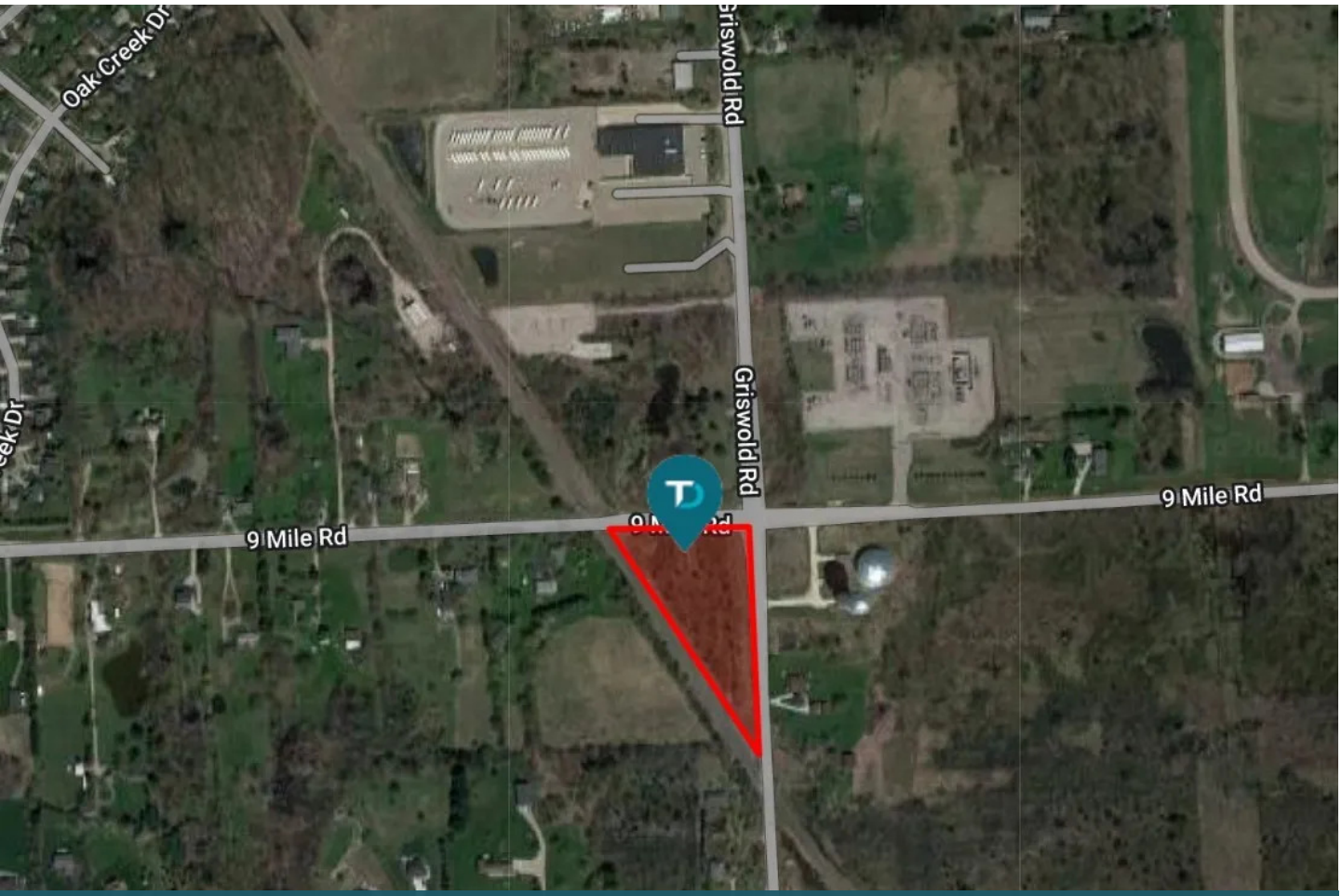
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.75 Acres Griswold & 9 Mile

