

5 ACRES GRAND RIVER FOR SALE

LYON TOWNSHIP, MI 48165

EXCLUSIVELY LISTED BY:

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 5 Acres Grand River | Lyon Township, MI 48165



OFFERING SUMMARY

Sale Price:	$1,000,000.00
Lot Size:	5 Acres
APN:	21-05-176-016
Zoning:	B-2 Commercial
Price / AC:	$200,000.00
Utilities:	Municipal Water Sanitary Sewer
Location Description:	South side of Grand River, east of Kent Lake Road.

PROPERTY HIGHLIGHTS

- Commercially zoned land.
- B-2 zoning allows for a wide range of uses, including fast food and automotive.
- Freeway visibility.
- Located right off the Kent Lake Road exit of I96.
- Can be split to two 2.5 acre parcels for $600,000.00 per parcel.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	729	15,986	69,328
Total Population:	2,095	43,603	184,887
Average HH Income:	$85,510	$86,632	$89,548

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: 5 Acres Grand River | Lyon Township, MI 48165

SALE PRICE	$1,000,000.00

LOCATION INFORMATION

Building Name	5 Acres Grand River
Street Address	60999 Grand River Ave. (East of)
City, State, Zip	Lyon Township, MI 48165
County/Township	South West Oakland

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Traffic Count	Grand River = 4947 Kent Lake Road = 7551 I-96 = 110,471
Zoning	B-2 Commercial
Lot Size	5 Acres
APN#	21-05-176-016
Legal Description	T1N, R7E, SEC 5 PART OF NW FRC 1/4 BEG AT PT DIST N 00-31-52 E 1772.09 FT & N 86-59-00 W 1150.13 FT FROM CEN OF SEC, TH S 00-31-52 W 364.61 FT, TH N 86-59-00 W 674.41 FT, TH N 03-01-00 E 364.26 FT, TH S 86-59-00 E 658.60 FT TO BEG 5.57 A
Taxes	2026 Summer - $4938.86 2025 Winter - $1231.57

PARKING & TRANSPORTATION

Street Parking	Yes

UTILITIES & AMENITIES

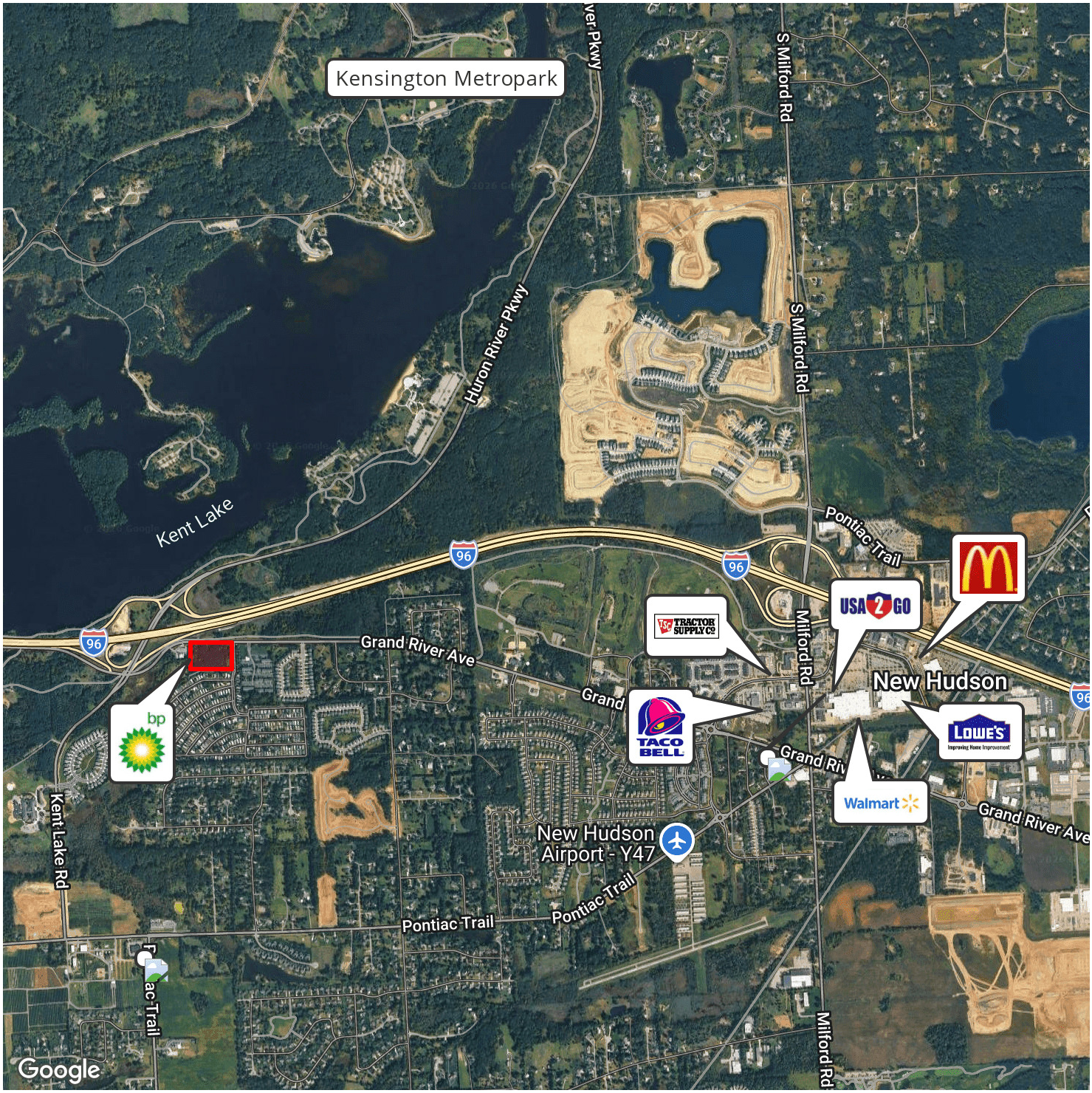
Power	Yes
Utilities Description	Municipal Water & Sanitary Sewer

