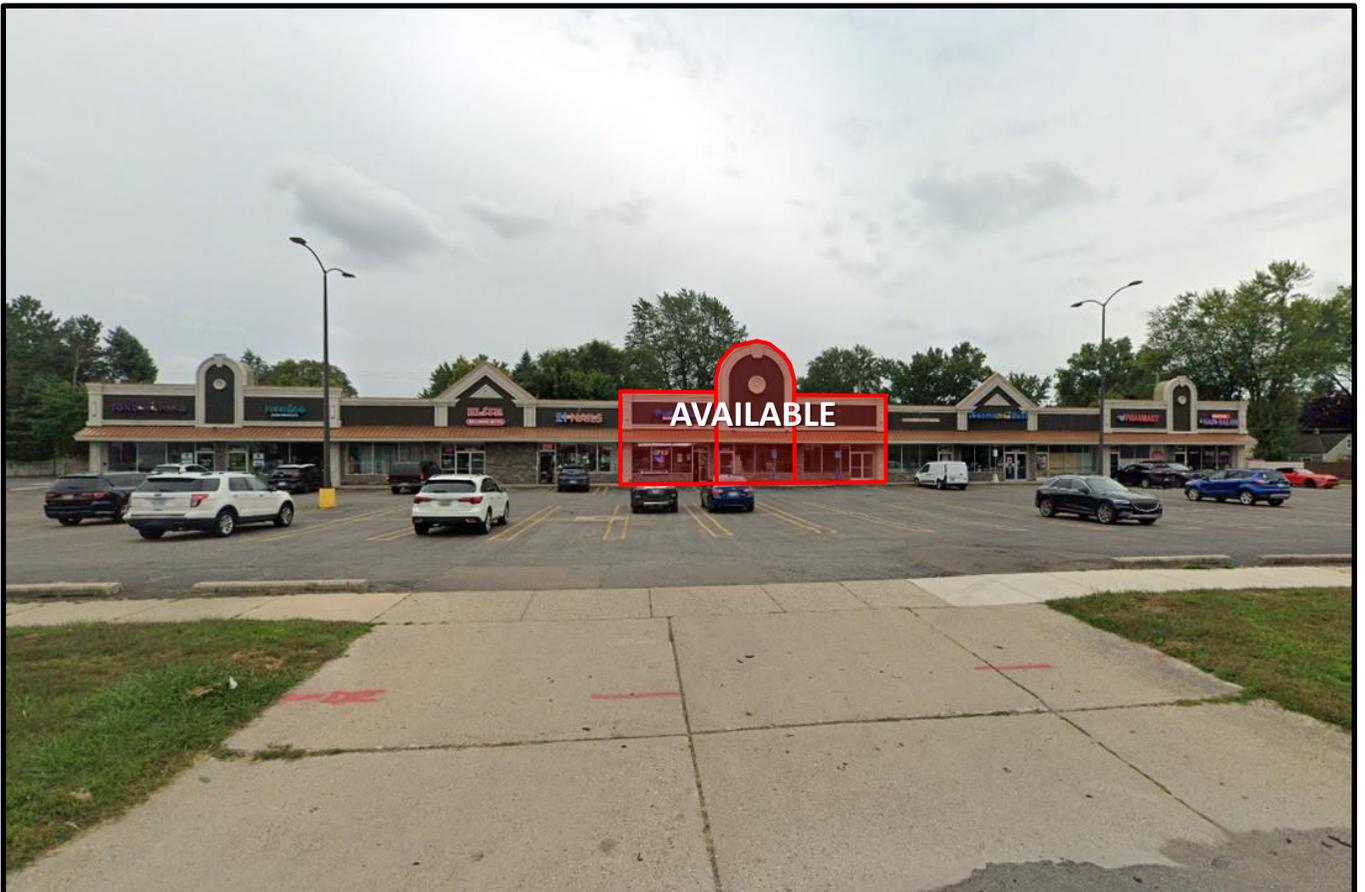
Comments: Retail space available for lease, located on Five Mile Rd, between Middlebelt Rd and Inkster Rd, in Livonia, MI. Three (3) contiguous, inline spaces may be combined for a total of 3,300 SF. This well-maintained property offers abundant parking, and excellent frontage. Well-suited for a wide range of users, including men’s barbershop, cellphone store, restaurants, and professional office tenants.

