

FORMER ROCKY'S FLORIST 34899 PLYMOUTH RD LIVONIA, MICHIGAN

FOR SALE OR LEASE

LOT SIZE:
0.63 ACRES

BUILDING/SPACE SIZE:
UP TO 2,840 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
C-2 GENERAL BUSINESS

TRAFFIC COUNTS:
WAYNE - ANN ARBOR TRAIL
TO PLYMOUTH: 26,096

PLYMOUTH WEST OF WAYNE:
35,334

PLYMOUTH WEST OF
FARMINGTON RD: 32,058

PLYMOUTH EAST OF
FARMINGTON RD: 27,256



CONTACT:
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BWEISS@LUDWIGSEELEY.COM



LOCATED ON HARD CORNER OF PLYMOUTH
& WAYNE ROADS

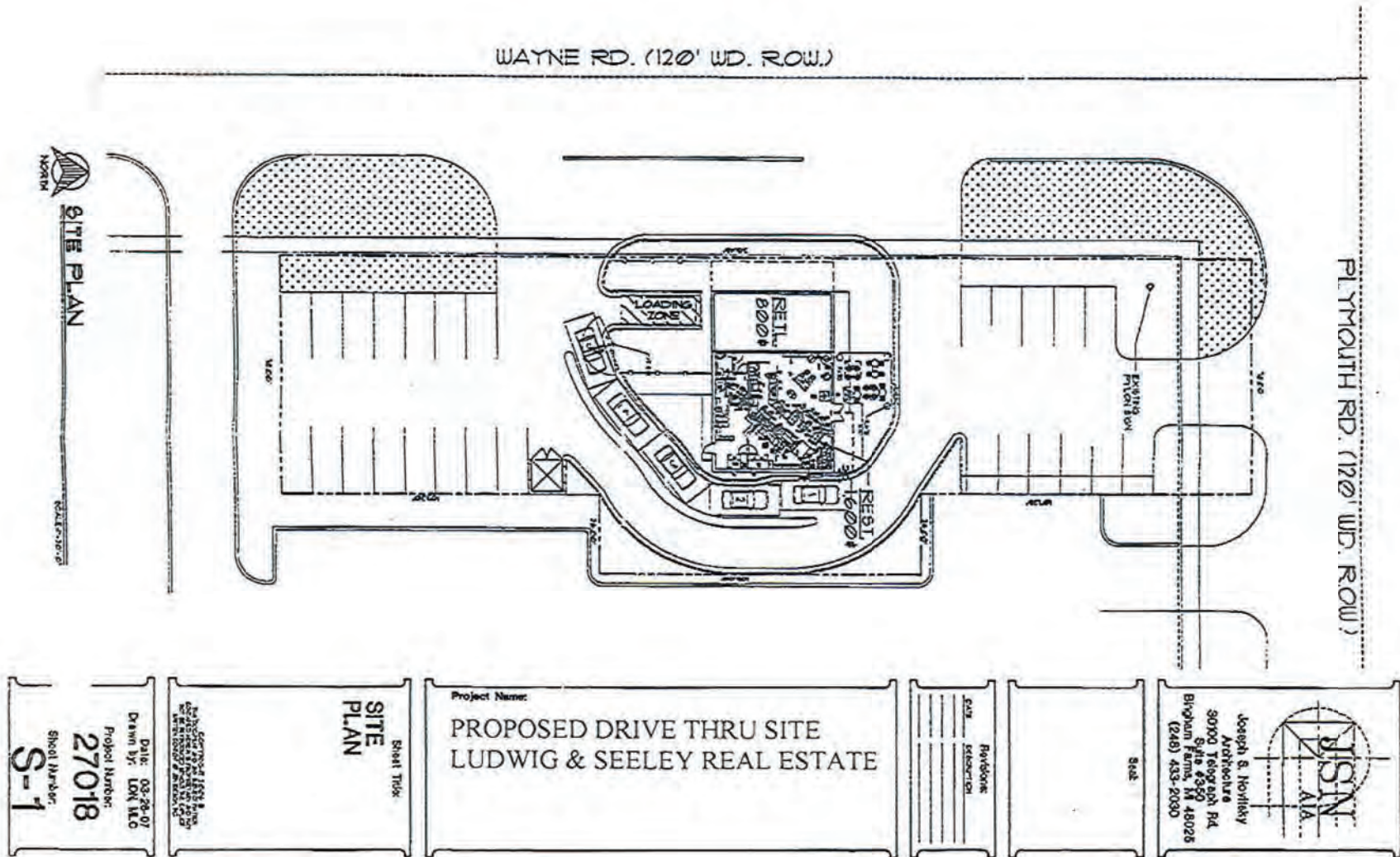
HIGH TRAFFIC COUNTS & GREAT VISIBILITY

POSSIBLE DRIVE-THRU SITE

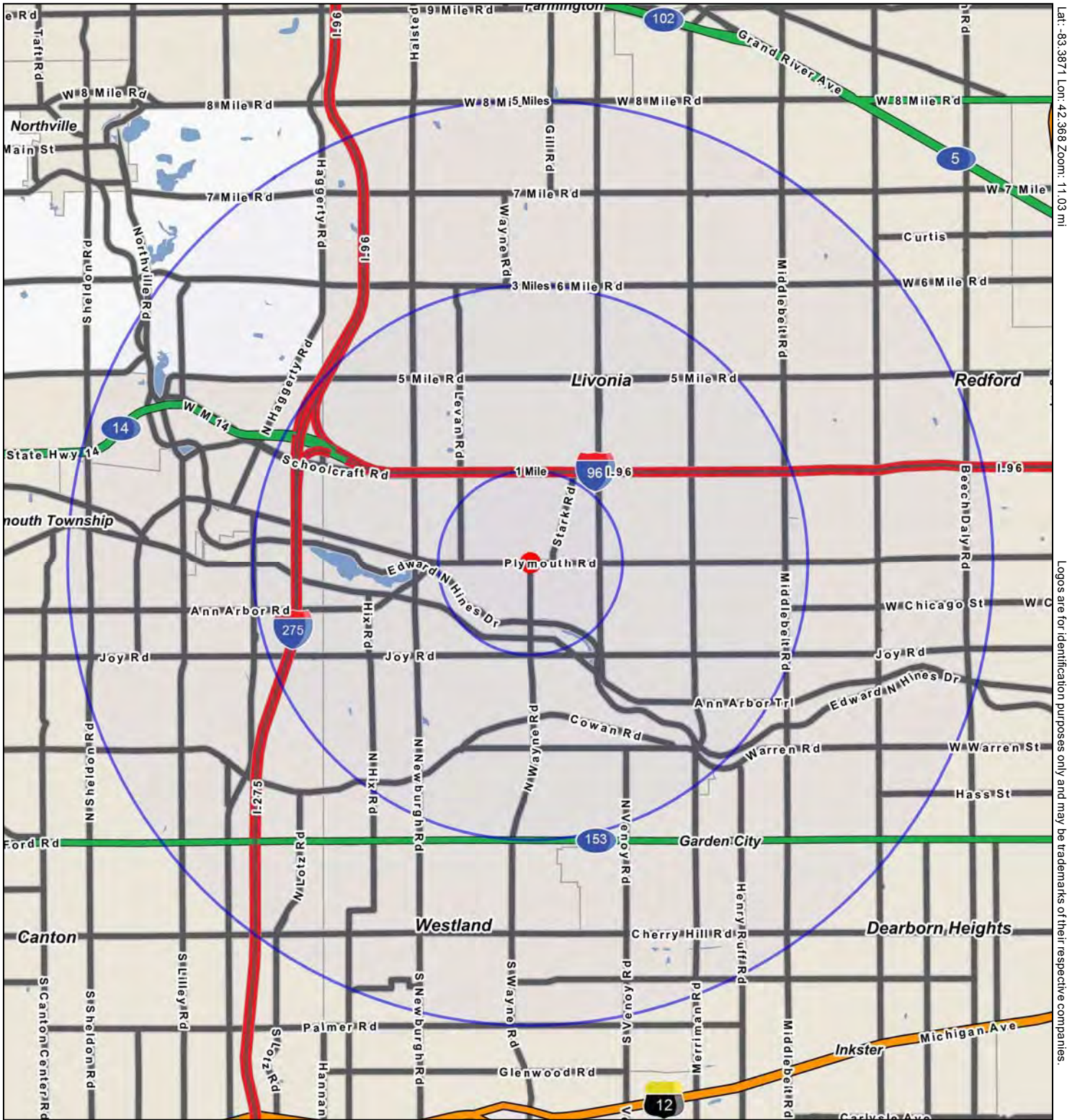
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	5,539	91,356	258,443
	AVERAGE INCOME	\$73,321	\$68,000	\$70,090
	HOUSEHOLDS	2,157	37,110	102,373

