

# LYON CENTER DRIVE - EAST - FOR SALE

30515 MILFORD ROAD, LYON TOWNSHIP, MI 48165



EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

## EXECUTIVE SUMMARY: Lyon Center Drive - East | Lyon Township, MI 48165



## OFFERING SUMMARY

## Size/Pricing :

Outlot 4A –  
1.31 Acres - \$595,000.00

Outlot 4B –  
1.34 Acres - \$595,000.00

Outlot 5 –  
1.65 Acres - \$595,000.00

Outlot 6 –  
1.33 Acres - \$695,000.00

Outlot 9 –  
8.96 Acres- \$285,000.00/Ac.

## Location Description:

Located on the Northwest corner of Grand River & Milford Road within the Lyon Crossing Shopping Center.

## Zoning:

Commercial PUD

## PROPERTY HIGHLIGHTS

- Commercial PUD Zoning
- Grand River Frontage with access to Milford Road & I-96
- WILL DIVIDE
- Contact Agent for individual Outlot pricing.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	491	16,620	79,263
Total Population:	1,391	44,769	210,756
Average HH Income:	\$89,884	\$85,469	\$95,499

**PROPERTY DETAILS:** Lyon Center Drive - East | Lyon Township, MI 48165**PROPERTY NAME:** Lyon Center Drive - East**PROPERTY ADDRESS:** 30515 Milford Road  
Lyon Township, MI 48165**PROPERTY DESCRIPTION:** Lyon Towne Center – 517,000 Square Foot Big Box Center with Outlots available for Restaurant, Hotel and Gas Station Users, located at the southeast corner of Milford Road and I-96 in Lyon Township.

(And)

Lyon Crossings – 135,000 Square Foot Neighborhood Shopping Center with Outlots available for Restaurant, Retail and Gas Station Users, located at the northwest corner of Grand River and Milford Road in Lyon Township

**ZONING:** Commercial PUD**SURROUNDING BUSINESSES:** Walmart, Lowes, Belle Tire, Flagstar Bank, Arby's, Tractor Supply and many other Retailers**UTILITIES DESCRIPTION:** Water & Sewer**TRAFFIC COUNT & STREETS:** Milford Road=21,793; I-96=103,300**OUTLOT SIZE AND PRICING:** Lyon Towne Center  
Outlot F - .66 Acres - \$495,000.00

Lyon Crossings  
Outlot 4A – 1.31 Acres - \$595,000.00  
Outlot 4B – 1.34 Acres - \$595,000.00  
Outlot 5 – 1.65 Acres - \$595,000.00  
Outlot 6 – 1.33 Acres - \$695,000.00  
Outlot 7 – 1.47 Acres - \$695,000.00  
Outlot 8 – 1.58 Acres - \$595,000.00  
Outlot 9 – 8.96 Acres - \$285,000.00 (per Acre)  
Outlot 10 – 6.89 Acres - \$250,000.00 (per Acre)  
Outlot 11 – 9.90 Acres - \$250,000.00 (per Acre)

## SITE PLAN: Lyon Center Drive - East | Lyon Township, MI 48165



## Lyon Towne Center (East side)

- An impressive Regional Shopping Center on 78 Acres.
- Walmart anchored Retail Development with outlots and retail space available.