For Information Contact:
Zak Shepler or Randy Thomas
248-359-9000

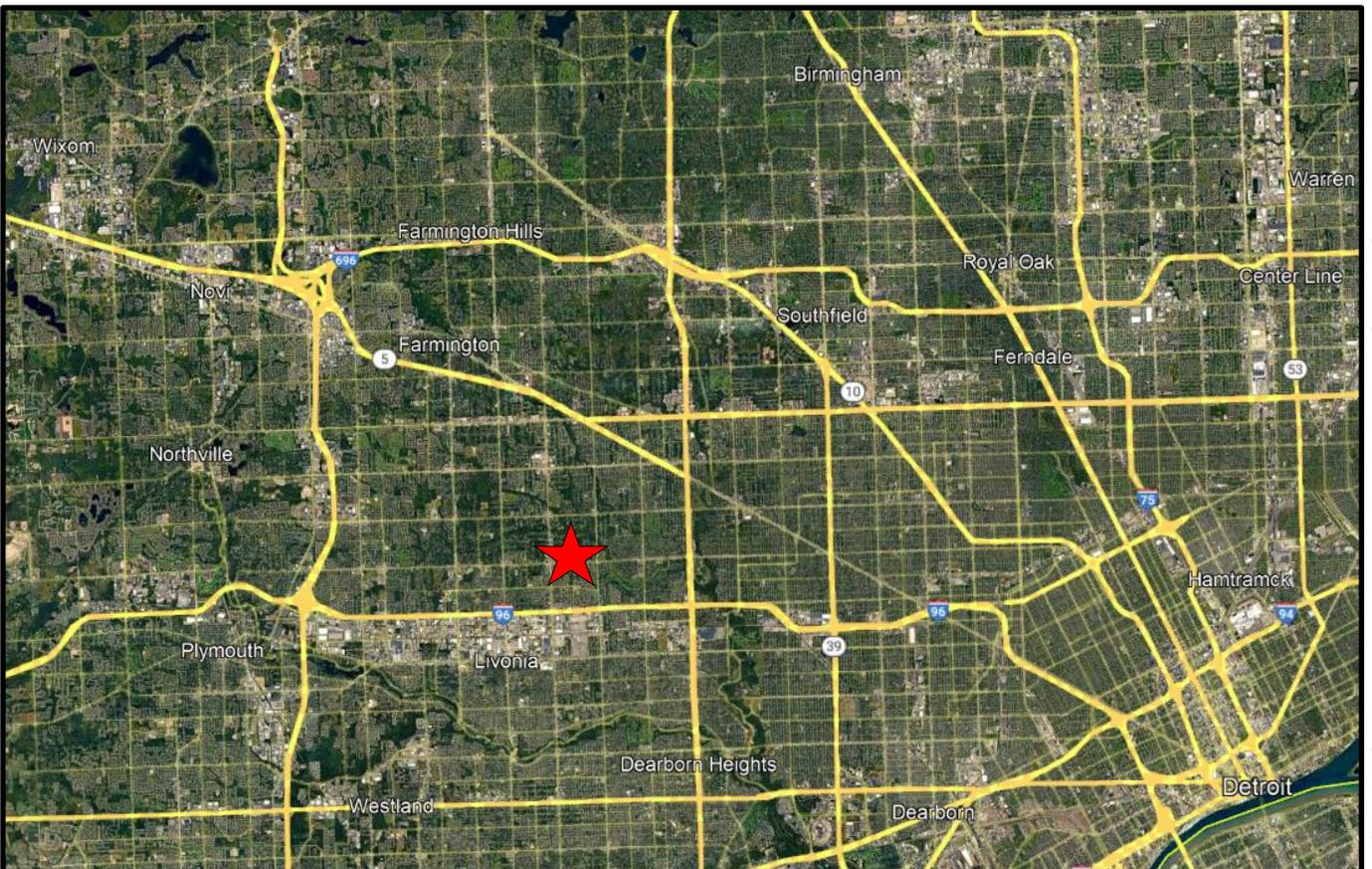
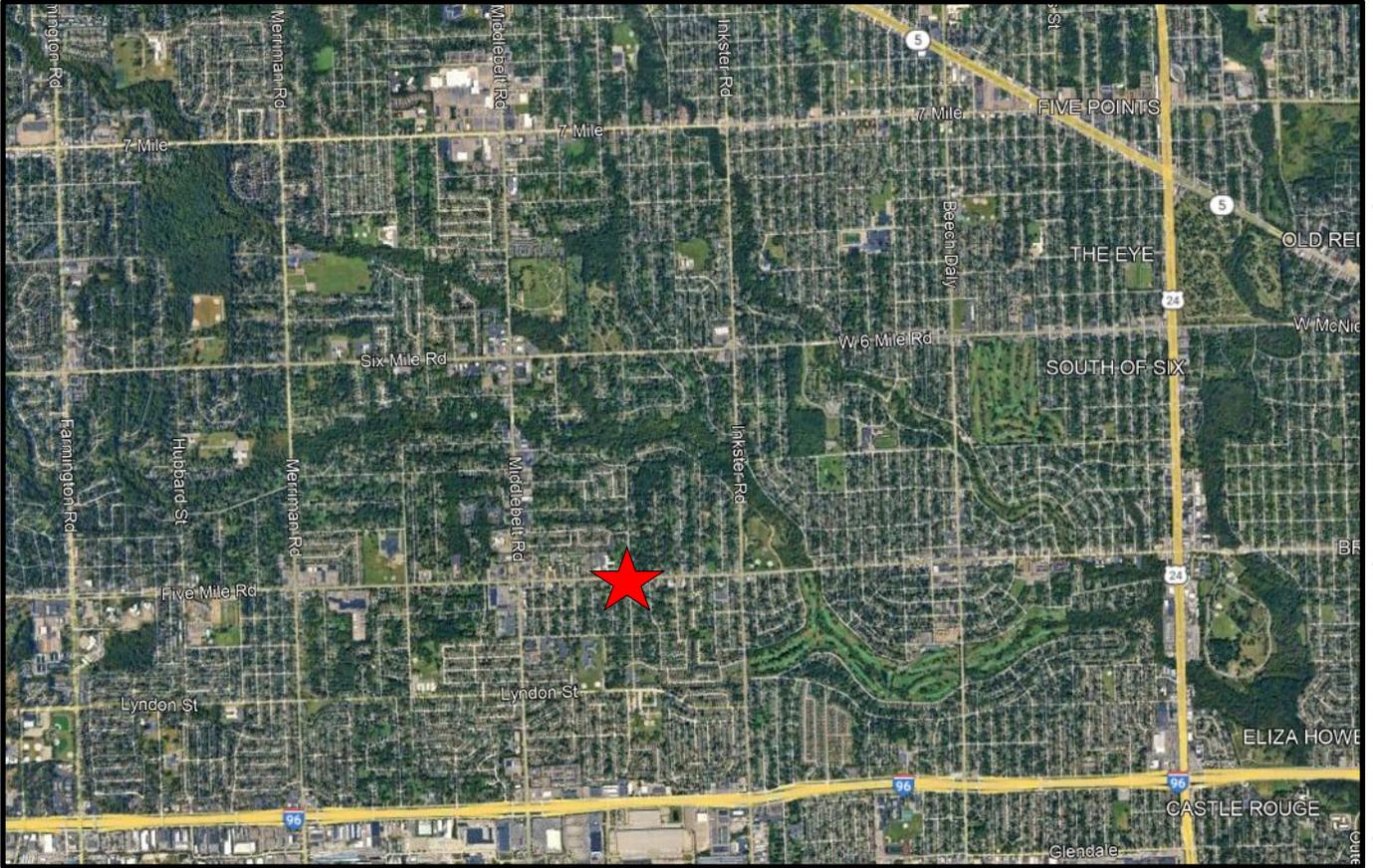