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



SEC Plymouth & Wayne Rd
34899 Plymouth Rd
Livonia, MI



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34899 Plymouth Road
Livonia, MI

April 2012

Ludwig & Seeley
 REAL ESTATE



evan Rd

Plymouth Rd

Wayn

Far



35,334 ADT

SITE

26,096 ADT



32,508 ADT



10,228 ADT

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 42.36798/-83.38686

34899 Plymouth Rd Livonia, MI	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	5,539	91,356	258,443
Census Population (1990)	5,310	94,294	264,487
Census Population (2000)	5,636	94,486	264,276
Projected Population (2015)	5,129	86,318	242,450
Forecasted Population (2020)	4,844	81,759	230,520
Historical Annual Growth (1990 to 2000)	327 0.62%	192 0.02%	-212 -0.01%
Historical Annual Growth (2000 to 2010)	-97 -0.17%	-3,131 -0.33%	-5,833 -0.22%
Projected Annual Growth (2010 to 2015)	-410 -1.48%	-5,038 -1.10%	-15,993 -1.24%
Estimated Population Density	1,765 <i>psm</i>	3,232 <i>psm</i>	3,293 <i>psm</i>
Trade Area Size	3.14 <i>sq mil</i>	28.26 <i>sq mil</i>	78.49 <i>sq mil</i>
Households (2010)			
Estimated Households	2,157	37,110	102,373
Census Households (1990)	1,996	36,513	99,597
Census Households (2000)	2,229	39,079	106,606
Projected Households (2015)	2,123	37,267	102,319
Forecasted Households (2020)	2,061	36,233	100,041
Households with Children	598 27.73%	10,076 27.15%	29,303 28.62%
Average Household Size	2.50	2.42	2.49
Average Household Income (2010)			
Est. Average Household Income	\$73,321	\$68,000	\$70,090
Proj. Average Household Income (2015)	\$75,775	\$70,184	\$72,240
Average Family Income	\$85,626	\$81,358	\$83,484
Median Household Income (2010)			
Est. Median Household Income	\$64,854	\$60,585	\$62,678
Proj. Median Household Income (2015)	\$66,627	\$62,228	\$64,356
Median Family Income	\$76,364	\$73,978	\$76,185
Per Capita Income (2010)			
Est. Per Capita Income	\$29,144	\$28,278	\$28,253
Proj. Per Capita Income (2015)	\$32,026	\$31,018	\$31,027
Per Capita Income Est. 5 year change	\$2,883 9.89%	\$2,740 9.69%	\$2,774 9.82%
Other Income (2010)			
Est. Median Disposable Income	\$53,292	\$50,042	\$51,506
Proj. Median Disposable Income (2015)	\$54,739	\$51,236	\$52,725
Disposable Income Est. 5 year change	\$1,448 2.72%	\$1,194 2.39%	\$1,220 2.37%
Est. Average Household Net Worth	\$286,447	\$256,900	\$268,265
Daytime Demos (2010)			
Total Number of Businesses	558	3,853	10,584
Total Number of Employees	10,371	62,525	147,635
Company Headqtrs: Businesses	1 0.12%	5 0.14%	12 0.12%
Company Headqtrs: Employees	70 0.68%	1,165 1.86%	1,939 1.31%
Unemployment Rate	6.04%	5.85%	6.08%
Employee Population per Business	18.6 to 1	16.2 to 1	13.9 to 1
Residential Population per Business	9.9 to 1	23.7 to 1	24.4 to 1

