

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



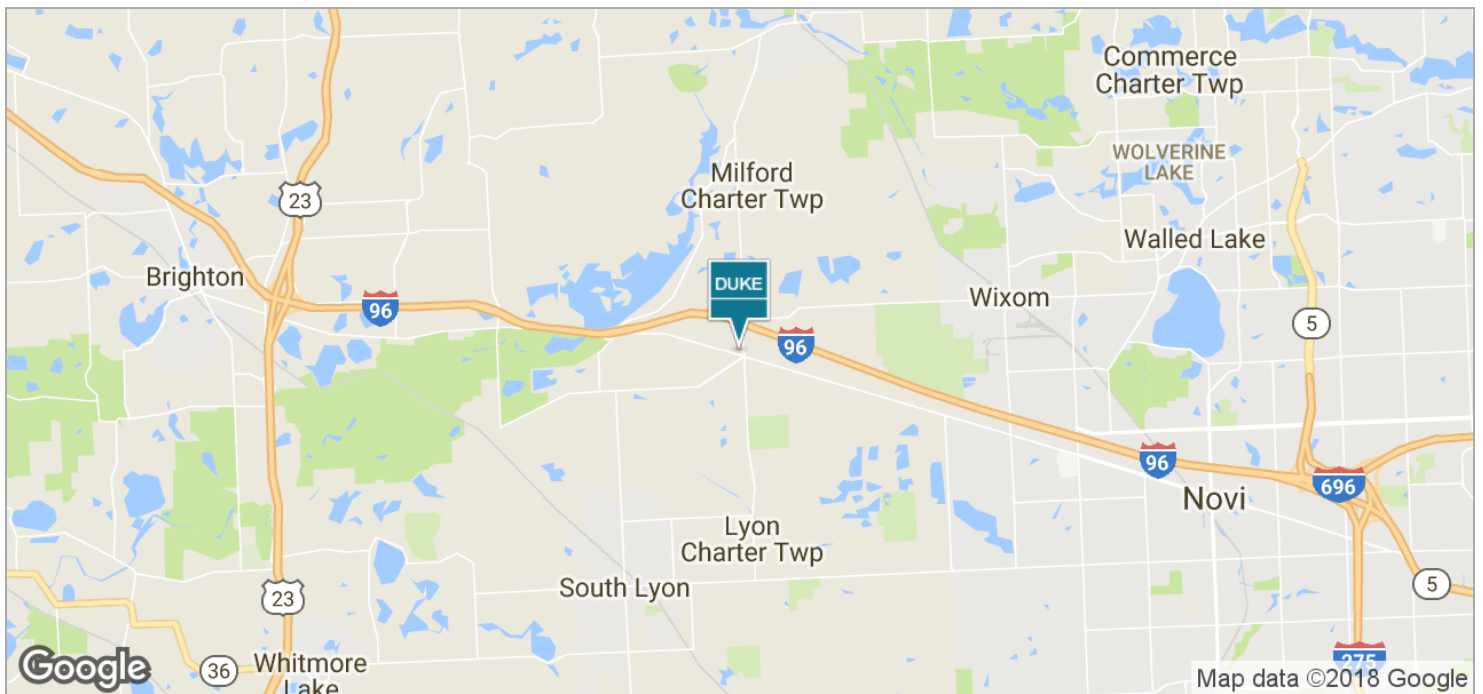
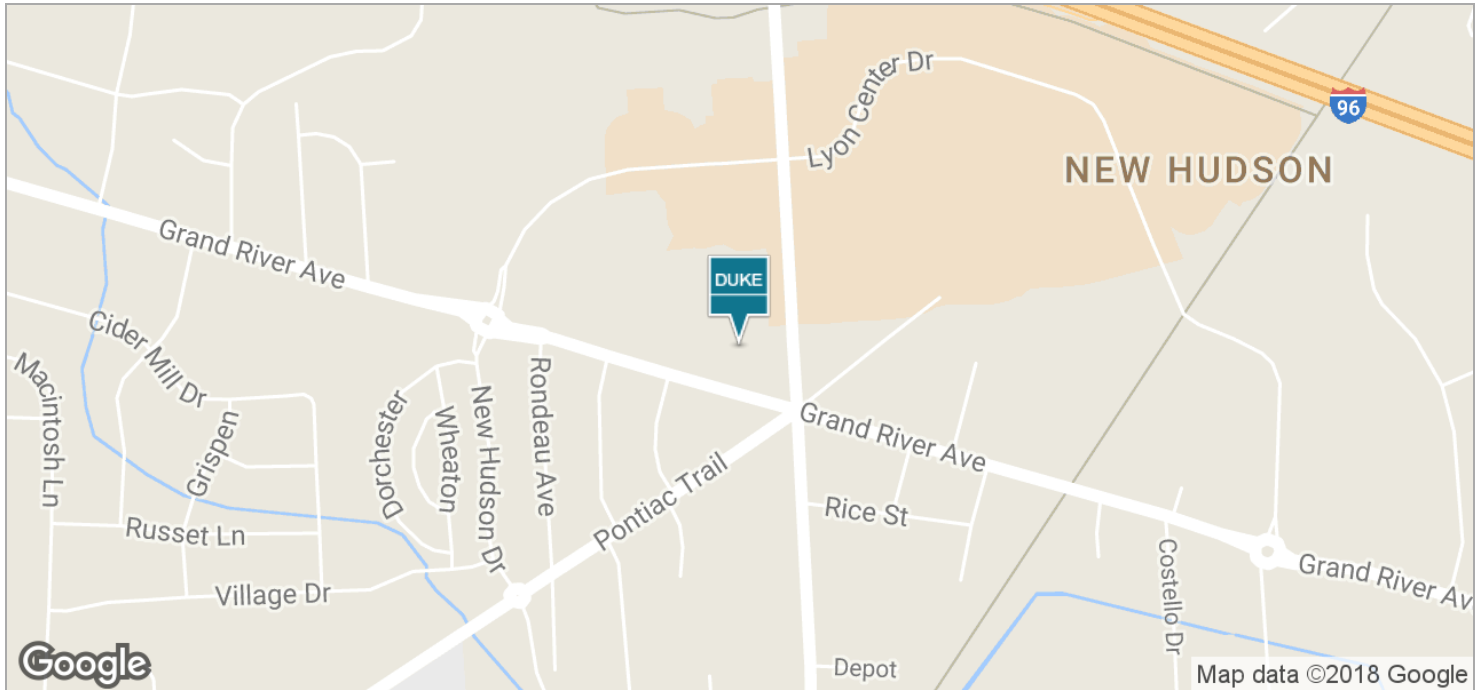
Lyon Towne Center (East side)
- An impressive Regional Shopping Center on 78 Acres.
- Walmart anchored Retail Development with outlets and retail space available.