AERIAL MAPS: 5 Acres Grand River | Lyon Township, MI 48165



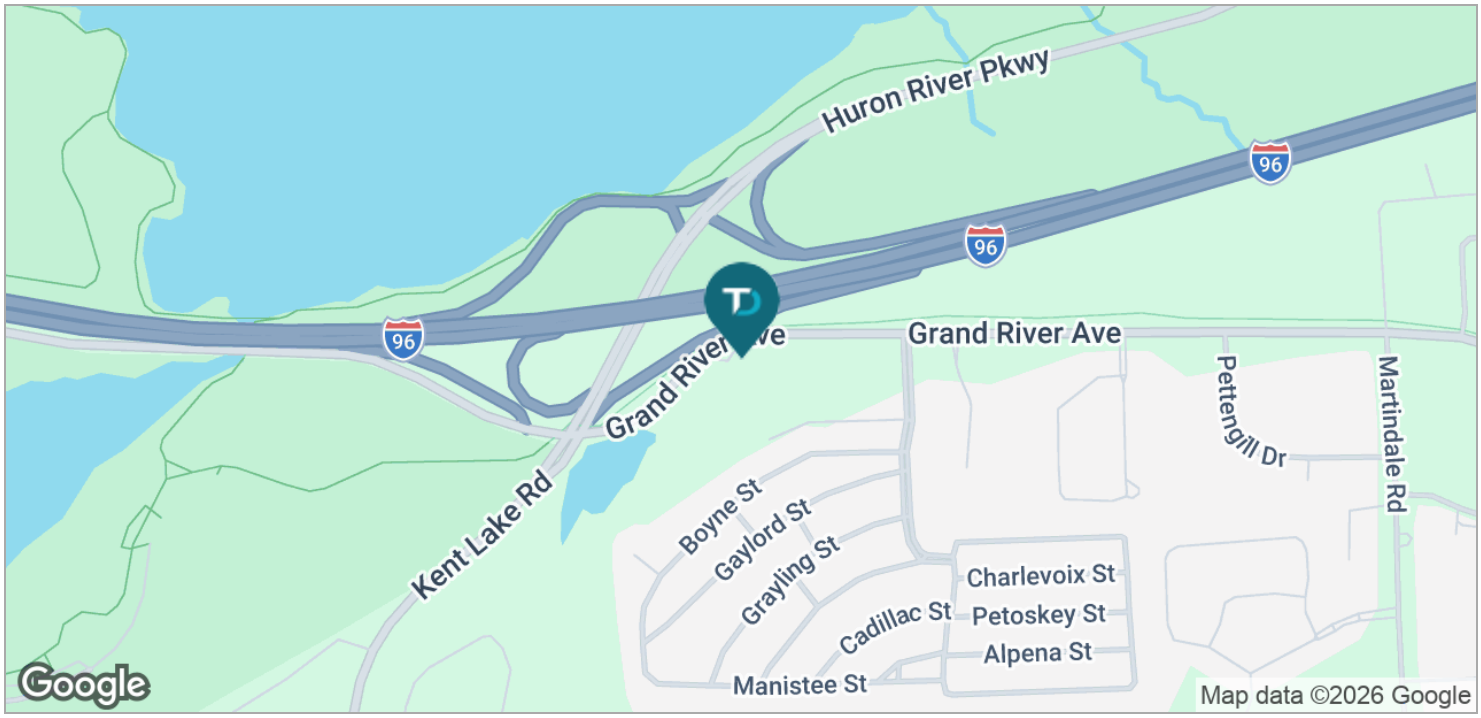
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