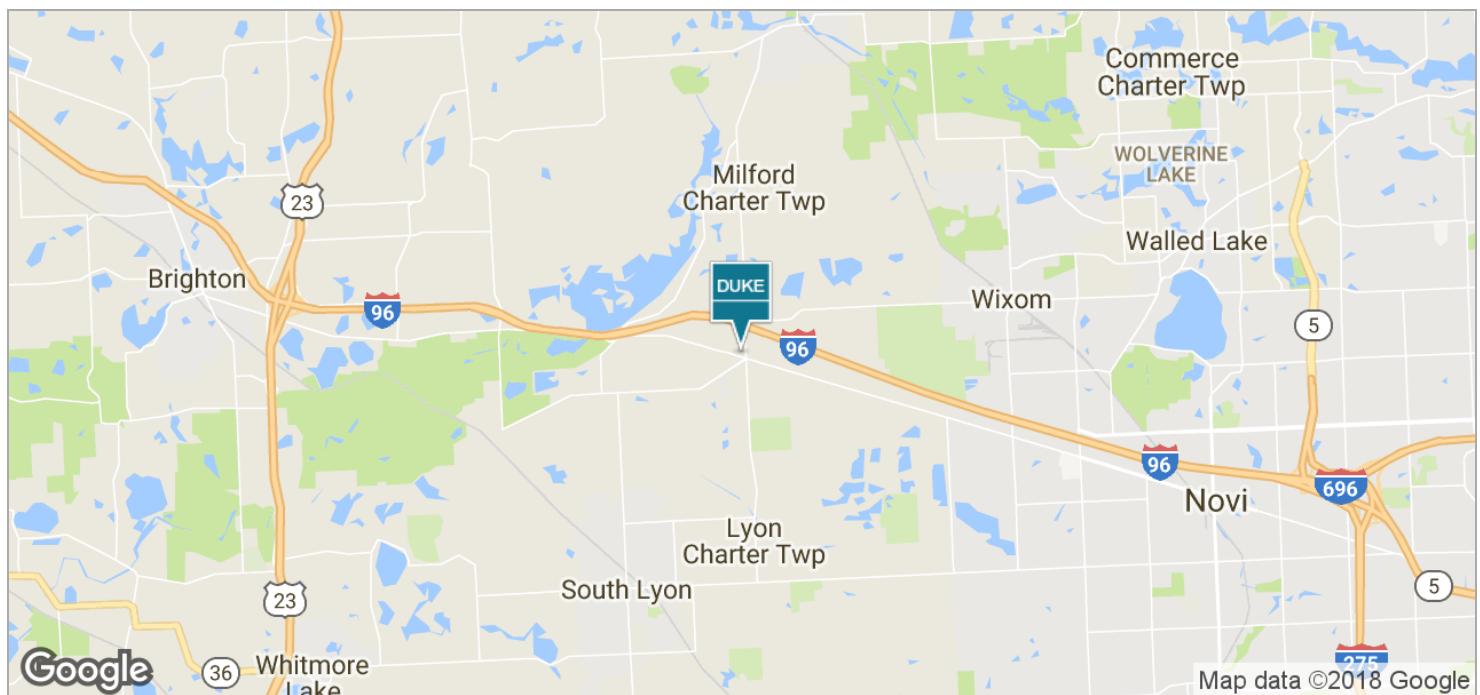
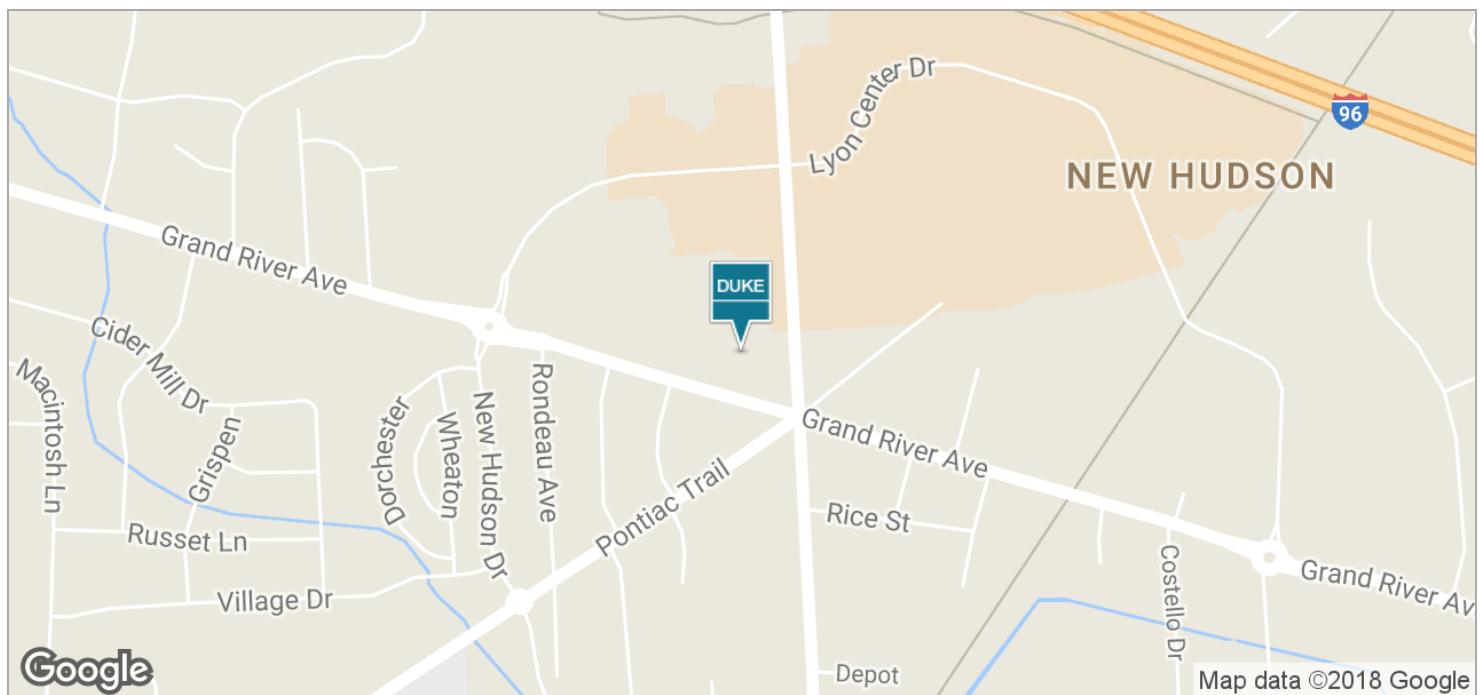
## Lyon Crossing (West side)