Lyon Township, MI 48178



FOR SALE

GetReal quality
248.476.3700

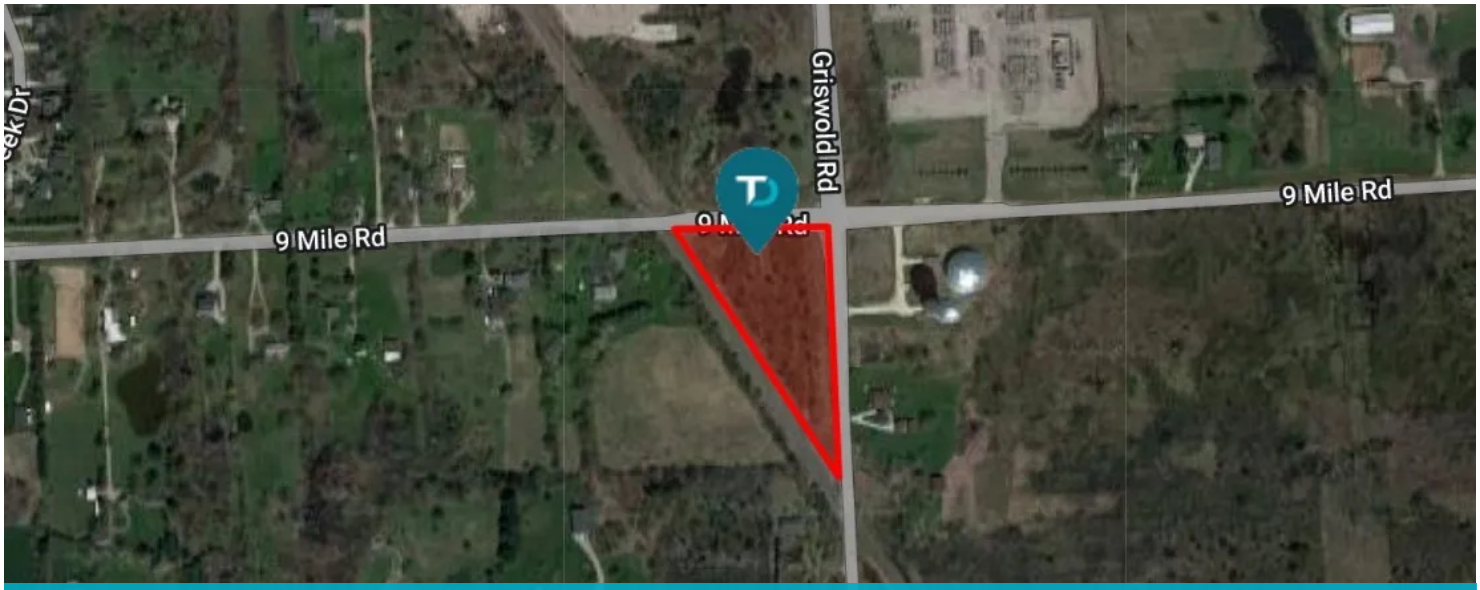
LISTED BY:
Mark Szerlag
Senior Partner
mszerlag@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

1.75 Acres Griswold & 9 Mile

22269 Griswold Road Lyon Township, MI 48178



Sale Price: $175,000.00

DESCRIPTION

Light Industrial Vacant Land.

PROPERTY HIGHLIGHTS

- I-1 Light Industrial Zoning.
- Corner Lot with frontage on Griswold and 9 Mile Road.
- Close proximity to downtown South Lyon.