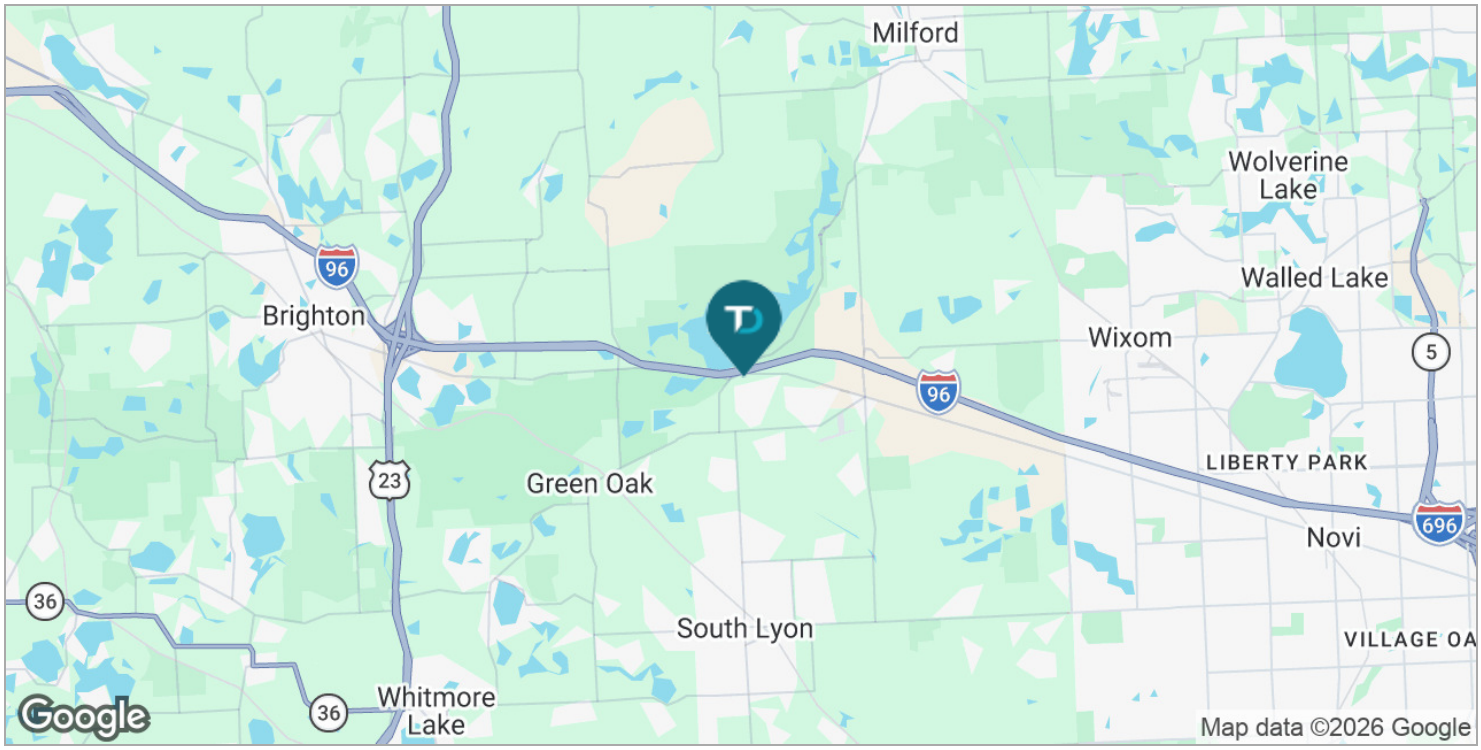
RETAILER MAP: 5 Acres Grand River | Lyon Township, MI 48165



