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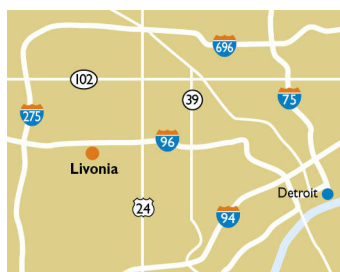
137,205 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,278	84,740	260,268
Households	3,671	33,556	108,401
Median HH Income (\$)	84,949	79,756	65,351

MAJOR TENANT(S)

Kroger
 Pearle Vision
 Tropical Smoothie Cafe



LOCATION

30935 5 Mile Road | Livonia, MI 48154

PROPERTY HIGHLIGHTS

- Anchored by a strong sales volume Kroger grocery store which has expanded three times to meet customer demands
- Other national tenants include Pearle Vision, Great Clips, Sally Beauty and Tropical Smoothie
- Located along Five Mile Road, one of the area's most developed retail corridors with no room for additional infill development, approximately 18 miles northwest of Detroit
- 2.1 million visits to the shopping center in the past 12 months according to Placer.ai data

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

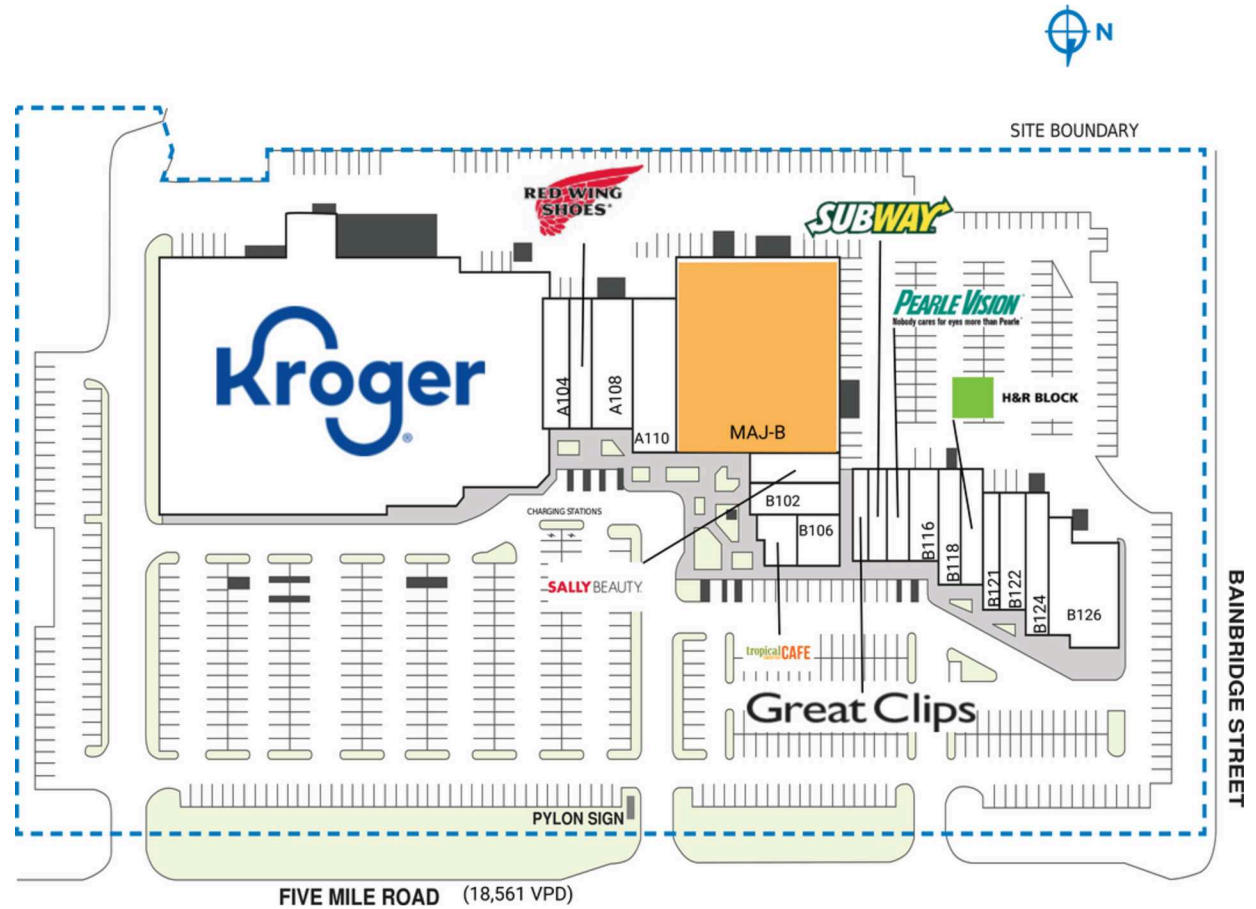


LIVONIA PLAZA

30935 5 Mile Road | Livonia, MI 48154

SPACE	TENANT	SQ. FT.
A104	Miss Nails and Spa	3,137 SF
A106	Red Wing Shoes	2,093 SF
A108	US Armed Forces Recruiting	4,200 SF
A110	The Axe Parlor	5,000 SF
B100	Sally Beauty Supply	2,100 SF
B102	Xclusive Tan	2,118 SF
B104	Tropical Smoothie Cafe	1,370 SF
B106	The Chopstix	1,640 SF
B110	Great Clips	1,200 SF
B112	Subway	1,400 SF
B114	Pearle Vision	1,500 SF
B116	Broasted Brothers Chicken	1,950 SF
B118	LaVida Massage	2,114 SF
B120	H&R Block	1,733 SF
B121	Wild Bill's Tobacco	1,900 SF
B122	Quickly Bubble Tea of Livonia	1,900 SF
B124	Samantha Grace Salon	1,900 SF
B126	My Salon Suites	5,601 SF
MAJ-A	Kroger	70,549 SF
MAJ-B	AVAILABLE	23,800 SF
TOTAL SQ. FT.		137,205

