

FOR LEASE

2.86 ACRES AVAILABLE!
Industrial Land – Livonia

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



13301 Inkster Rd.
Livonia, MI 48150

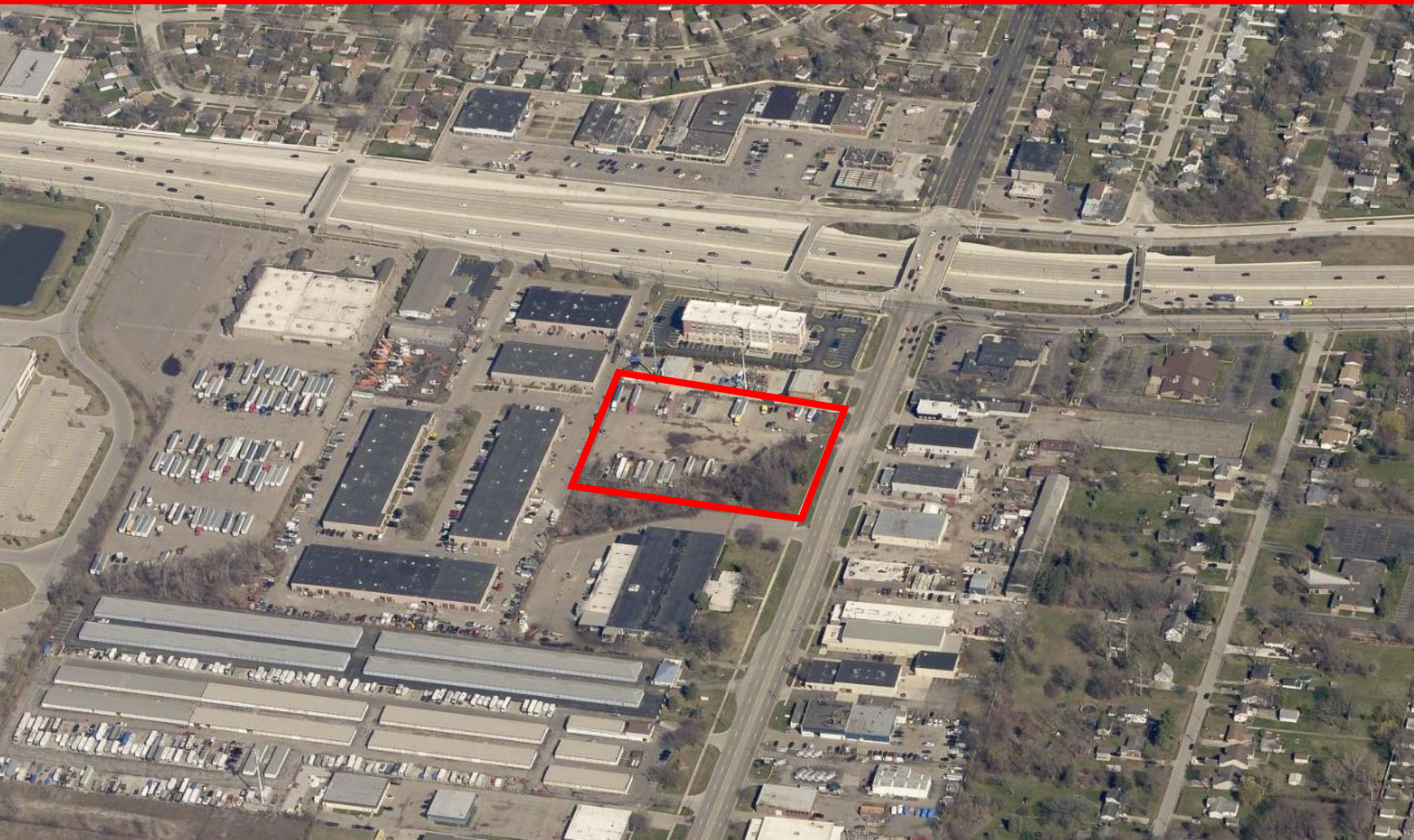
EXCLUSIVELY LISTED BY:

Kyle Nelson, CCIM
Vice President
C: (313) 467-2597
O: (248) 359-9000 x5
knelson@insitecommercial.com

Randy Thomas
President/CEO
C: (248) 891-5050
O: (248) 359-9000 x9
rthomas@insitecommercial.com

