

120,000 +/- SF OFFICE/REDEVELOPMENT



FOR SALE

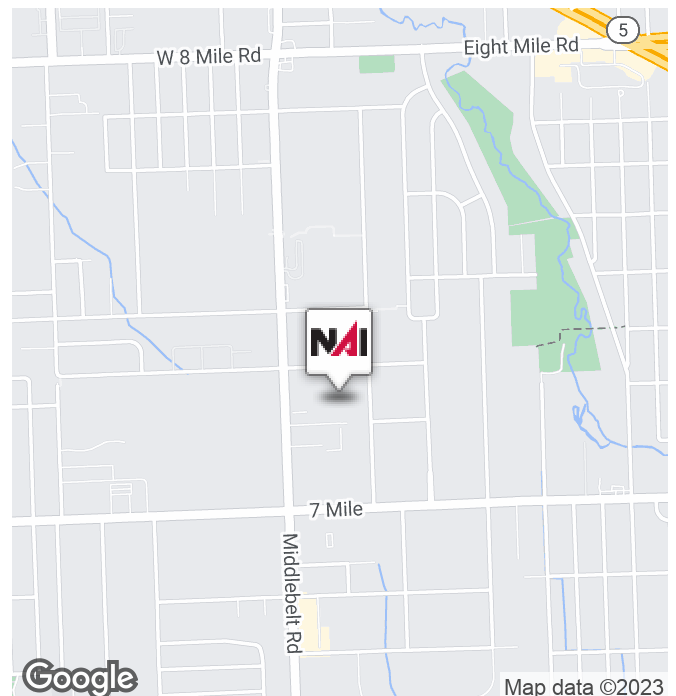


Livonia Corporate Tower

29200 Vassar Street, Livonia, Michigan 48152

Property Highlights

- 120,000 SF
- 8-Story Class-C Office / Elevators
- ±15,000 SF Open Floor Plates
- 422 Surface Parking
- Parking Lot Paved 2013
- Permitted Uses: Office, Retail, Wholesale, Hotel, Senior Living, Nursing Home, Health Care, Religious, Cultural, Educational, Child Care, Academy, Parking, Restaurant
- 1972 / 2013
- Recast Concrete Building Built for the U.S. Government that may be Structurally Sound. Nearly the Whole Building has Been Gutted to the Steel and Concrete – Ready for Repurposing