OFFICE | INDUSTRIAL | **RETAIL** | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES







Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3978/-83.3258

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

28477 Five Mile Rd Livonia, MI 48154	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,445	88,167	268,176
2030 Projected Population	10,159	85,863	260,847
2020 Census Population	10,974	91,488	274,848
2010 Census Population	10,952	91,504	276,371
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	-0.2%
Households			
2025 Estimated Households	4,234	36,602	112,665
2030 Projected Households	4,139	35,811	110,270
2020 Census Households	4,391	37,291	113,607
2010 Census Households	4,248	36,366	111,492
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-	-	-
Age			
2025 Est. Population Under 10 Years	9.9%	11.2%	11.5%
2025 Est. Population 10 to 19 Years	11.1%	11.6%	11.7%
2025 Est. Population 20 to 29 Years	10.7%	11.5%	12.0%
2025 Est. Population 30 to 44 Years	18.5%	20.2%	19.8%
2025 Est. Population 45 to 59 Years	19.3%	19.4%	19.0%
2025 Est. Population 60 to 74 Years	20.4%	18.6%	18.5%
2025 Est. Population 75 Years or Over	10.2%	7.4%	7.6%
2025 Est. Median Age	44.5	40.8	40.3
Marital Status & Gender			
2025 Est. Male Population	51.5%	49.7%	48.9%
2025 Est. Female Population	48.5%	50.3%	51.1%
2025 Est. Never Married	28.7%	36.5%	38.7%
2025 Est. Now Married	47.1%	42.5%	39.9%
2025 Est. Separated or Divorced	15.5%	14.9%	15.3%
2025 Est. Widowed	8.7%	6.1%	6.1%
Income			
2025 Est. HH Income \$200,000 or More	10.2%	7.7%	6.5%
2025 Est. HH Income \$150,000 to \$199,999	11.7%	9.2%	8.1%
2025 Est. HH Income \$100,000 to \$149,999	22.3%	19.8%	17.6%
2025 Est. HH Income \$75,000 to \$99,999	16.9%	14.4%	12.7%
2025 Est. HH Income \$50,000 to \$74,999	15.8%	18.2%	18.4%
2025 Est. HH Income \$35,000 to \$49,999	9.0%	11.5%	11.8%
2025 Est. HH Income \$25,000 to \$34,999	4.9%	6.2%	7.5%
2025 Est. HH Income \$15,000 to \$24,999	5.0%	5.7%	6.6%
2025 Est. HH Income Under \$15,000	4.2%	7.4%	10.8%
2025 Est. Average Household Income	\$115,761	\$100,686	\$91,105
2025 Est. Median Household Income	\$90,283	\$79,252	\$71,605
2025 Est. Per Capita Income	\$47,179	\$41,914	\$38,373
2025 Est. Total Businesses	402	4,084	10,387
2025 Est. Total Employees	3,095	44,794	103,469

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Lat/Lon: 42.3978/-83.3258

28477 Five Mile Rd Livonia, MI 48154	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	74.8%	65.2%	58.6%
2025 Est. Black	15.8%	26.5%	33.7%
2025 Est. Asian or Pacific Islander	3.4%	2.2%	2.4%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	5.8%	5.9%	5.1%
Hispanic			
2025 Est. Hispanic Population	525	3,967	10,454
2025 Est. Hispanic Population	5.0%	4.5%	3.9%
2030 Proj. Hispanic Population	5.9%	5.3%	4.6%
2020 Hispanic Population	4.5%	4.3%	3.9%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	7,741	63,462	191,465
2025 Est. Elementary (Grade Level 0 to 8)	1.8%	1.8%	2.4%
2025 Est. Some High School (Grade Level 9 to 11)	5.0%	5.2%	5.7%
2025 Est. High School Graduate	24.0%	27.1%	27.8%
2025 Est. Some College	21.0%	23.8%	25.1%
2025 Est. Associate Degree Only	12.3%	10.8%	10.0%
2025 Est. Bachelor Degree Only	24.0%	21.1%	18.9%
2025 Est. Graduate Degree	11.8%	10.2%	10.1%
Housing			
2025 Est. Total Housing Units	4,616	40,116	123,528
2025 Est. Owner-Occupied	76.2%	69.5%	63.1%
2025 Est. Renter-Occupied	15.5%	21.7%	28.1%
2025 Est. Vacant Housing	8.3%	8.8%	8.8%
Homes Built by Year			
2025 Homes Built 2010 or later	2.9%	2.0%	2.0%
2025 Homes Built 2000 to 2009	4.4%	2.8%	2.8%
2025 Homes Built 1990 to 1999	7.5%	4.3%	4.5%
2025 Homes Built 1980 to 1989	3.4%	2.4%	4.9%
2025 Homes Built 1970 to 1979	9.9%	6.8%	9.6%
2025 Homes Built 1960 to 1969	14.8%	14.6%	16.3%
2025 Homes Built 1950 to 1959	35.5%	40.7%	34.1%
2025 Homes Built Before 1949	13.3%	17.7%	16.9%
Home Values			
2025 Home Value \$1,000,000 or More	1.4%	0.7%	0.7%
2025 Home Value \$500,000 to \$999,999	0.9%	1.7%	2.3%
2025 Home Value \$400,000 to \$499,999	4.8%	3.7%	4.7%
2025 Home Value \$300,000 to \$399,999	15.1%	12.0%	12.9%
2025 Home Value \$200,000 to \$299,999	51.0%	32.5%	29.6%
2025 Home Value \$150,000 to \$199,999	15.8%	21.5%	19.4%
2025 Home Value \$100,000 to \$149,999	4.9%	14.2%	12.8%
2025 Home Value \$50,000 to \$99,999	4.3%	9.9%	11.5%
2025 Home Value \$25,000 to \$49,999	0.7%	1.4%	2.6%
2025 Home Value Under \$25,000	1.1%	2.4%	3.4%
2025 Median Home Value	\$242,964	\$205,984	\$203,344
2025 Median Rent	\$1,076	\$995	\$956