FOR SALE

1.75 Acres Griswold & 9 Mile

22269 Griswold Road Lyon Township, MI 48178

BUILDING INFORMATION

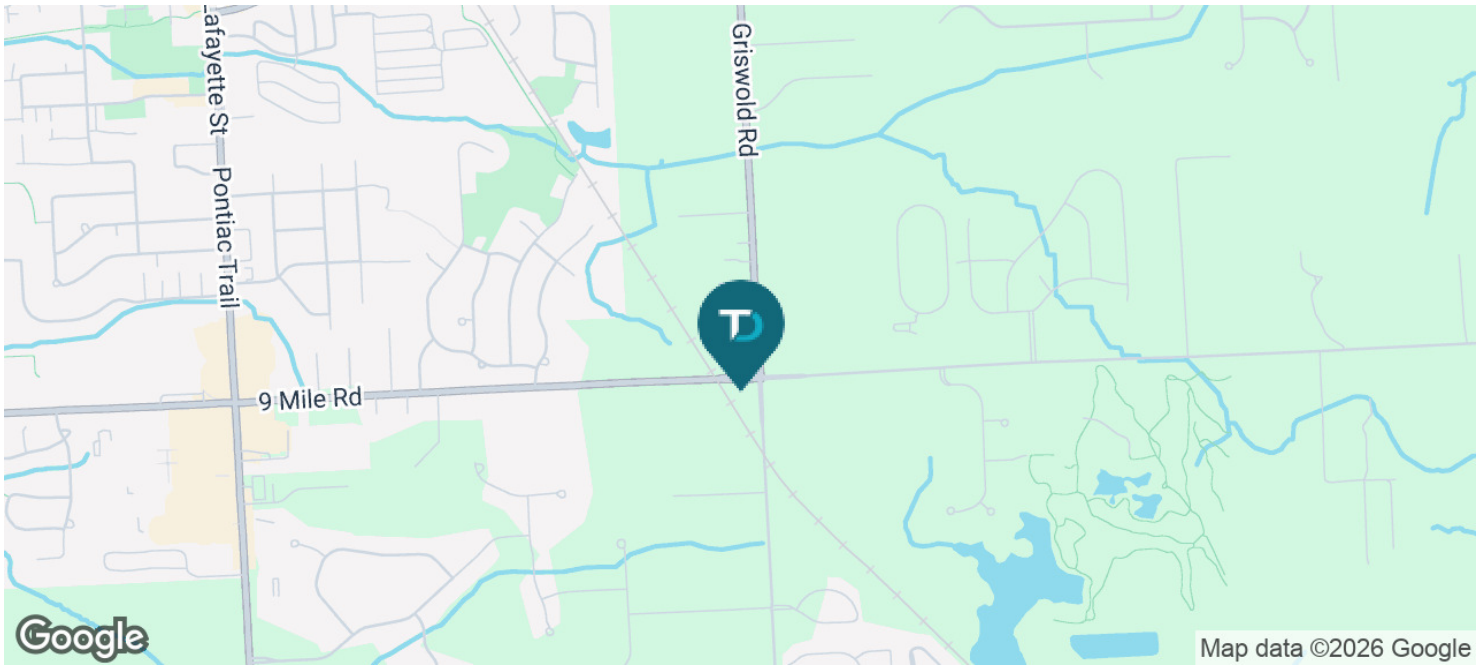
SALE PRICE:	$175,000.00
Price/AC:	$100,000
Utilities:	City Water & Sewer; Electricity & Gas
Zoning:	I-1 Light Industrial

PROPERTY INFORMATION

Lot Size:	1.75 Acres
Property Type:	Land
Property Subtype:	Industrial
Traffic Count:	Griswold = 1,162 9 Mile Road = 6156
Legal Description:	T1N, R7E, SEC 32 THAT PART OF E 1/2 OF NE 1/4 LYING NELY OF PMRR R/W 2.5 A
APN:	21-32-226-001

