

LYON TOWNE CENTER OUTLOT F

30622 LYON CENTER DRIVE, LYON TOWNSHIP, MI 48165



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Lyon Towne Center Outlot | Lyon Township, MI 48165



OFFERING SUMMARY

Sale Price: PRICE REDUCED::
Was: \$495,000.00
NOW: \$450,000.00

Lot Size: .66 Acres

Location Description: On the southeast corner of Milford Road and I-96

Zoning: Commercial PUD

Utilities: Water and Sewer

Surrounding Businesses: Walmart, Lowes, Liberty Chevrolet, Liberty Hyundai, McDonalds, Community Choice Credit Union, Sherwin Williams, Discount Tire, Applebee's, Chase Bank, Bank of America and many other retailers

PROPERTY HIGHLIGHTS

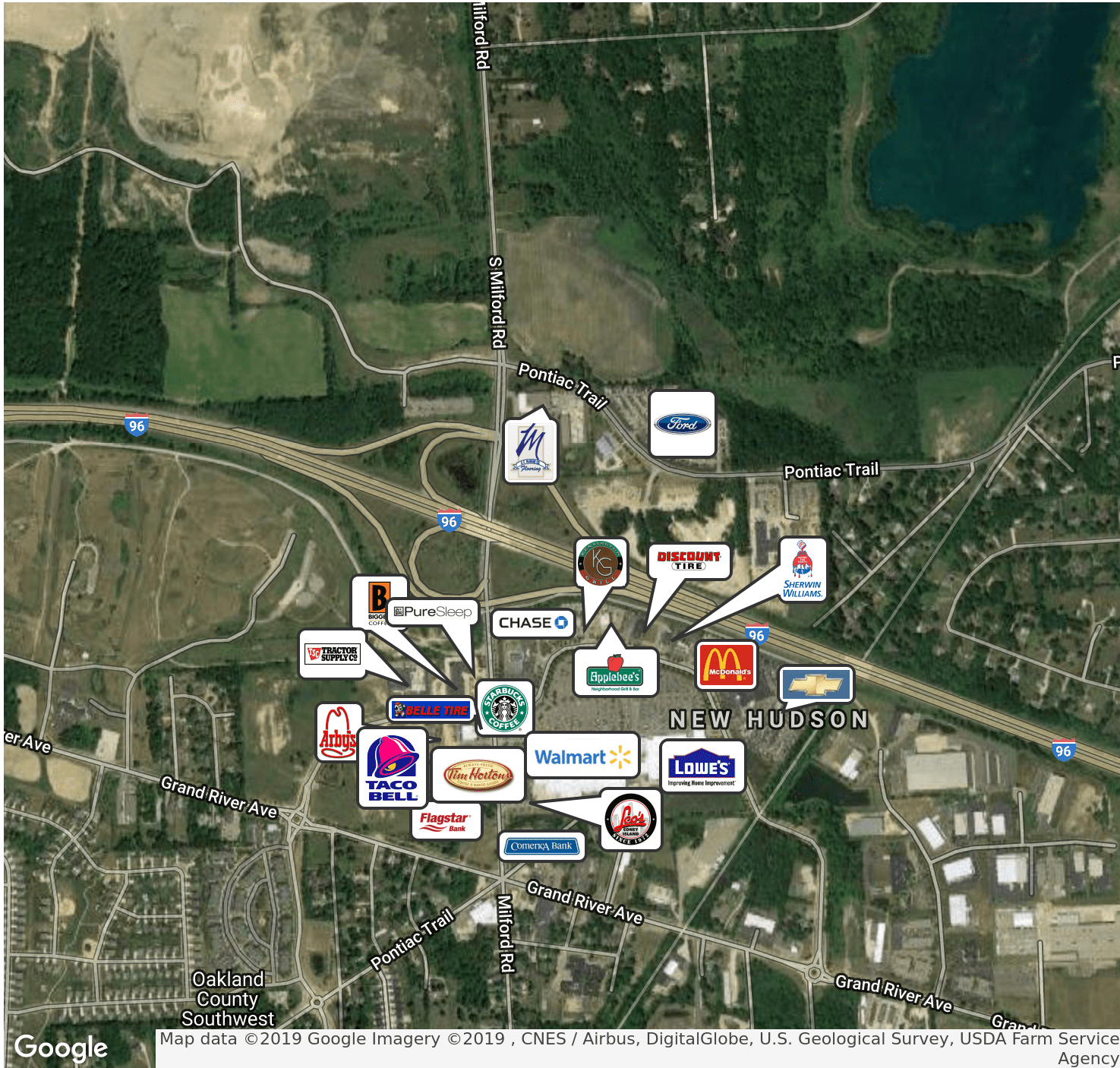
- Frontage on I-96
- Walmart/Lowe's anchored Outlot
- Zoned Commercial PUD

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	344	17,343	83,187
Total Population:	981	46,679	219,937
Average HH Income:	\$92,956	\$85,026	\$95,109