(248) 359-9000
www.insitecommercial.com

TABLE OF CONTENTS



PROPERTY INFORMATION

Executive Summary page 3

LOCATION INFORMATION

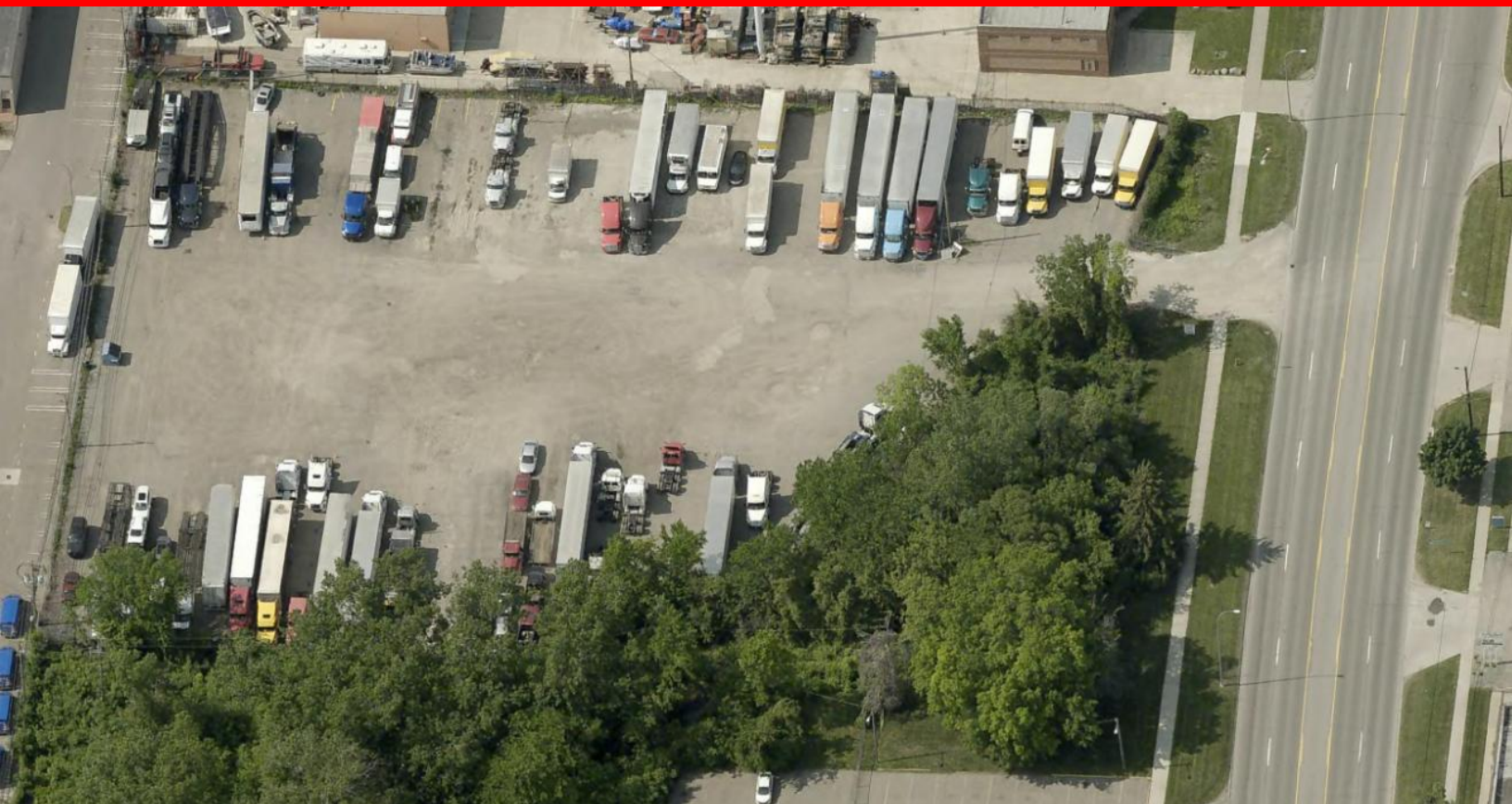
Aerial Map page 4
Area Map page 5
Demographics pages 6-8
Traffic Counts page 9