LOCATION INFORMATION

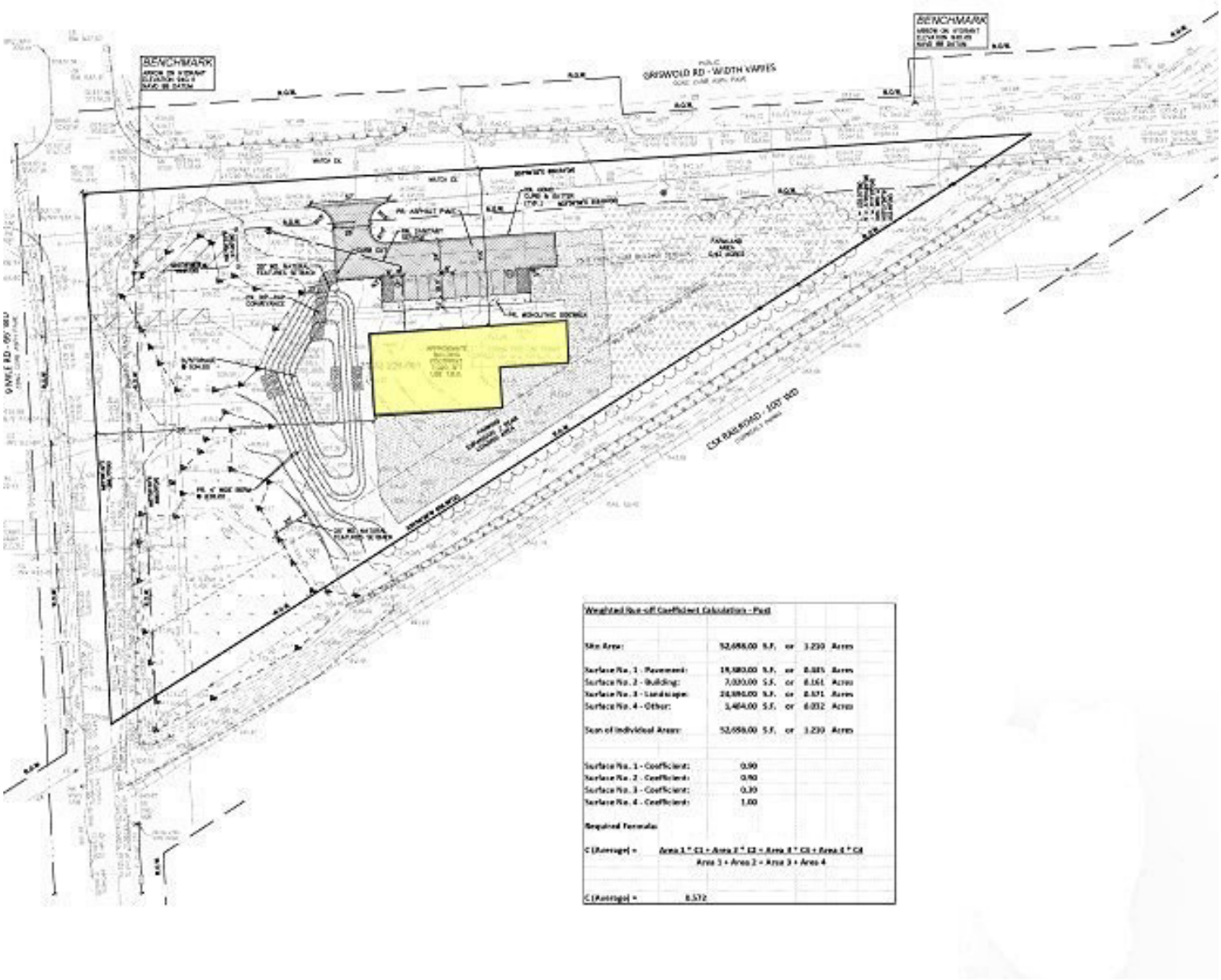
Located on the southwest corner of Griswold Road and 9 MIle Road in Lyon Township.