PROPERTY DETAILS: Lyon Towne Center Outlot | Lyon Township, MI 48165

PROPERTY NAME:	Lyon Towne Center Outlot F
PROPERTY ADDRESS:	30492 Lyon Center Drive 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
PARCEL NO.:	21-03-151-035
SURROUNDING BUSINESSES:	Walmart, Lowes, Liberty Chevrolet, Liberty Hundai, McDonalds, Community Choice Credit Union, Sherwin Williams, Discount Tire, Applebee's, Chase Bank, Bank of America and many other retailers
UTILITIES DESCRIPTION:	Water and Sewer
TRAFFIC COUNT & STREETS:	Milford Rd = 21,793; I-96 = 103,300
OUTPARCEL SIZES & PRICING:	Lyon Towne Center Outlot F - .66 Acres - Was: \$495,000.00 - NOW: \$450,000.00 Lyon Crossings Outlot 1A - .60 Acres - \$395,000.00 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 – 7.96 Acres - \$285,000.00 (per Acre) Outlot 10 – 6.89 Acres - \$285,000.00 (per Acre) Outlot 11 – 9.90 Acres - \$285,000.00 (per Acre)

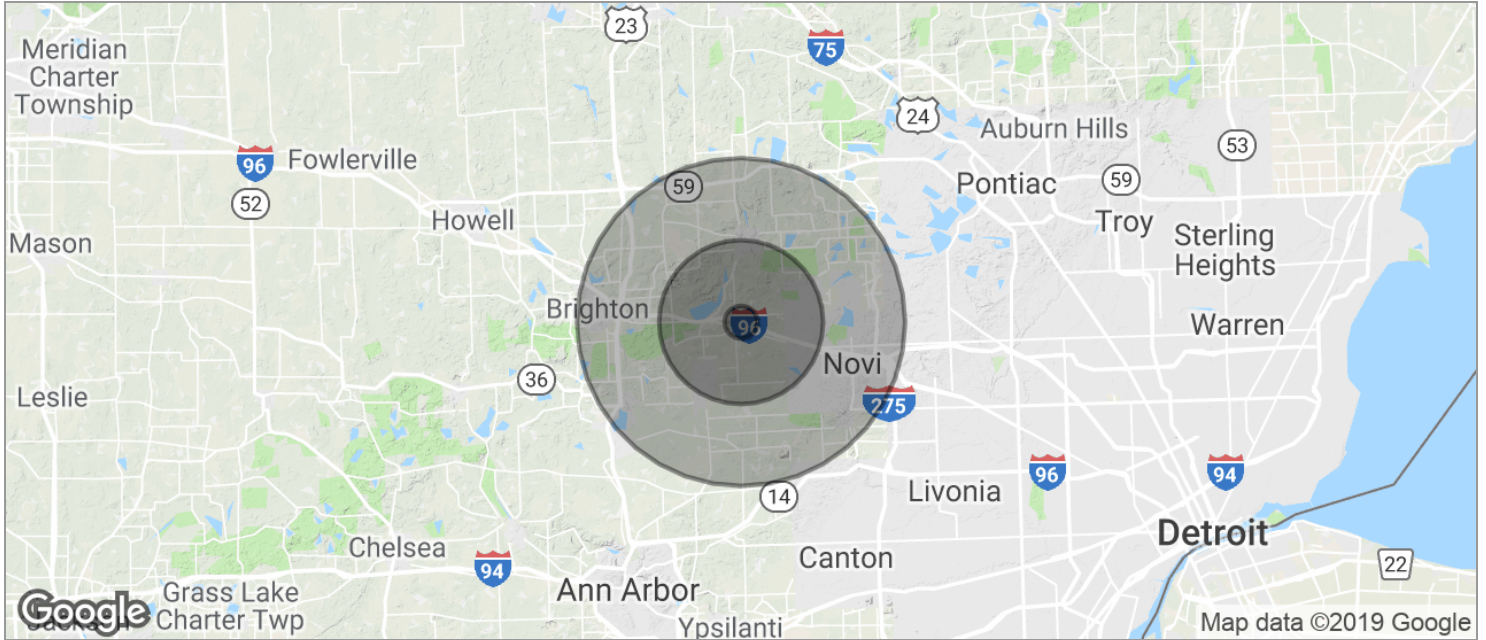
MILFORD 196 NEW RETAILER MAP: Lyon Towne Center Outlot | Lyon Township, MI 48165



LOCATION MAPS: Lyon Towne Center Outlot | Lyon Township, MI 48165



DEMOGRAPHICS MAP: Lyon Towne Center Outlot | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	981	46,679	219,937
MEDIAN AGE	38.2	37.1	38.9
MEDIAN AGE (MALE)	39.9	36.6	38.3
MEDIAN AGE (FEMALE)	37.5	37.7	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	344	17,343	83,187
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$92,956	\$85,026	\$95,109
AVERAGE HOUSE VALUE	\$269,105	\$281,108	\$286,820

* Demographic data derived from 2010 US Census