

ICONIC
REAL ESTATE

FOR SALE

5,846 SQUARE FEET



**MEDICAL OFFICE
BUILDING**

[CONTACT](#)

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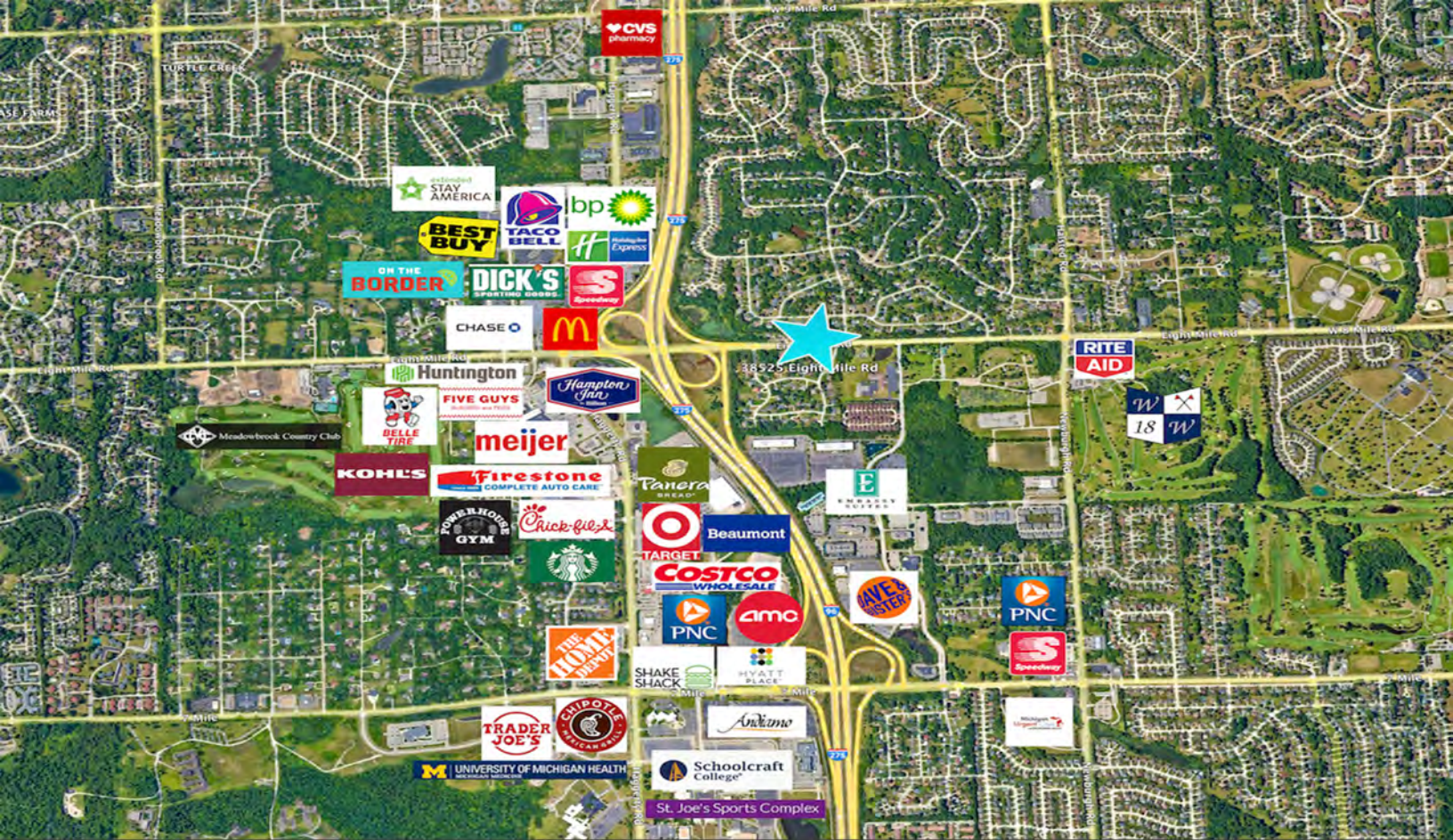
38525 8 MILE ROAD
LIVONIA, MI 48152

PROPERTY FEATURES

- Rare Medical Office Opportunity within 8 Mile Rd. & Haggerty Rd. Corridor
- Located east of Haggerty Rd. & I-275 on south side of 8 Mile Rd. in Livonia
- Within close proximity of many national retailers such as Best Buy, Costco, Target and Meijer
- 1.51 Acres with room for expansion
- 4,200 SF Available
- 13 exam rooms/lobby/kitchen with small pharmacy office inside available
- Property could be fully vacant at closing
- Ideal for owner occupier
- Asking Price: \$1,100,000.00







DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	3,331	46.80	1,255	\$130,741
3 MILE	78,796	43.10	34,512	\$91,149

DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
8 MILE RD/MEADOWVIEW RD	20,977
8 MILE RD/LUJON DR W	21,767