Lyon Crossing (West side)
- Neighborhood Shopping Center on 24 Acres.
- Planned Supermarket anchored Center with more than 160,000 sf and additional outlets.
- Additional 20 Acres for future development.

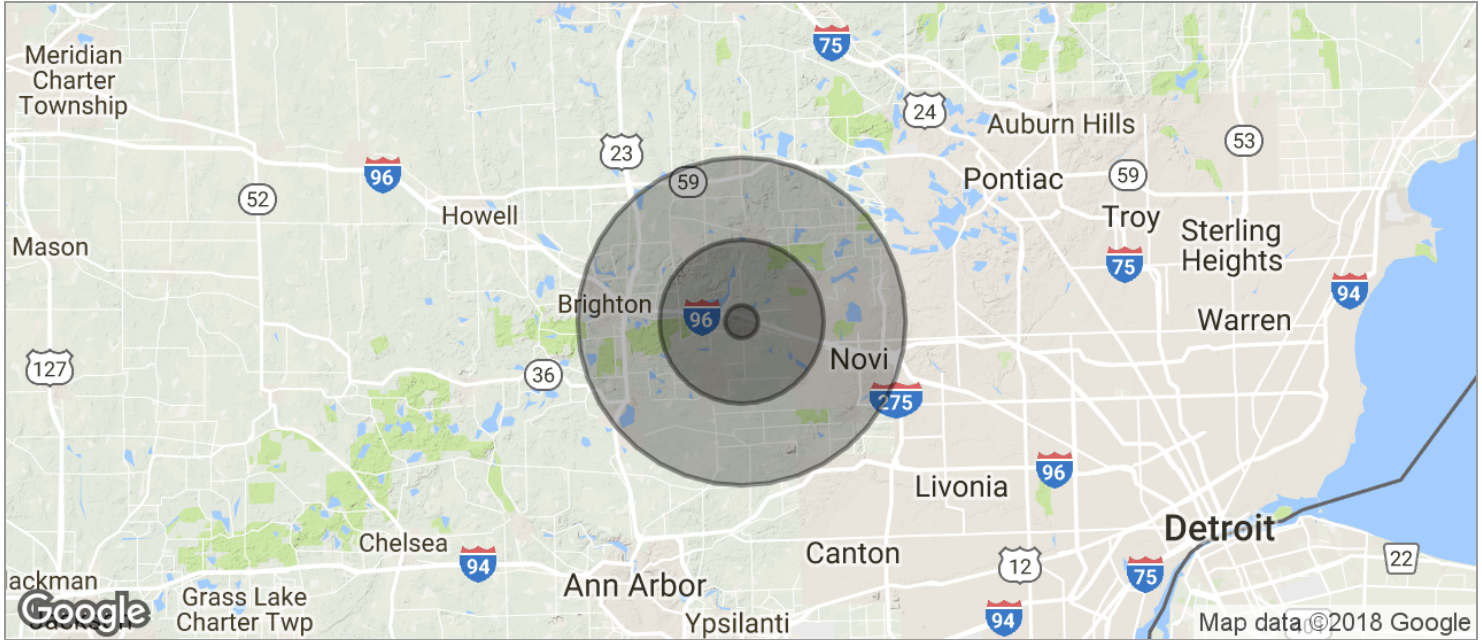
AERIAL: Lyon Center Drive - East | Lyon Township, MI 48165



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