FOR SALE

1.75 Acres Griswold & 9 Mile

22269 Griswold Road Lyon Township, MI 48178

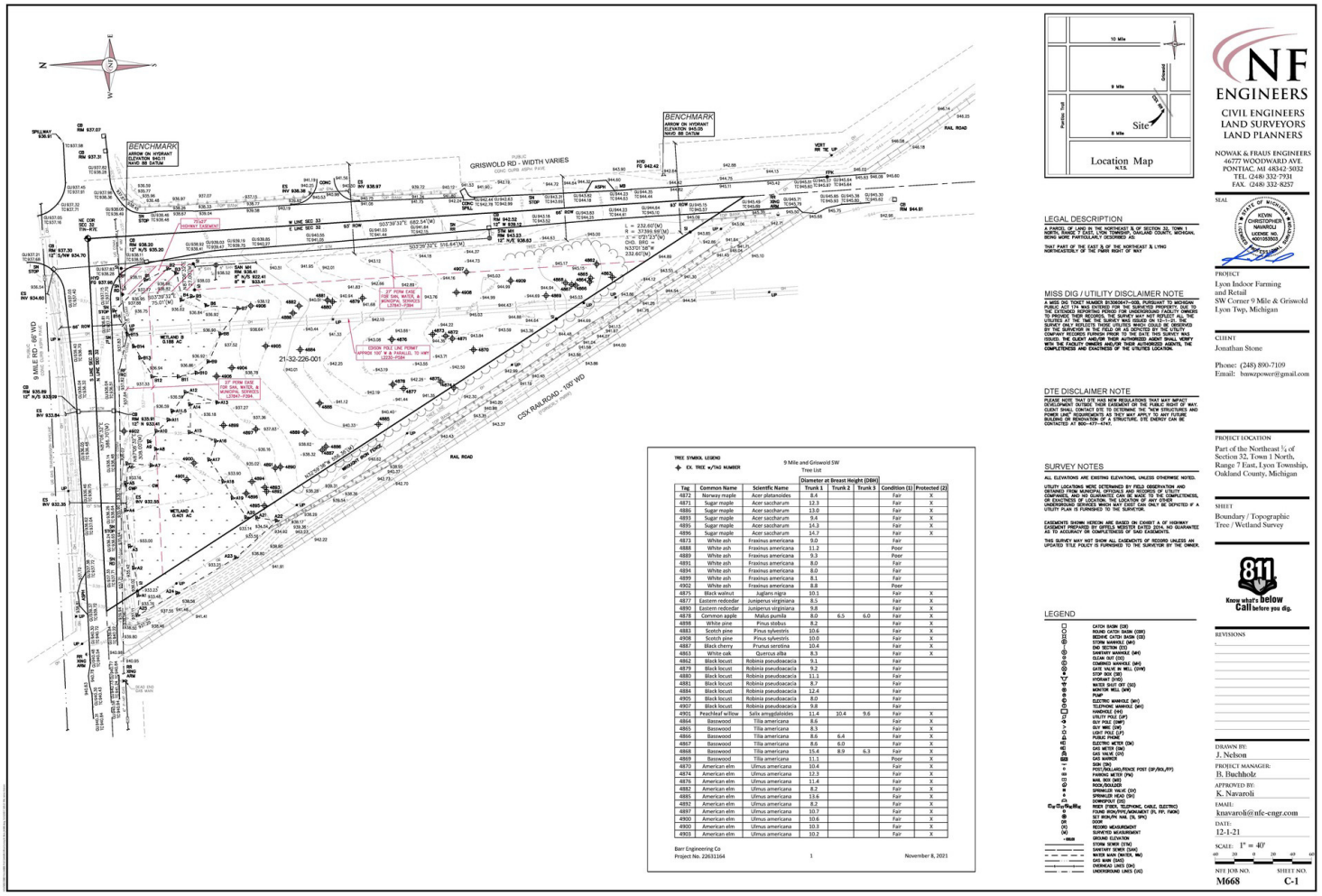


Up to 7,000 Square Feet

FOR SALE

1.75 Acres Griswold & 9 Mile

22269 Griswold Road Lyon Township, MI 48178



9 Mile and Griswold SW
Tree List

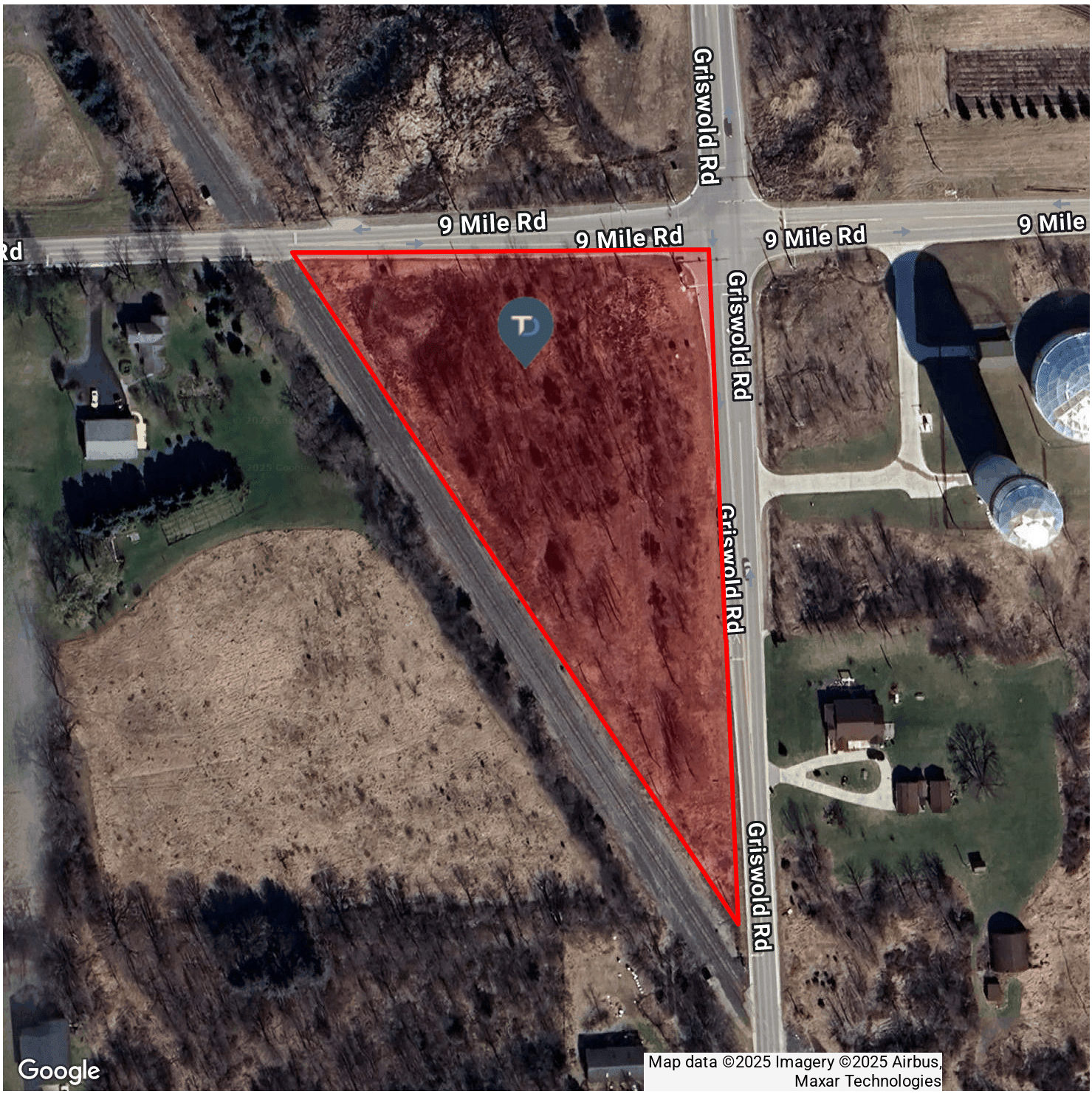
Tag	Common Name	Scientific Name	Diameter at Breast Height (DBH) Trunk 1	Trunk 2	Trunk 3	Condition (1)	Protected (2)
4872	Norway maple	Acer platanoides	8.4			Fair	X
4871	Sugar maple	Acer saccharum	12.3			Fair	X
4886	Sugar maple	Acer saccharum	13.0			Fair	X
4893	Sugar maple	Acer saccharum	9.4			Fair	X
4895	Sugar maple	Acer saccharum	14.3			Fair	X
4896	Sugar maple	Acer saccharum	14.7			Fair	X
4873	White ash	Fraxinus americana	9.0			Fair	
4888	White ash	Fraxinus americana	11.2			Poor	
4889	White ash	Fraxinus americana	9.3			Poor	
4891	White ash	Fraxinus americana	8.0			Fair	