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EXPANDED PROFILE

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Ludwig & Seeley
Lat/Lon: 42.36798/-83.38686

34899 Plymouth Rd			1 Mile		3 Miles		5 Miles	
Livonia, MI								
Race & Ethnicity (2010)								
White	4,912	88.68%	77,940	85.31%	220,855	85.46%		
Black or African American	390	7.04%	8,129	8.90%	22,738	8.80%		
American Indian & Alaska Native	12	0.22%	258	0.28%	795	0.31%		
Asian	139	2.50%	3,332	3.65%	9,023	3.49%		
Hawaiian & Pacific Islander	1	0.02%	46	0.05%	161	0.06%		
Other Race	13	0.23%	388	0.42%	1,171	0.45%		
Two or More Races	72	1.30%	1,263	1.38%	3,700	1.43%		
Not Hispanic or Latino Population	5,390	97.32%	88,389	96.75%	249,810	96.66%		
Hispanic or Latino Population	148	2.68%	2,966	3.25%	8,632	3.34%		
Not of Hispanic Origin Population (1990)	5,265	99.16%	92,855	98.47%	260,519	98.50%		
Hispanic Origin Population (1990)	45	0.84%	1,439	1.53%	3,968	1.50%		
Not Hispanic or Latino Population (2000)	5,556	98.57%	92,671	98.08%	259,028	98.01%		
Hispanic or Latino Population (2000)	81	1.43%	1,815	1.92%	5,247	1.99%		
Not Hispanic or Latino Population (2015)	4,947	96.46%	82,774	95.89%	232,291	95.81%		
Hispanic or Latino Population (2015)	182	3.54%	3,544	4.11%	10,158	4.19%		
Hist. Hispanic Ann Growth (1990 to 2010)	104	11.55%	1,528	5.31%	4,664	5.88%		
Proj. Hispanic Ann Growth (2015 to 2010)	33	4.48%	578	3.89%	1,526	3.54%		
Age Distribution (2010)								
0 to 4 yrs	300	5.43%	5,136	5.62%	14,736	5.70%		
5 to 9 yrs	306	5.53%	5,002	5.48%	14,465	5.60%		
10 to 14 yrs	334	6.04%	5,369	5.88%	15,692	6.07%		
15 to 19 yrs	353	6.38%	5,902	6.46%	17,380	6.73%		
20 to 24 yrs	245	4.42%	5,560	6.09%	15,160	5.87%		
25 to 29 yrs	266	4.81%	5,525	6.05%	14,980	5.80%		
30 to 34 yrs	333	6.02%	5,815	6.37%	16,495	6.38%		
35 to 39 yrs	424	7.65%	6,448	7.06%	18,275	7.07%		
40 to 44 yrs	419	7.57%	6,610	7.24%	18,977	7.34%		
45 to 49 yrs	406	7.34%	6,603	7.23%	19,408	7.51%		
50 to 54 yrs	404	7.29%	6,633	7.26%	19,534	7.56%		
55 to 59 yrs	382	6.89%	6,340	6.94%	18,455	7.14%		
60 to 64 yrs	349	6.29%	5,769	6.31%	15,660	6.06%		
65 to 74 yrs	476	8.60%	7,822	8.56%	20,765	8.03%		
75 to 84 yrs	352	6.35%	4,503	4.93%	12,231	4.73%		
85 yrs plus	189	3.41%	2,319	2.54%	6,227	2.41%		
Median Age	41.60 yrs		39.84 yrs		39.68 yrs			
Gender Age Distribution (2010)								
Female Population	2,867	51.76%	47,373	51.86%	133,019	51.47%		
0 to 19 yrs	633	22.08%	10,712	22.61%	30,827	23.17%		
20 to 64 yrs	1,635	57.05%	28,074	59.26%	79,076	59.45%		
65 yrs plus	598	20.87%	8,587	18.13%	23,117	17.38%		
Female Median Age	43 yrs		41 yrs		41 yrs			
Male Population	2,672	48.24%	43,982	48.14%	125,424	48.53%		
0 to 19 yrs	661	24.74%	10,697	24.32%	31,447	25.07%		
20 to 64 yrs	1,592	59.59%	27,229	61.91%	77,870	62.09%		
65 yrs plus	419	15.67%	6,056	13.77%	16,106	12.84%		
Male Median Age	40.07 yrs		38.53 yrs		38.36 yrs			

