

LAUREL POINTE RETAIL

37677 SIX MILE ROAD | LIVONIA, MI 48152

Retail For Lease



PROPERTY HIGHLIGHTS

- Availability: 3,404 SF end-cap unit (former AT&T space)
- Location: Prime retail site with strong business synergies
- Amenities: Built-in tenants include Flagstar Bank, Jimmy John's, and more
- Access: Immediate access to I-275, I-96, and M-14
- Surroundings: Close to restaurants, hotels, shopping, and other businesses
- Across the street from recently opened Cooper's Hawk Winery & Restaurant and The Capital Grille



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OFFERING SUMMARY

Lease Rate:	\$29.00 PSF, NNN
Estimated NNN:	\$9.81 PSF
Zoning:	C-2, General Business
Building Size:	20,984 SF
Parking:	± 100

AVAILABLE SPACES

SIZE (SF)

Suite 37677:	3,404 SF
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PROPERTY DESCRIPTION

This 3,404 SF end-cap unit (formerly AT&T) offers a prime retail location with strong business synergies. Built-in tenants include Flagstar Bank, Jimmy John's, and more. The site provides immediate access to I-275, I-96, and M-14 and is surrounded by restaurants, hotels, shopping, and other businesses, including recently opened Cooper's Hawk Winery & Restaurant and The Capital Grille across the street.

LOCATION DESCRIPTION

Located on the south side of Six Mile Road, just west of Newburgh Road, within minutes of I-275 Freeway.

CURRENT OCCUPANCY

Jimmy John's, Flagstar Bank, Edward Jones, All-Pro Physical Therapy, CSD Advisors, Embody Pilates and Function, and Transcendence Behavioral Health

SURROUNDING BUSINESSES

Buffalo Wild Wings, Red Robin, Best Western, Comerica Bank, Holiday Inn, Chase Bank, Walgreens, Courtyard, Great Lakes Ace, Marriott, Dunham's, Auntie Anne's, Jersey Mike's Subs, FedEx Office Print and Ship Center, Citizens Bank, Anytime Fitness, O'Reilly Auto Parts, Busch's Fresh Food Market, Fairfield Inn & Suites, Cooper's Hawk Winery & Restaurant, The Capital Grille, and many more.

TRAFFIC (VEHICLES PER DAY)

Six Mile Road	38,274
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(2WAY/ADT/CoStar 2022)