ZONING ORDINANCE

M-1: Light Manufacturing pages 10-12
M-2: General Manufacturing pages 13-15

CONTACT INFORMATION

page 16



PROPERTY OVERVIEW

Ground Lease opportunity available. 2.86 acres with frontage on Inkster Rd, immediately south of I-96 freeway entrance/exit. Currently used for month-to-month semi-truck parking. Area tenants include Holiday Inn Express, Dollar General, Secured Self Storage, Fifth Third Bank and Ford Parts Depot. Contact broker for additional details

OFFERING SUMMARY

Lease Rate:	Contact Broker
Parcel ID:	46-097-99-0005-000
Land Size:	2.86 AC (124,582 SF)
Zoning:	M-1 (Front) M-2 (Rear)
Property Taxes:	\$15,751.10 (2025)

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 297,419 people
- **Households:** 122,889 homes
- **Avg. HH Income:** \$91,730 USD
- **Traffic Counts:** 31,700 VPD

LOCATION INFORMATION

Aerial Map



LOCATION INFORMATION

Area Map

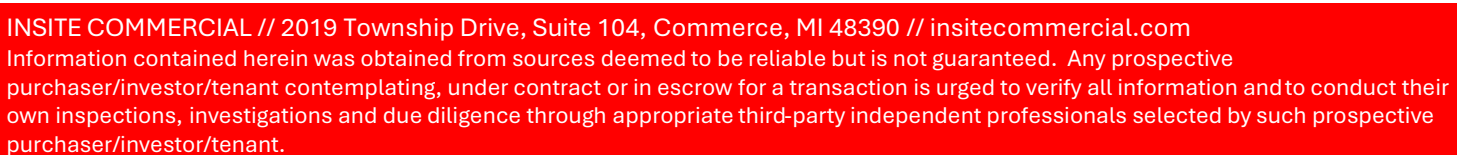


13301 Inkster Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	9,125	97,279	297,419
2031 Projected Population	8,895	94,832	291,331
2020 Census Population	9,503	101,001	303,458
2010 Census Population	9,130	100,392	305,322
Projected Annual Growth 2026 to 2031	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2026	-	-0.2%	-0.2%
Households			
2026 Estimated Households	3,749	40,824	122,889
2031 Projected Households	3,633	39,636	119,973
2020 Census Households	3,853	41,271	122,449
2010 Census Households	3,625	40,231	120,745
Projected Annual Growth 2026 to 2031	-0.6%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2026	0.2%	-	0.1%
Age			
2026 Est. Population Under 10 Years	10.8%	11.5%	12.0%
2026 Est. Population 10 to 19 Years	12.4%	12.1%	12.3%
2026 Est. Population 20 to 29 Years	11.9%	11.8%	12.2%
2026 Est. Population 30 to 44 Years	20.3%	20.5%	20.1%
2026 Est. Population 45 to 59 Years	19.8%	19.1%	18.4%
2026 Est. Population 60 to 74 Years	17.5%	17.7%	17.7%
2026 Est. Population 75 Years or Over	7.3%	7.3%	7.4%
2026 Est. Median Age	40.3	39.6	39.0
Marital Status & Gender			
2026 Est. Male Population	50.5%	49.3%	49.0%
2026 Est. Female Population	49.5%	50.7%	51.0%
2026 Est. Never Married	40.1%	39.0%	41.0%
2026 Est. Now Married	39.6%	41.7%	39.0%
2026 Est. Separated or Divorced	14.5%	13.2%	13.7%
2026 Est. Widowed	5.8%	6.2%	6.4%
Income			
2026 Est. HH Income \$200,000 or More	11.3%	7.5%	6.9%
2026 Est. HH Income \$150,000 to \$199,999	11.3%	9.0%	7.7%
2026 Est. HH Income \$100,000 to \$149,999	23.8%	19.6%	17.3%
2026 Est. HH Income \$75,000 to \$99,999	14.4%	13.6%	12.9%
2026 Est. HH Income \$50,000 to \$74,999	16.0%	17.7%	17.1%
2026 Est. HH Income \$35,000 to \$49,999	8.6%	9.9%	10.8%
2026 Est. HH Income \$25,000 to \$34,999	4.7%	8.0%	8.4%
2026 Est. HH Income \$15,000 to \$24,999	4.1%	6.4%	6.9%
2026 Est. HH Income Under \$15,000	5.8%	8.4%	12.0%
2026 Est. Average Household Income	\$124,244	\$100,298	\$91,730
2026 Est. Median Household Income	\$96,905	\$77,735	\$70,359
2026 Est. Per Capita Income	\$51,168	\$42,199	\$37,997
2026 Est. Total Businesses	451	3,767	10,563
2026 Est. Total Employees	9,939	41,076	105,014