4894	White ash	Fraxinus americana	8.0			Fair	
4899	White ash	Fraxinus americana	8.1			Fair	
4902	White ash	Fraxinus americana	8.8			Poor	
4875	Black walnut	Juglans nigra	10.1			Fair	X
4877	Eastern redcedar	Juniperus virginiana	8.5			Fair	X
4890	Eastern redcedar	Juniperus virginiana	9.8			Fair	X
4878	Common apple	Malus pumila	8.0	6.5	6.0	Fair	X
4898	White pine	Pinus strobus	8.2			Fair	X
4883	Scotch pine	Pinus sylvestris	10.6			Fair	X
4908	Scotch pine	Pinus sylvestris	10.0			Fair	X
4887	Black cherry	Prunus serotina	10.4			Fair	X
4863	White oak	Quercus alba	8.3			Fair	X
4862	Black locust	Robinia pseudoacacia	9.1			Fair	
4879	Black locust	Robinia pseudoacacia	9.2			Fair	
4880	Black locust	Robinia pseudoacacia	11.1			Fair	
4881	Black locust	Robinia pseudoacacia	8.7			Fair	
4884	Black locust	Robinia pseudoacacia	12.4			Fair	
4905	Black locust	Robinia pseudoacacia	8.0			Fair	
4907	Black locust	Robinia pseudoacacia	9.8			Fair	
4901	Peachleaf willow	Salix amygdaloides	11.4	10.4	9.6	Fair	X
4864	Basswood	Tilia americana	8.6			Fair	X
4865	Basswood	Tilia americana	8.3			Fair	X
4866	Basswood	Tilia americana	8.6	6.4		Fair	X
4867	Basswood	Tilia americana	8.6	6.0		Fair	X
4868	Basswood	Tilia americana	15.4	8.9	6.3	Fair	X
4869	Basswood	Tilia americana	11.1			Poor	X
4870	American elm	Ulmus americana	10.4			Fair	X
4874	American elm	Ulmus americana	12.3			Fair	X
4876	American elm	Ulmus americana	11.4			Fair	X
4882	American elm	Ulmus americana	8.2			Fair	X
4885	American elm	Ulmus americana	13.6			Fair	X
4892	American elm	Ulmus americana	8.2			Fair	X
4897	American elm	Ulmus americana	10.7			Fair	X
4900	American elm	Ulmus americana	10.6			Fair	X
4920	American elm	Ulmus americana	10.3			Fair	X
4903	American elm	Ulmus americana	10.2			Fair	X