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3978/-83.3258

28477 Five Mile Rd
Livonia, MI 48154

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	8,752	71,967	218,348
2025 Est. Civilian Employed	59.9%	63.2%	59.6%
2025 Est. Civilian Unemployed	2.0%	3.2%	3.7%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	38.1%	33.5%	36.7%
2025 Labor Force Males	51.2%	49.3%	48.5%
2025 Labor Force Females	48.8%	50.7%	51.5%
Occupation			
2025 Occupation: Population Age 16 Years or Over	5,241	45,507	130,105
2025 Mgmt, Business, & Financial Operations	15.9%	15.9%	15.4%
2025 Professional, Related	29.0%	22.9%	22.6%
2025 Service	14.0%	16.8%	16.9%
2025 Sales, Office	16.2%	20.4%	20.2%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	9.8%	7.3%	7.0%
2025 Production, Transport, Material Moving	15.1%	16.6%	17.8%
2025 White Collar Workers	61.1%	59.2%	58.2%
2025 Blue Collar Workers	38.9%	40.8%	41.8%
Transportation to Work			
2025 Drive to Work Alone	71.8%	72.6%	73.0%
2025 Drive to Work in Carpool	10.1%	9.4%	9.4%
2025 Travel to Work by Public Transportation	1.8%	1.8%	1.7%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.5%	1.6%	1.6%
2025 Other Means	1.3%	1.4%	1.4%
2025 Work at Home	13.4%	13.2%	12.9%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	17.6%	18.9%	19.6%
2025 Travel to Work in 15 to 29 Minutes	45.2%	47.2%	45.4%
2025 Travel to Work in 30 to 59 Minutes	33.9%	30.1%	30.5%
2025 Travel to Work in 60 Minutes or More	3.2%	3.8%	4.5%
2025 Average Travel Time to Work	24.1	23.0	23.1
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$450.95 M	\$3.55 B	\$10.26 B
2025 Est. Apparel	\$8.34 M	\$66.29 M	\$192.46 M
2025 Est. Contributions, Tax and Retirement	\$128.68 M	\$942.72 M	\$2.62 B
2025 Est. Education	\$10.49 M	\$81.11 M	\$231.68 M
2025 Est. Entertainment	\$25.79 M	\$205.43 M	\$597.46 M
2025 Est. Food, Beverages, Tobacco	\$52.88 M	\$435.1 M	\$1.29 B
2025 Est. Health Care	\$28.97 M	\$244.38 M	\$750.09 M
2025 Est. Household Furnishings and Equipment	\$12.08 M	\$95.24 M	\$275.24 M
2025 Est. Household Operations, Shelter, Utilities	\$95.88 M	\$790.73 M	\$2.36 B
2025 Est. Miscellaneous Expenses	\$7.78 M	\$61.51 M	\$177.98 M
2025 Est. Personal Care	\$5.61 M	\$46.48 M	\$138.07 M
2025 Est. Transportation	\$74.45 M	\$577.8 M	\$1.63 B

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