13301 Inkster Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	61.3%	60.7%	57.5%
2026 Est. Black	29.1%	30.7%	34.4%
2026 Est. Asian or Pacific Islander	3.0%	2.3%	2.3%
2026 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2026 Est. Other Races	6.3%	6.0%	5.5%
Hispanic			
2026 Est. Hispanic Population	513	4,898	13,453
2026 Est. Hispanic Population	5.6%	5.0%	4.5%
2031 Proj. Hispanic Population	6.8%	6.1%	5.6%
2020 Hispanic Population	4.8%	4.5%	4.1%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	6,523	69,149	208,474
2026 Est. Elementary (Grade Level 0 to 8)	1.5%	1.8%	2.4%
2026 Est. Some High School (Grade Level 9 to 11)	3.9%	4.9%	6.1%
2026 Est. High School Graduate	23.2%	27.7%	29.0%
2026 Est. Some College	25.1%	24.0%	24.1%
2026 Est. Associate Degree Only	15.5%	12.1%	10.6%
2026 Est. Bachelor Degree Only	21.3%	20.4%	17.8%
2026 Est. Graduate Degree	9.4%	9.1%	9.9%
Housing			
2026 Est. Total Housing Units	4,100	44,868	135,919
2026 Est. Owner-Occupied	73.6%	68.0%	62.1%
2026 Est. Renter-Occupied	17.8%	23.0%	28.3%
2026 Est. Vacant Housing	8.6%	9.0%	9.6%
Homes Built by Year			
2026 Homes Built 2010 or later	7.4%	1.9%	1.7%
2026 Homes Built 2000 to 2009	2.1%	2.7%	3.0%
2026 Homes Built 1990 to 1999	4.7%	2.8%	3.0%
2026 Homes Built 1980 to 1989	1.9%	2.0%	3.7%
2026 Homes Built 1970 to 1979	8.2%	5.5%	8.0%
2026 Homes Built 1960 to 1969	9.4%	13.5%	15.0%
2026 Homes Built 1950 to 1959	38.0%	44.9%	35.0%
2026 Homes Built Before 1949	19.8%	17.5%	20.9%
Home Values			
2026 Home Value \$1,000,000 or More	1.6%	0.6%	0.6%
2026 Home Value \$500,000 to \$999,999	1.0%	1.6%	3.0%
2026 Home Value \$400,000 to \$499,999	2.1%	2.8%	5.2%
2026 Home Value \$300,000 to \$399,999	12.0%	10.8%	12.4%
2026 Home Value \$200,000 to \$299,999	38.6%	34.8%	30.6%
2026 Home Value \$150,000 to \$199,999	21.3%	23.3%	19.1%
2026 Home Value \$100,000 to \$149,999	12.0%	13.4%	12.4%
2026 Home Value \$50,000 to \$99,999	6.3%	8.2%	10.2%
2026 Home Value \$25,000 to \$49,999	1.4%	2.1%	3.4%
2026 Home Value Under \$25,000	3.6%	2.4%	3.1%
2026 Median Home Value	\$212,699	\$204,437	\$207,669
2026 Median Rent	\$1,079	\$1,049	\$994