- Neighborhood Shopping Center on 24 Acres.
- Planned Supermarket anchored Center with more than 160,000 sf and additional outlots.
- Additional 20 Acres for future development.

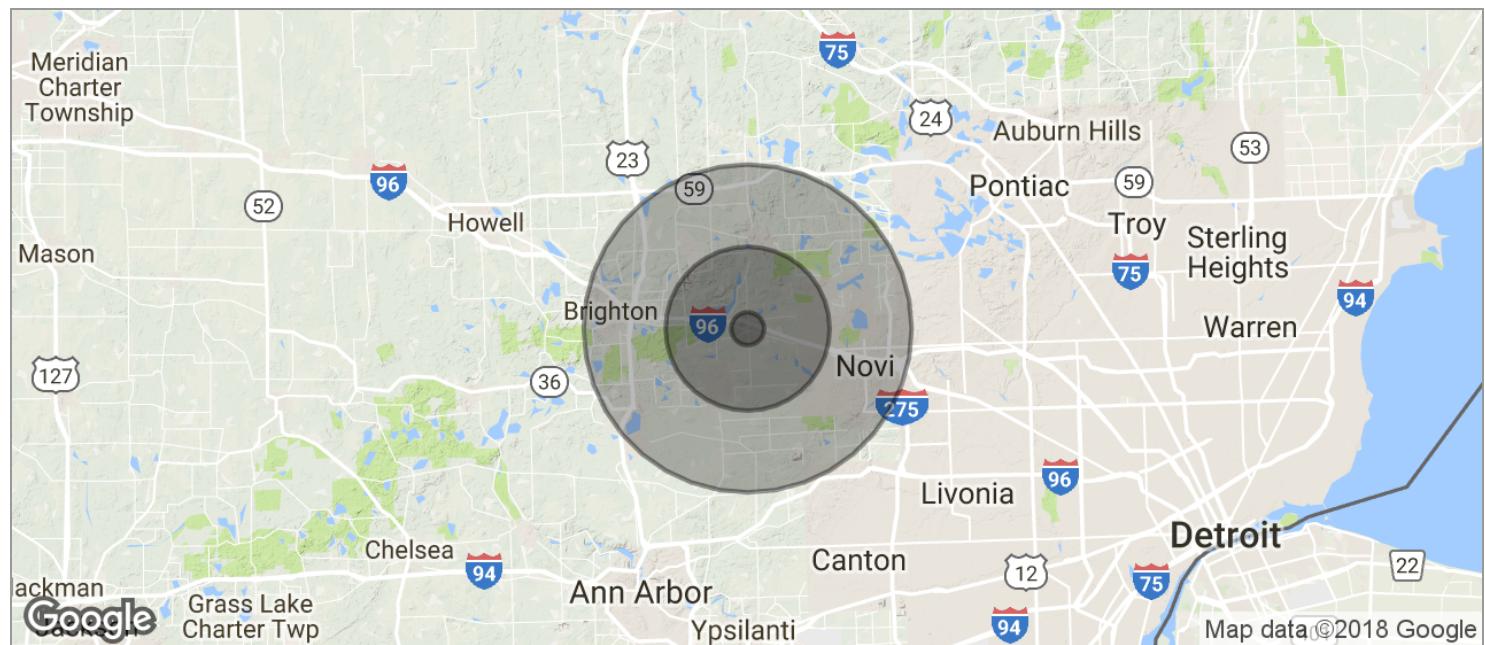
AERIAL: Lyon Center Drive - East | Lyon Township, MI 48165



## LOCATION MAPS: Lyon Center Drive - East | Lyon Township, MI 48165



## DEMOGRAPHICS MAP: Lyon Center Drive - East | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,391	44,769	210,756
MEDIAN AGE	36.6	37.3	38.9
MEDIAN AGE (MALE)	38.4	36.9	38.3
MEDIAN AGE (FEMALE)	35.8	38.0	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	491	16,620	79,263
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$89,884	\$85,469	\$95,499
AVERAGE HOUSE VALUE	\$265,268	\$287,794	\$288,740

\* Demographic data derived from 2010 US Census