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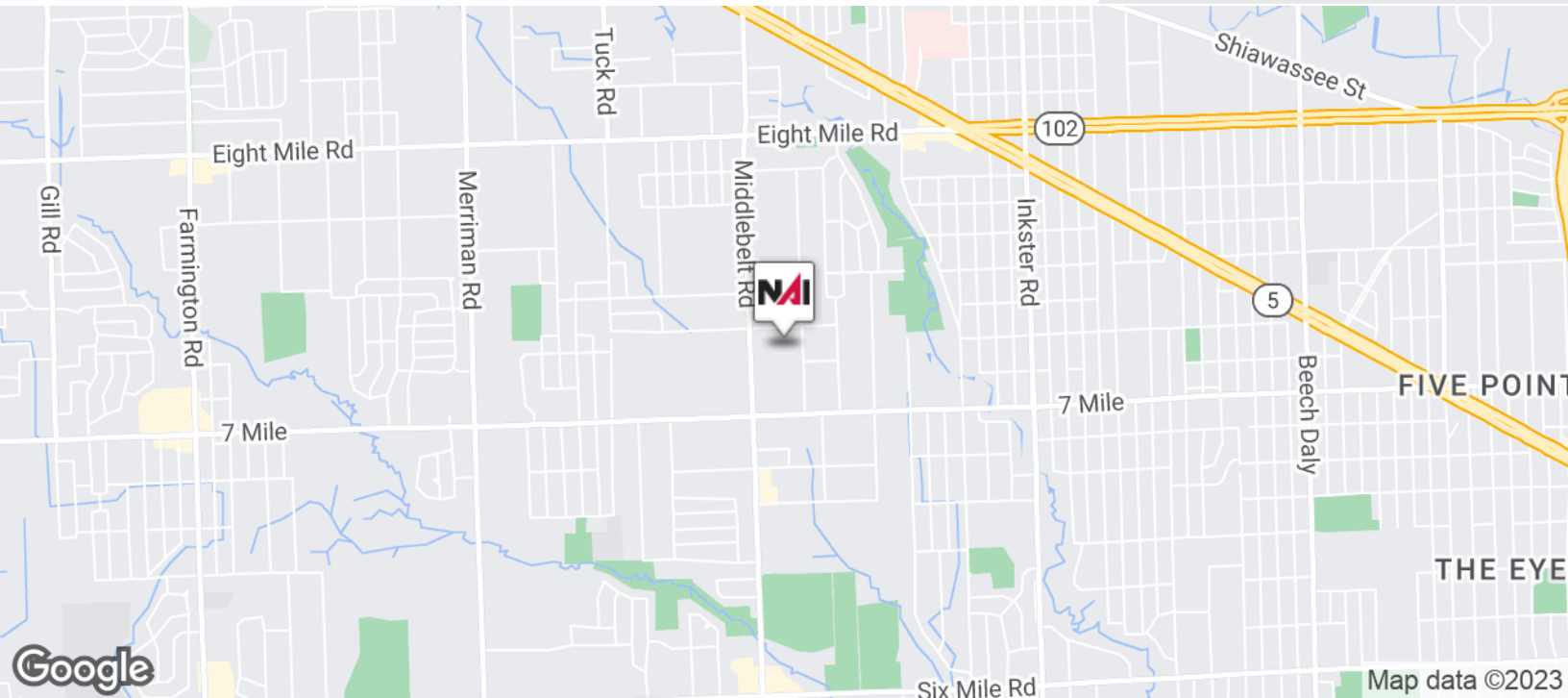
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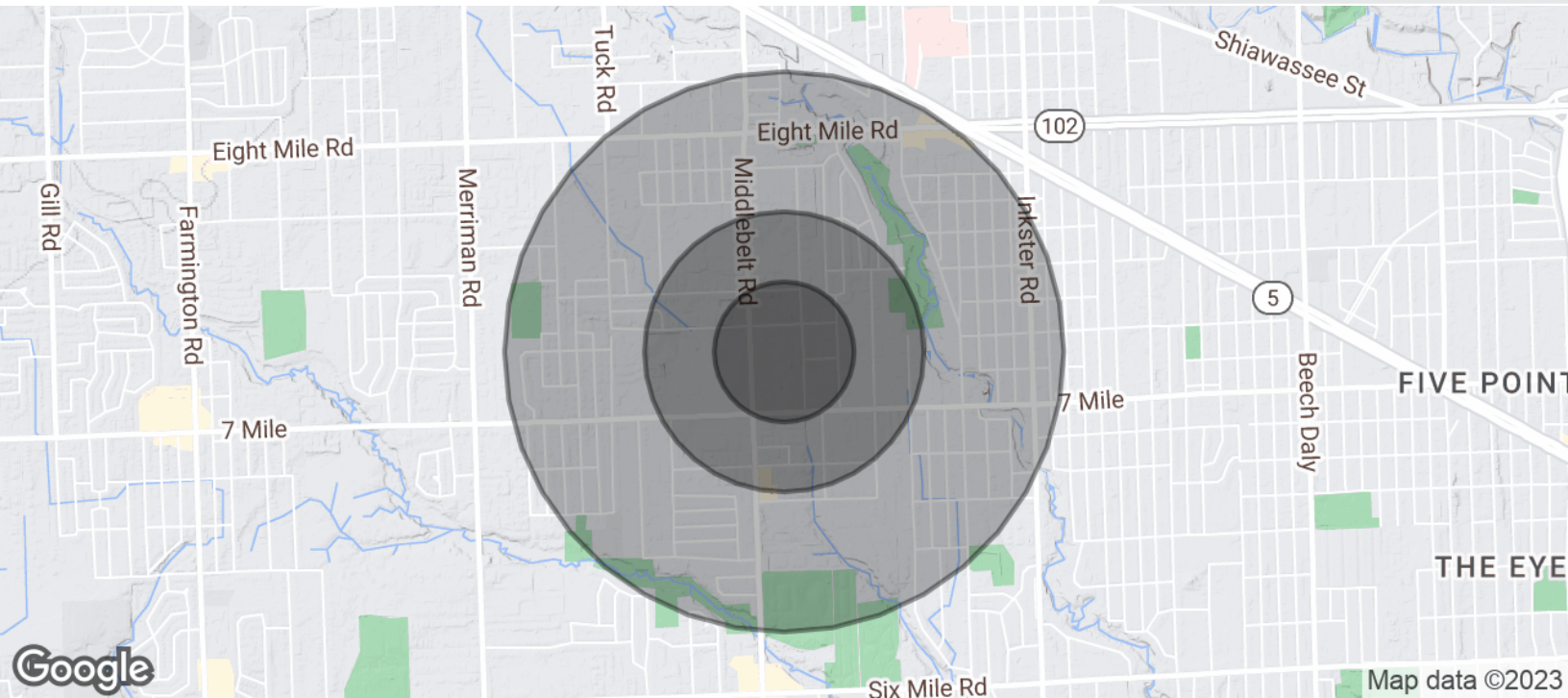
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,053	8,536
Average Age	43.6	43.3	38.2
Average Age (Male)	43.5	41.2	36.6
Average Age (Female)	44.4	45.2	39.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	238	898	3,580
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$68,912	\$70,695	\$76,142
Average House Value	\$737,119	\$352,422	\$279,490

* Demographic data derived from 2020 ACS - US Census



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