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



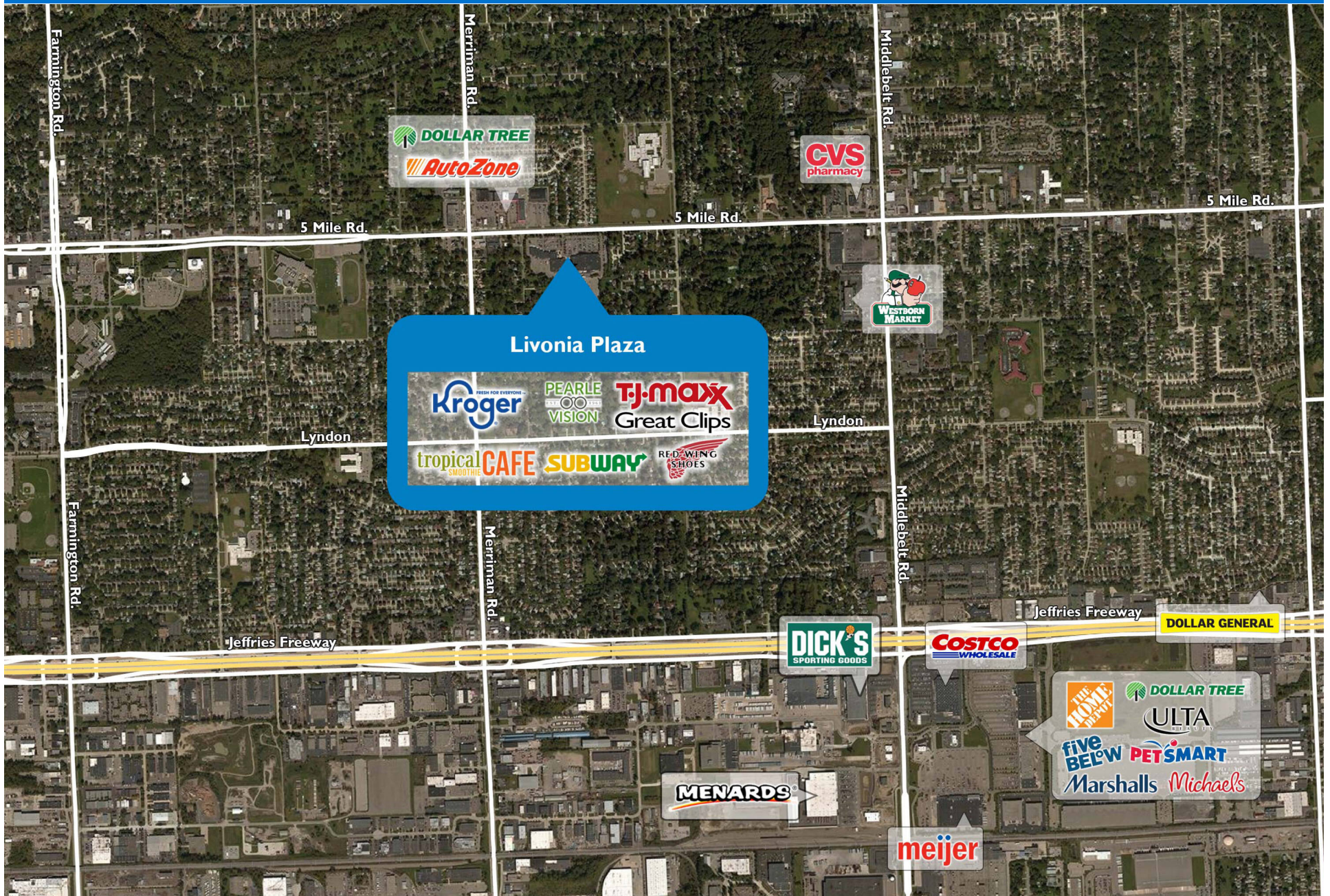
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Livonia Plaza Livonia, MI		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,278	84,740	260,268
	2027 Projected Population	9,318	85,006	260,840
	2010 Census Population	9,075	83,526	259,172
	2000 Census Population	9,613	87,056	277,712
	1990 Census Population	9,823	89,322	278,548
	Historical Annual Growth 1990 to 2000	-0.22%	-0.26%	-0.03%
	Historical Annual Growth 2000 to 2010	-0.57%	-0.41%	-0.69%
	Estimated Annual Growth 2010 to 2022	0.17%	0.11%	0.03%
	Projected Annual Growth 2022 to 2027	0.09%	0.06%	0.04%
	Median Age	46.6	43.9	42.6
Households	Q2 2022 Estimated Households	3,671	33,556	108,401
	2027 Projected Households	3,689	33,676	108,684
	2010 Census Households	3,581	32,996	107,851
	2000 Census Households	3,537	33,137	112,209
	1990 Census Households	3,506	31,950	106,957
	Historical Annual Growth 1990 to 2000	0.09%	0.37%	0.48%
	Historical Annual Growth 2000 to 2010	0.12%	-0.04%	-0.40%