13301 Inkster Rd Livonia, MI 48150	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	7,449	78,849	239,616
2026 Est. Civilian Employed	68.1%	61.6%	57.7%
2026 Est. Civilian Unemployed	2.0%	2.6%	2.9%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	29.9%	35.8%	39.3%
2026 Labor Force Males	50.2%	48.8%	48.5%
2026 Labor Force Females	49.8%	51.2%	51.5%
Occupation			
2026 Occupation: Population Age 16 Years or Over	5,071	48,557	138,336
2026 Mgmt, Business, & Financial Operations	18.2%	14.6%	14.2%
2026 Professional, Related	21.4%	23.8%	23.1%
2026 Service	15.5%	16.4%	17.8%
2026 Sales, Office	18.5%	20.3%	19.9%
2026 Farming, Fishing, Forestry	0.1%	0.3%	0.2%
2026 Construction, Extraction, Maintenance	10.4%	7.9%	7.5%
2026 Production, Transport, Material Moving	15.9%	16.7%	17.3%
2026 White Collar Workers	58.0%	58.7%	57.2%
2026 Blue Collar Workers	42.0%	41.3%	42.8%
Transportation to Work			
2026 Drive to Work Alone	73.2%	75.0%	75.1%
2026 Drive to Work in Carpool	11.5%	9.1%	9.1%
2026 Travel to Work by Public Transportation	2.0%	2.2%	2.2%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	1.5%	1.6%	1.6%
2026 Other Means	1.1%	1.2%	1.3%
2026 Work at Home	10.6%	10.7%	10.6%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	21.8%	21.1%	21.8%
2026 Travel to Work in 15 to 29 Minutes	44.8%	44.7%	44.4%
2026 Travel to Work in 30 to 59 Minutes	29.7%	30.7%	29.7%
2026 Travel to Work in 60 Minutes or More	3.8%	3.5%	4.1%
2026 Average Travel Time to Work	23.8	22.8	22.6
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$365.77 M	\$3.53 B	\$10.16 B
2026 Est. Apparel	\$7.94 M	\$77.73 M	\$225.12 M
2026 Est. Contributions, Tax and Retirement	\$98.82 M	\$862.09 M	\$2.38 B
2026 Est. Education	\$6.29 M	\$59.02 M	\$167.17 M
2026 Est. Entertainment	\$17.94 M	\$175.74 M	\$509.41 M
2026 Est. Food, Beverages, Tobacco	\$46 M	\$464.59 M	\$1.37 B
2026 Est. Health Care	\$24.93 M	\$270.96 M	\$816.72 M
2026 Est. Household Furnishings and Equipment	\$9.49 M	\$91.58 M	\$263.17 M
2026 Est. Household Operations, Shelter, Utilities	\$88.94 M	\$894.61 M	\$2.63 B
2026 Est. Miscellaneous Expenses	\$5.56 M	\$53.66 M	\$154.01 M
2026 Est. Personal Care	\$3.97 M	\$40.48 M	\$119.63 M
2026 Est. Transportation	\$55.9 M	\$538.5 M	\$1.53 B

Insite
COMMERCIAL
Established 2001



Section 3.16 - M-1 Light Manufacturing District Regulations.

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

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23 , Section 7.23(1))	• Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01 Section 2.01(8))	• Garages, repair shops, rustproofing and similar highway services (Section 6.24)
• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	• Heliports (Section 6.27)
• Bulk storage of refined petroleum products	• Indoor recreational uses (Section 2.01 , Section 2.01(8)) (Section 6.32)
• Caregiver grow facilities (Section 6.10)	• Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	• Outdoor storage of recreational equipment (Section 6.44)
• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 Section 2.01(8))	• Parking structure (Section 9.09)
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	• Retail sales (Section 2.01 , Section 2.01(8)) (Section 6.52)

ZONING ORDINANCE

M-1: Light Manufacturing

• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	• Steel fabricators and special trade contractors (Section 6.58)
• Experimental product development and testing including limited manufacturing (Section 6.22(3))	• Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards
• Experimental product development and testing including limited manufacturing (Section 6.22(3))	
• General offices	
• Industrial parks (Section 7.28)	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Internet-based exotic vehicle sales (Section 6.33)	
• Industrial plants manufacturing, processing or assembling (Section 2.02 , Section 2.02(2))	
• Laundry and dry-cleaning establishments	
• Paint shops (Section 2.01(8))	
• Parks and outdoor recreational uses (Section 2.02 , Section 2.02(2))	
• Professional offices (Section 2.02 , Section 2.02(2))	
• Public utility uses	
• Temporary buildings for construction purposes for a period not to exceed the duration of construction	

ZONING ORDINANCE

M-1: Light Manufacturing

• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01 , Section 2.01(8))	
Refer to Article II for definitions of uses and refer to Section 5.04(1) for development standards for specific uses.	