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EXPANDED PROFILE

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Ludwig & Seeley
Lat/Lon: 42.36798/-83.38686

34899 Plymouth Rd	1 Mile		3 Miles		5 Miles	
Livonia, MI						
Household Income Distribution (2010)						
\$200,000 or More	47	2.18%	567	1.53%	1,832	1.79%
\$150,000 to \$199,999	66	3.08%	1,295	3.49%	4,452	4.35%
\$100,000 to \$149,999	429	19.89%	5,864	15.80%	16,736	16.35%
\$75,000 to \$99,999	372	17.26%	6,152	16.58%	16,381	16.00%
\$50,000 to \$74,999	415	19.25%	7,695	20.74%	21,341	20.85%
\$35,000 to \$49,999	292	13.54%	5,588	15.06%	14,707	14.37%
\$25,000 to \$34,999	165	7.66%	3,799	10.24%	10,429	10.19%
\$15,000 to \$24,999	204	9.45%	3,388	9.13%	8,848	8.64%
\$0 to \$14,999	166	7.68%	2,761	7.44%	7,647	7.47%
\$35,000+	1,622	75.20%	27,162	73.19%	75,449	73.70%
\$75,000+	915	42.41%	13,879	37.40%	39,401	38.49%
Housing (2010)						
Total Housing Units	2,452		42,550		117,501	
Housing Units, Occupied	2,157	87.98%	37,110	87.21%	102,373	87.13%
<i>Housing Units, Owner-Occupied</i>	1,873	86.86%	26,951	72.63%	78,683	76.86%
<i>Housing Units, Renter-Occupied</i>	283	13.14%	10,159	27.37%	23,690	23.14%
Housing Units, Vacant	295	12.02%	5,440	12.79%	15,128	12.87%
Median Years in Residence	6 yrs		6 yrs		6 yrs	
Marital Status (2010)						
Never Married	964	20.97%	18,908	24.93%	52,638	24.65%
Now Married	2,675	58.20%	41,862	55.19%	118,788	55.63%
Separated	96	2.08%	1,807	2.38%	5,032	2.36%
Widowed	456	9.92%	6,013	7.93%	16,242	7.61%
Divorced	405	8.82%	7,263	9.57%	20,822	9.75%
Household Type (2010)						
Population Family	4,673	84.37%	74,780	81.86%	215,898	83.54%
Population Non-Family	716	12.92%	15,128	16.56%	39,008	15.09%
Population Group Qtrs	150	2.71%	1,448	1.58%	3,536	1.37%
Family Households	1,443	66.88%	23,094	62.23%	65,485	63.97%
<i>Married Couple With Children</i>	460	17.19%	7,447	17.79%	21,714	18.28%
<i>Average Family Household Size</i>	3.2		3.2		3.3	
Non-Family Households	714	33.12%	14,015	37.77%	36,888	36.03%
Household Size (2010)						
1 Person Household	663	30.74%	12,552	33.82%	33,083	32.32%
2 Person Households	607	28.16%	10,186	27.45%	27,607	26.97%
3 Person Households	295	13.67%	4,983	13.43%	14,139	13.81%
4 Person Households	376	17.44%	5,867	15.81%	17,051	16.66%
5 Person Households	145	6.74%	2,427	6.54%	7,134	6.97%
6+ Person Households	70	3.26%	1,094	2.95%	3,359	3.28%
Household Vehicles (2010)						
Total Vehicles Available	4,056		67,078		189,010	
Household: 0 Vehicles Available	114	5.30%	2,294	6.18%	6,076	5.93%
Household: 1 Vehicles Available	704	32.63%	13,513	36.41%	35,743	34.91%
Household: 2+ Vehicles Available	1,339	62.07%	21,303	57.41%	60,555	59.15%
Average Vehicles Per Household	1.9		1.8		1.8	