Barr Engineering Co
Project No. 22631164
1
November 8, 2021

FOR SALE

1.75 Acres Griswold & 9 Mile

22269 Griswold Road Lyon Township, MI 48178



FOR SALE

1.75 Acres Griswold & 9 Mile

22269 Griswold Road Lyon Township, MI 48178



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	3,316	26,228	49,331
Median age	39.0	41.9	41.0
Total households	1,216	10,407	19,036
Average HH income	$111,872	$111,904	$117,269
Average house value	$275,984	$280,328	$306,221

I-1 Light Industrial Zoning
Section 33.02 – Table of Permitted Uses

Permitted Uses		
Use	**Comments**	**SP-1 (Class 1 Special Land Use)**
A. Manufacturing, processing, fabricating, compounding, treatment, packaging or assembly related to the following:		
1. Food products.		
2. Textiles, apparel, other fabric products.		
3. Lumber and wood products, including lumber yards and building materials sales establishments.	See section 33.03, subsection C, for conditions related to lumber yards. Lumber and planning mills shall be permitted in the I-2 district only.	
4. Furniture and fixtures.		
5. Paper and allied products.		
6. Printing, publishing and allied industries.		
7. Oil and gas processing facilities.	Oil and gas processing facilities are permitted for purpose of processing oil and gas extracted in the township, subject to section 19.02, subsection IV	SP-1
8. Rubber and plastic products, including manufacture of products from recycling plastic.		
9. Leather and leather products.		
10. Stone, clay and glass products, including brick and block products.		
11. Primary metals industries.		
12. Fabricated metal products, machinery and parts.		
13. Machinery.		
14. Electrical and electronic machinery and parts.		
15. Transportation equipment.		
16. Professional and scientific instruments.		
17. Photographic and optical equipment.		
18. Watches and clocks.		

20. Sheet metal products (including heating and ventilating equipment, cornices, eaves, etc.)	Stamping, pressing, and reforming of major sheet metal shall be permitted in the I-2 district only, subject to special land use approval	
B. Motor Freight transportation and related facilities.	See section 33.03, subsection G, for special conditions	SP-1
C. Wholesale trade (including wholesale and industrial distributors, warehousing, freight forwarders, wholesale assemblers)		
D. Laboratories involved in research, design, testing, prototype product development		
E. Greenhouse and plant nurseries, including outside storage of plant material		
F. Tool, die, gauge and machine shops		
G. Data processing and computer centers.		
H. Central dry cleaning plants and laundries.	Such facilities shall not deal directly with customers at retail.	
I. Public utility or municipal service buildings (including electric or gas service buildings or yards, telephone exchange buildings, electric transformer stations, gas regulator stations, water treatment plants, sewage treatment plants)		
J. Recycling collection stations and centers, but not including sorting and cleaning facilities.		SP-1
K. Landscape contractor's operation.	See section 33.03, subsection D, for special conditions	SP-1
L. Radio and television transmitting and receiving towers	See section 19.02, subsection Y.	SP-1
M. Mini Warehouses	See section 19.02, subsection T.	SP-1
N. A septic field or retention or detention basin that is accessory to a commercial use.	See section 33.03, subsection I, for special conditions	SP-1
O. Construction equipment and related equipment sales, leasing or storage.	See section 33.03, subsection H, for special conditions	SP-1

P. Truck, tractor, and trailer sales, rental and repair.	See section 19.02, subsection X.	SP-1
Q. Minor vehicle repair, including trucks up to 1½ ton capacity	See section 19.02, subsection E.	SP-1
R. Major vehicle repair, including trucks up to 1½ ton capacity	See section 19.02, subsection E.	SP-1
S. Repair of RVs and trucks having a rated capacity up to or greater than 1½ ton capacity	See section 19.02, subsection E.	SP-1
T. Tire replacement with minor vehicle repair	See section 19.02, subsection E.	SP-1
U. Sales, rental and repair of motorhomes, travel trailers, fifth wheels, truck campers and camping trailers or pop-ups, and other recreational vehicles with sleeping, sanitary and food preparation capabilities which are normally intended for temporary lodging and shelter while traveling or vacationing	See Subsection 19.02.HH for conditions	SP-1
V. General office buildings and uses, including but not limited to, office for administrative functions, accounting, insurance, professional services, financial, services, and financial institutions, such as banks		SP-1
W. Commercial recreation facilities designed and equipped for the conduct of amateur sports, exercise and other recreation activities in enclosed buildings, which are operated as a business and open to the public for such activities through a membership or use fee, such as: indoor soccer; tennis, racquet and handball courts; ice and roller skating rinks; basketball and volley ball courts; exercise and fitness centers; golf ranges; firearm shooting ranges; gymnasiums; swimming pools; trampoline establishments, and similar facilities. This shall not include entertainment facilities	See subsection 19.02.LL for conditions	SP-1

such as theaters, video or pinball arcades or billiard or pool parlors.		
X. Essential Services	See section 12.14 for conditions	
Y. Uses and structures accessory to the above	See article 18.00. accessory office and sales operations may be permitted, subject to section 19.04, subsection A.	
Z. Industrial uses not listed	See subsection 33.02.C, uses not cited by name.	