PROHIBITED USES. In all M-1 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:
a) All uses permitted in N1, N2, R-U-F, NM1, NM2, C-1, C-2 and C-3 Districts unless expressly permitted in this Article.
b) All waiver uses listed in any of the N1, N2, RUF, NM1, NM2, C1, C2, and C3 Districts unless expressly permitted in this Article.
c) Junk yards and businesses handling junk, waste, trash, or rubbish.
d) Used auto parts or auto wrecking establishments.
e) Incubation, raising, or storing of poultry.
f) Slaughtering of animals.
g) Use or operation of steam hammers, forging equipment.
h) Heavy manufacturing drop forging plants, foundries, and boiler works.
i) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights or vibration, or the accumulation of unsightly waste materials on private or public property.

ZONING ORDINANCE

M-2: General Manufacturing

Section 3.17 - M-2 General Manufacturing District Regulations.

APPLICATION OF ARTICLE. The regulations set forth in this Article shall apply in all M-2 Districts.

PERMITTED USES	WAIVER USES
• Accessory structures and uses (Section 7.23, Section 7.23(1))	• Ambulance services, local and suburban bus terminal and taxicab terminals (Section 6.57)
• Any lawful use of land or buildings not herein expressly provided for or prohibited	• Heliports (Section 6.27)
• Artisan, craftsman, printing and engraving shops other similar uses (Section 2.01, Section 2.01(8))	• Local and suburban passenger terminals; trucking transportation terminals including maintenance and service facilities (Section 6.36)
• Brewer, micro brewer, brewpub, and distilleries (Section 6.09)	• Truck stops, truck and trailer rental and/or storage facilities, and vehicle tow yards
• Bulk storage of refined petroleum products	
• Caregiver grow facilities (Section 6.10)	
• Climate controlled, indoor self-storage used to provide temporary storage needs for businesses and other individuals on a self-service basis (Section 6.54)	
• Dairies, creameries, soft drink and bottling plants, and other similar uses (Section 2.01 (8))	
• Data processing and computer centers, including sales, service and maintenance of electronic data processing equipment	
• Establishments for the distribution of, or the packaging, assembling, secondary processing, alteration or repair	

ZONING ORDINANCE

M-2: General Manufacturing

• Experimental product development and testing including limited manufacturing (Section 6.22(3))	
• Garages, repair shops, rustproofing and similar highway services (Section 6.24)	
• General offices	
• Heavy manufacturing and general industrial plants	
• Industrial, scientific, or business research development and testing laboratories and offices	
• Industrial parks (Section 7.28)	
• Industrial plants manufacturing, processing or assembling (Section 2.02 , Section 2.02(2))	
• Internet-based exotic vehicle sales (Section 6.33)	
• Laundry and dry-cleaning establishments	
• Outdoor storage of Recreational Equipment (Section 6.44)	
• Paint shops (Section 2.01 (8))	
• Parking structure (Section 9.09)	
• Parks and outdoor recreational uses (Section 2.02 , Section 2.02(2))	
• Professional offices (Section 2.02 , Section 2.02(2))	
• Public utility uses	

ZONING ORDINANCE

M-2: General Manufacturing

• Steel fabricators and special trade contractors (Section 6.58)	
• Temporary buildings for construction purposes for a period not to exceed the duration of construction	
• Tool and die shops and pattern making shops	
• Warehouses (Section 2.01, Section 2.01(8))	
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 M-2 Districts no building shall be erected or used, or land used, in whole or in part, for any one or more of the following uses:
a) All uses that are prohibited in an M-1 District.
b) Tanneries, slaughterhouses, stock yards, glue factories, soap factories, asphalt mixing, batching or paving plants, oil or asphalt refineries.
c) Furniture stores.
d) Indoor recreational uses.
e) The operation of forgings by steam or board hammers except where located more than one thousand (1,000) feet from any district zoned as residential as measured from any point on the property and only when approved by the City Council after review and submission of findings by the City Planning Commission. No such approval shall be given until the City Council is satisfied that vibration and noise will be reduced to a reasonable minimum through construction and use of the most modern and effective facilities available for such purpose.
f) Uses causing or resulting in obnoxious, offensive, injurious, dangerous or unhealthy odors, fumes, dust, smoke, noise, glare of lights, waste, discharge of by-products, or the accumulation of unsightly waste materials on private or public property.



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com



Kyle Nelson, CCIM

Sales Associate

C: (313) 467-2597

O: (248) 359-9000 x5

knelson@insitecommercial.com