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EXPANDED PROFILE

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Ludwig & Seeley
Lat/Lon: 42.36798/-83.38686

34899 Plymouth Rd						
			1 Mile		3 Miles	
Livonia, MI			5 Miles			
Labor Force (2010)						
Est. Labor: Population Age 16+	4,523		74,640		210,006	
Est. Civilian Employed	2,492	55.10%	42,511	56.95%	119,439	56.87%
Est. Civilian Unemployed	273	6.04%	4,366	5.85%	12,772	6.08%
Est. in Armed Forces	-	-	17	0.02%	51	0.02%
Est. not in Labor Force	1,757	38.86%	27,747	37.17%	77,744	37.02%
Occupation (2000)						
Occupation: Population Age 16+	2,748		48,047		133,239	
Mgmt, Business, & Financial Operations	353	12.85%	6,649	13.84%	18,466	13.86%
Professional and Related	636	23.13%	11,270	23.46%	29,521	22.16%
Service	296	10.78%	5,854	12.18%	16,346	12.27%
Sales and Office	715	26.03%	13,445	27.98%	36,990	27.76%
Farming, Fishing, and Forestry	6	0.23%	20	0.04%	70	0.05%
Construct, Extraction, & Maintenance	281	10.22%	3,876	8.07%	11,676	8.76%
Production, Transp. & Material Moving	461	16.77%	6,934	14.43%	20,171	15.14%
Percent White Collar Workers	62.01%		65.28%		63.78%	
Percent Blue Collar Workers	37.99%		34.72%		36.22%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$123 M		\$2.00 B		\$5.62 B	
Total Non-Retail Expenditures	\$70.7 M	57.60%	\$1.15 B	57.58%	\$3.24 B	57.61%
Total Retail Expenditures	\$52.0 M	42.40%	\$848 M	42.42%	\$2.38 B	42.39%
Apparel	\$5.83 M	4.75%	\$95.0 M	4.76%	\$268 M	4.76%
Contributions	\$4.45 M	3.63%	\$72.0 M	3.60%	\$206 M	3.67%
Education	\$2.92 M	2.38%	\$46.9 M	2.35%	\$134 M	2.39%
Entertainment	\$6.88 M	5.61%	\$112 M	5.59%	\$315 M	5.60%
Food And Beverages	\$18.7 M	15.24%	\$306 M	15.31%	\$857 M	15.26%
Furnishings And Equipment	\$5.49 M	4.47%	\$88.8 M	4.44%	\$250 M	4.46%
Gifts	\$3.23 M	2.63%	\$52.1 M	2.61%	\$148 M	2.64%
Health Care	\$7.47 M	6.08%	\$123 M	6.13%	\$342 M	6.08%
Household Operations	\$4.43 M	3.61%	\$71.1 M	3.56%	\$202 M	3.60%
Miscellaneous Expenses	\$2.04 M	1.67%	\$33.5 M	1.68%	\$93.9 M	1.67%
Personal Care	\$1.78 M	1.45%	\$29.0 M	1.45%	\$81.4 M	1.45%
Personal Insurance	\$1.25 M	1.02%	\$20.1 M	1.01%	\$57.3 M	1.02%
Reading	\$404 K	0.33%	\$6.57 M	0.33%	\$18.5 M	0.33%
Shelter	\$23.8 M	19.36%	\$385 M	19.27%	\$1.09 B	19.31%
Tobacco	\$780 K	0.64%	\$13.0 M	0.65%	\$35.9 M	0.64%
Transportation	\$24.8 M	20.24%	\$405 M	20.27%	\$1.13 B	20.19%
Utilities	\$8.48 M	6.91%	\$140 M	6.99%	\$390 M	6.94%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	4,000		64,387		181,008	
Elementary (0 to 8)	156	3.90%	1,829	2.84%	5,550	3.07%
Some High School (9 to 11)	308	7.69%	4,224	6.56%	12,891	7.12%
High School Graduate (12)	1,416	35.40%	20,580	31.96%	58,488	32.31%
Some College (13 to 16)	900	22.51%	15,068	23.40%	42,280	23.36%
Associate Degree Only	266	6.64%	5,183	8.05%	14,381	7.94%
Bachelor Degree Only	645	16.13%	11,585	17.99%	31,007	17.13%
Graduate Degree	309	7.73%	5,917	9.19%	16,413	9.07%