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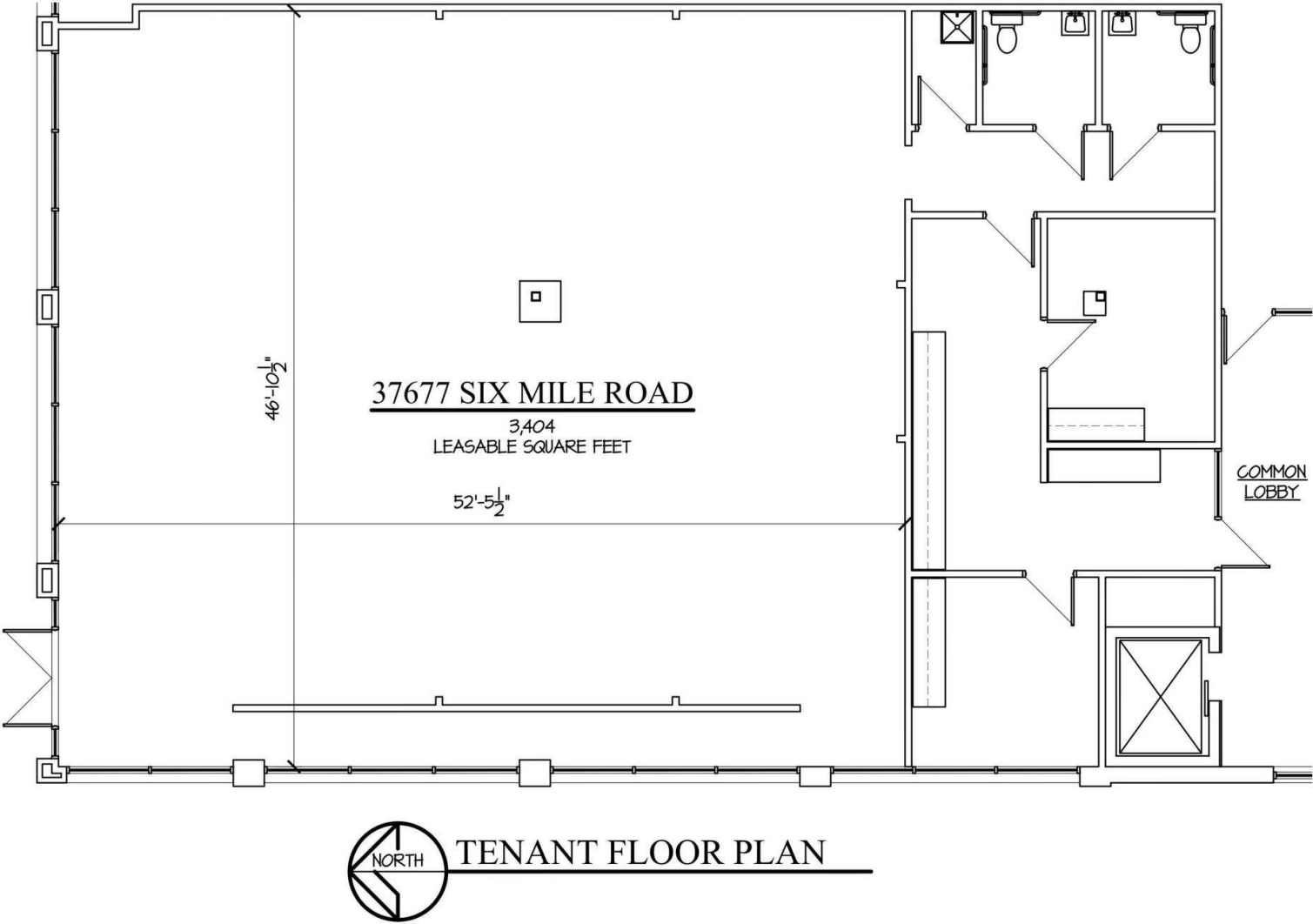
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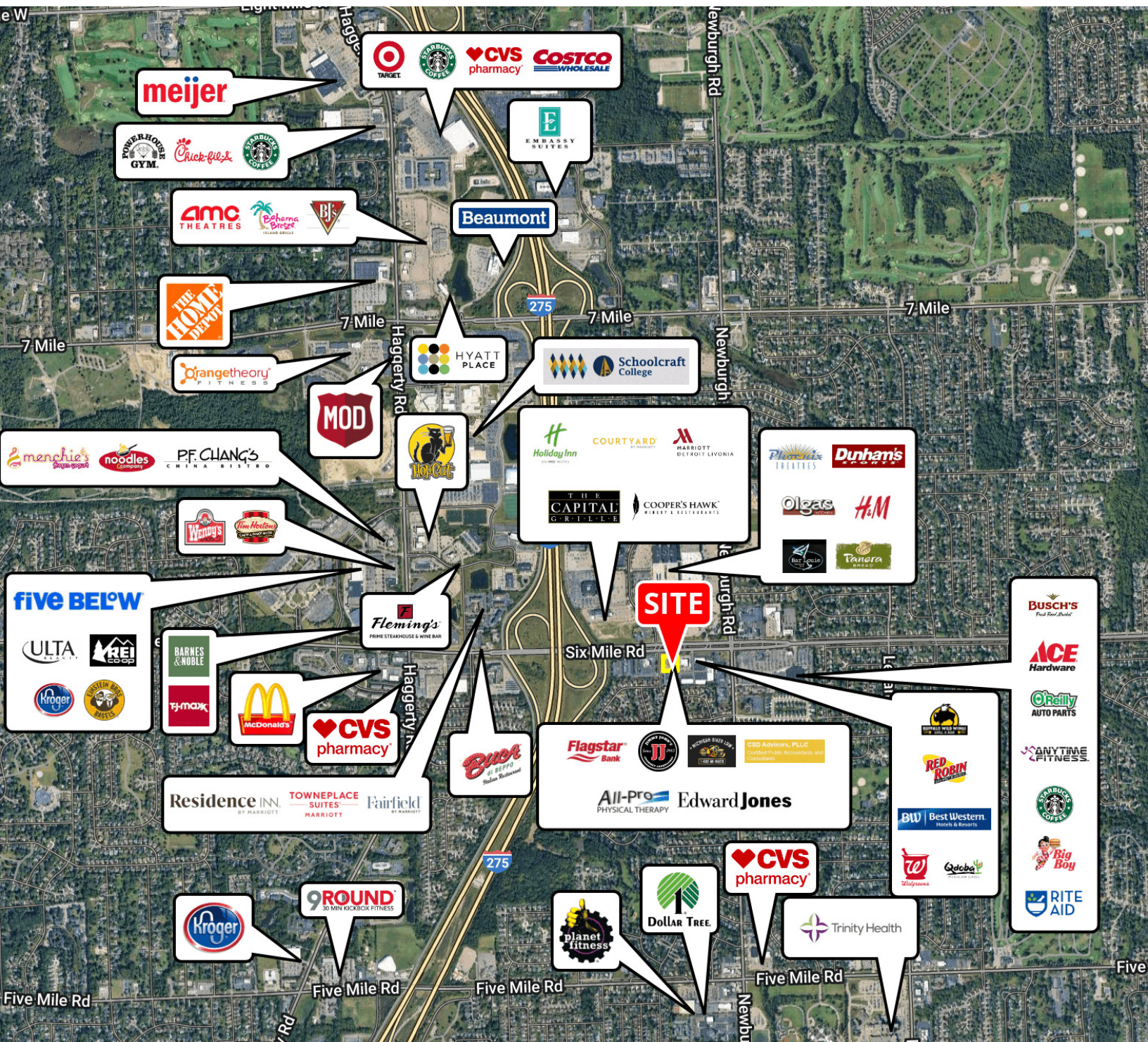
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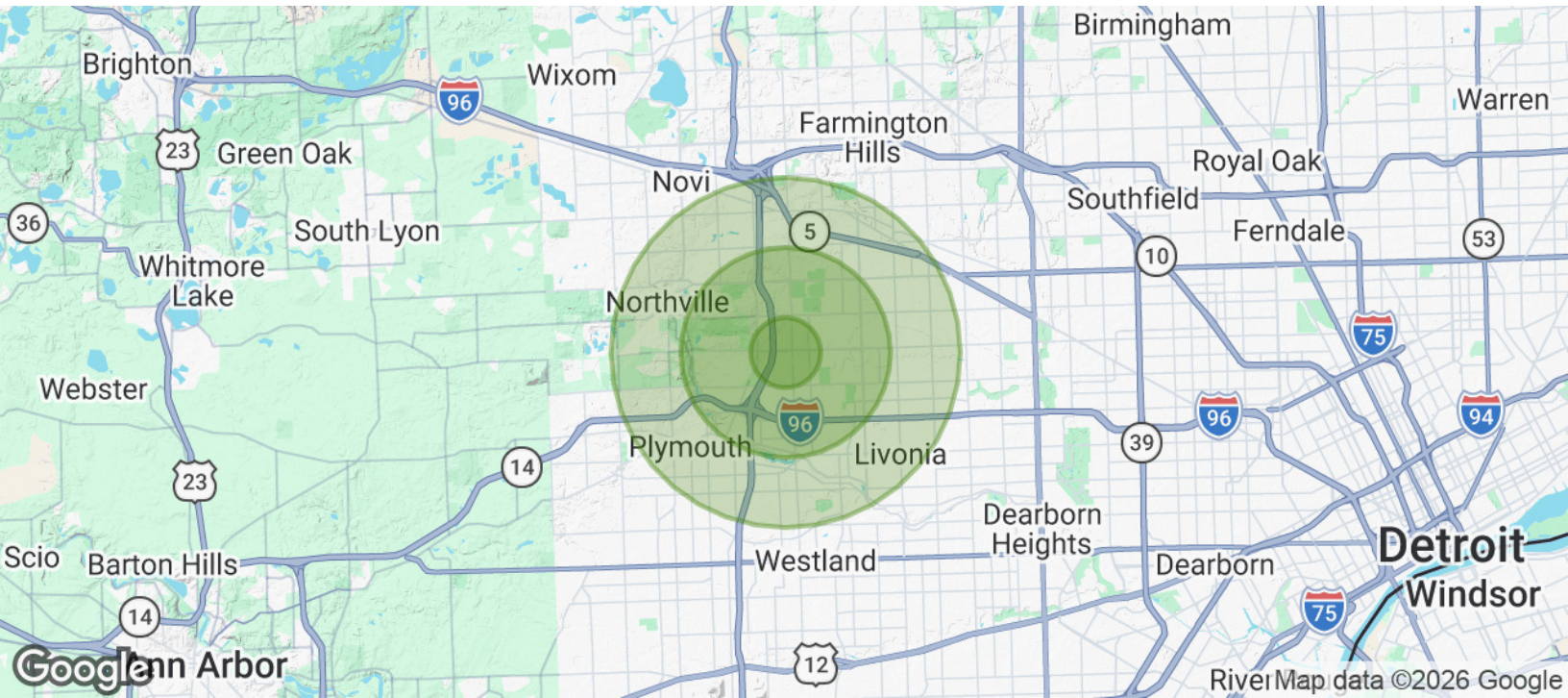
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,120	65,500	214,753
Average Age	48	46	44
Average Age (Male)	47	45	42
Average Age (Female)	50	47	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,823	27,562	92,964
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$126,310	\$134,602	\$129,315
Average House Value	\$363,342	\$380,791	\$360,848

2020 American Community Survey (ACS)



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