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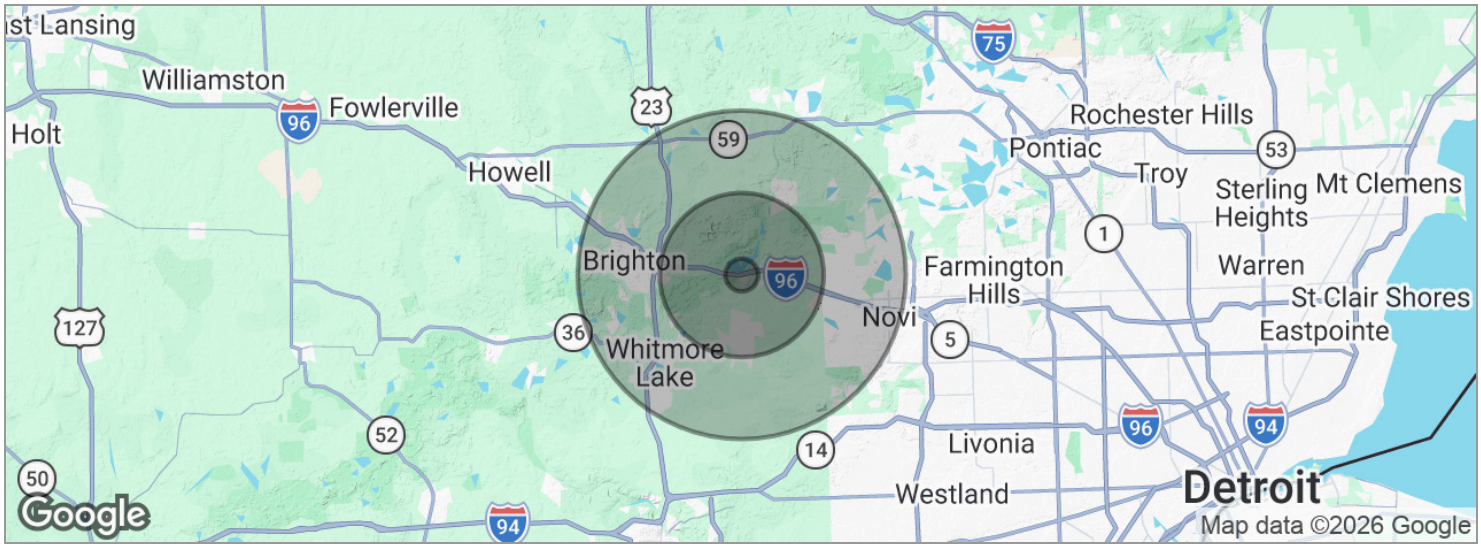
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DEMOGRAPHICS MAP: 5 Acres Grand River | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,095	43,603	184,887
Median age	33.3	38.0	39.0
Median age (male)	31.7	37.3	38.6
Median age (Female)	35.6	38.8	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	729	15,986	69,328
# of persons per HH	2.9	2.7	2.7
Average HH income	$85,510	$86,632	$89,548
Average house value	$234,374	$290,733	$276,622

** Demographic data derived from 2020 ACS - US Census*

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