	Estimated Annual Growth 2010 to 2022	0.19%	0.13%	0.04%
	Projected Annual Growth 2022 to 2027	0.10%	0.07%	0.05%
	Population per Household	2.47	2.49	2.38
Population by Race	White	87.5%	83.0%	69.6%
	Black or African American	3.7%	7.9%	21.4%
	Asian & Pacific Islander	2.0%	2.7%	3.0%
	Other Races	3.3%	3.0%	3.0%
	Hispanic Population	3.4%	3.4%	3.1%
Income	Average Household Income	\$98,207	\$94,472	\$82,145
	Median Household Income	\$84,949	\$79,756	\$65,351
	Per Capita Income	\$39,719	\$37,926	\$34,525
Education (Age 25+)	Elementary	0.7%	1.6%	2.0%
	Some High School	4.0%	4.1%	5.1%
	High School Graduate	20.5%	23.7%	26.4%
	Some College	25.7%	22.6%	24.7%
	Associates Degree Only	9.7%	11.2%	10.5%
	Bachelors Degree Only	28.2%	24.8%	20.3%
	Graduate Degree	11.1%	12.1%	11.0%
Business	Number of Businesses	313	3,018	7,578
	Total Number of Employees	4,173	52,930	120,200
	Employees per Business	13.35	17.54	15.86
	Residential Population per Business	29.68	28.08	34.35

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.