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34899 Plymouth Rd						
			1 Mile		3 Miles	
Livonia, MI			5 Miles			
Units In Structure (2000)						
1 Detached Unit	1,976	86.90%	27,253	67.90%	79,473	72.66%
1 Attached Unit	45	1.97%	1,841	4.59%	4,805	4.39%
2 to 4 Units	14	0.62%	1,090	2.72%	3,441	3.15%
5 to 9 Units	35	1.54%	3,017	7.52%	7,551	6.90%
10 to 19 Units	88	3.85%	3,294	8.21%	5,981	5.47%
20 to 49 Units	4	0.17%	1,417	3.53%	2,345	2.14%
50 or more Units	112	4.95%	2,137	5.32%	4,669	4.27%
Mobile Home or Trailer	-	-	78	0.19%	1,080	0.99%
Other Structure	-	-	8	0.02%	27	0.02%
Homes Built By Year						
1999 to 2000	40	1.78%	318	0.79%	764	0.70%
1995 to 1998	83	3.65%	971	2.42%	3,482	3.18%
1990 to 1994	176	7.73%	2,181	5.43%	5,153	4.71%
1980 to 1989	146	6.44%	3,730	9.30%	10,567	9.66%
1970 to 1979	174	7.67%	7,076	17.63%	20,274	18.54%
1960 to 1969	222	9.76%	12,098	30.14%	24,433	22.34%
1950 to 1959	1,177	51.79%	11,235	27.99%	33,809	30.91%
Built Before 1949	254	11.18%	2,525	6.29%	10,893	9.96%
Home Values (2000)						
\$1,000,000 or More	5	0.26%	11	0.04%	66	0.09%
\$500,000 to \$999,999	-	-	6	0.02%	90	0.12%
\$400,000 to \$499,999	-	0.01%	34	0.12%	505	0.65%
\$300,000 to \$399,999	22	1.17%	153	0.57%	2,010	2.59%
\$200,000 to \$299,999	220	11.80%	4,171	15.47%	11,855	15.29%
\$150,000 to \$199,999	740	39.64%	9,037	33.52%	19,248	24.82%
\$100,000 to \$149,999	752	40.29%	10,952	40.62%	31,947	41.20%
\$70,000 to \$99,999	119	6.38%	2,023	7.51%	9,557	12.32%
\$50,000 to \$69,999	6	0.31%	324	1.20%	1,584	2.04%
\$25,000 to \$49,999	2	0.13%	142	0.53%	459	0.59%
\$0 to \$24,999	-	0.02%	108	0.40%	227	0.29%
Owner Occupied Median Home Value	\$153,250		\$155,882		\$154,681	
Renter Occupied Median Rent	\$710		\$614		\$596	
Transportation To Work (2000)						
Drive to Work Alone	2,554	92.94%	43,258	89.96%	119,695	89.77%
Drive to Work in Carpool	81	2.94%	3,091	6.43%	8,994	6.75%
Travel to Work - Public Transportation	7	0.27%	156	0.32%	402	0.30%
Drive to Work on Motorcycle	-	-	6	0.01%	52	0.04%
Walk or Bicycle to Work	39	1.41%	684	1.42%	1,617	1.21%
Other Means	-	0.01%	76	0.16%	344	0.26%
Work at Home	67	2.43%	816	1.70%	2,231	1.67%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	889	33.16%	13,178	27.88%	34,057	25.98%
Travel to Work in 14 to 29 Minutes	938	34.98%	19,295	40.82%	53,635	40.91%
Travel to Work in 30 to 59 Minutes	783	29.20%	13,179	27.88%	38,463	29.34%
Travel to Work in 60 Minutes or More	71	2.66%	1,619	3.43%	4,949	3.78%
Average Travel Time to Work	19.8 mins		22.3 mins		22.9 mins	

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