EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

55820 Grand River Ave - Lease

55820 Grand River New Hudson, MI 48165



FOR LEASE

GetReal*quality*
248.476.3700

LISTED BY:

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Lease Rate: Negotiable

DESCRIPTION

4,300 sf flex space within the New Hudson (Lyon Township) – join local, national and international tenants.

PROPERTY HIGHLIGHTS

- 4,300 SF Available in Office Flex Building - Zoned Light Industrial
- For Lease - Fast Growing Corridor.
- Includes One (1) Overhead Door 10'x12'
- Move-in Ready w/ Current Buildout.
- Great Visibility from Grand River Ave - Right Off of I96/Milford Exit.
- Close to Downtown New Hudson - Many Amenities.

For more information, please contact: Eric Szerlag / 248.476.3700 / eszerlag@thomasduke.com
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BUILDING INFORMATION

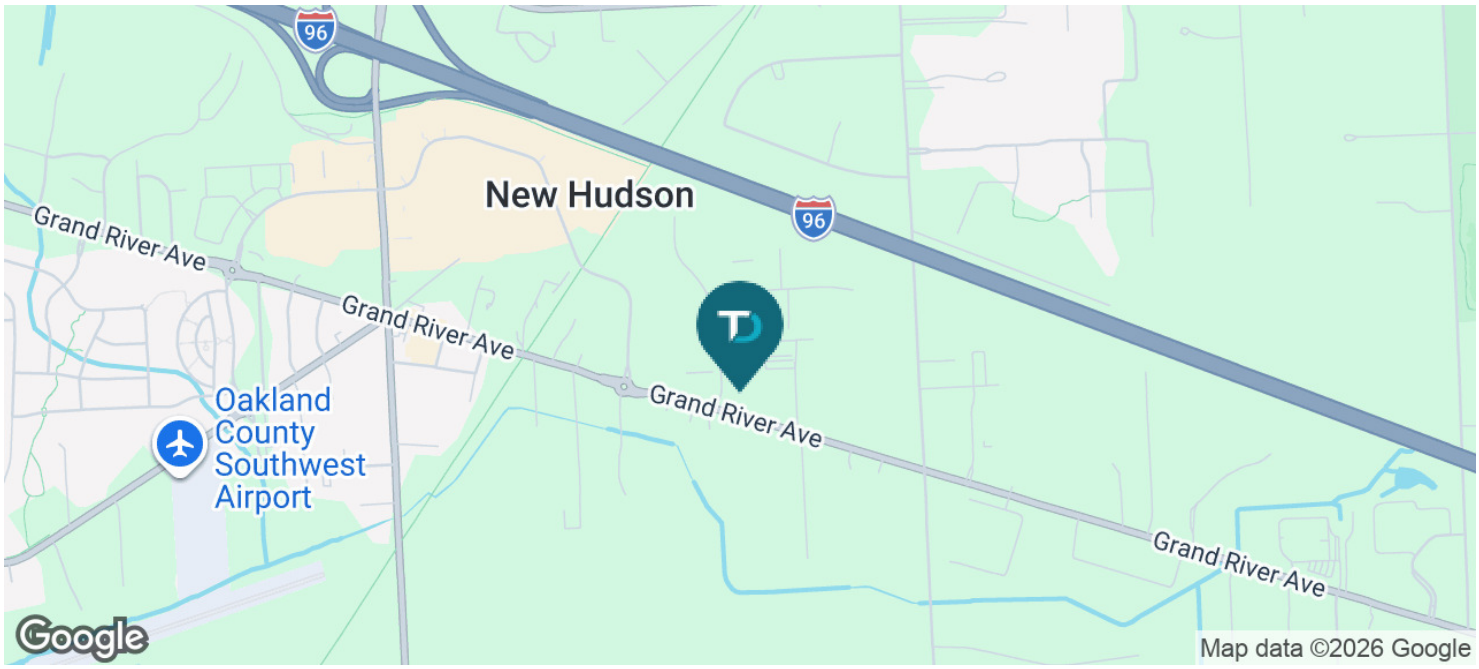
Lease Rate:	$13.00 per SF, NNN
NNN Charges:	$4.00 per SF
Building Size:	11,470 SF
Available Space:	4,300 SF
Year Built:	2001
Number of Floors:	1
Parking Spaces:	62 spaces
Parking Ratio:	5.41

PROPERTY INFORMATION

Lot Size:	2.34 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	I-1, Light Industrial
Utilities:	Municipal Water & Septic (Sanitary Sewer available)
Traffic Count:	Grand River - 11,872 vpd (2022)
APN:	A part of 21-03-402-018

LOCATION INFORMATION

Located right outside of Downtown New Hudson along Grand River Ave.



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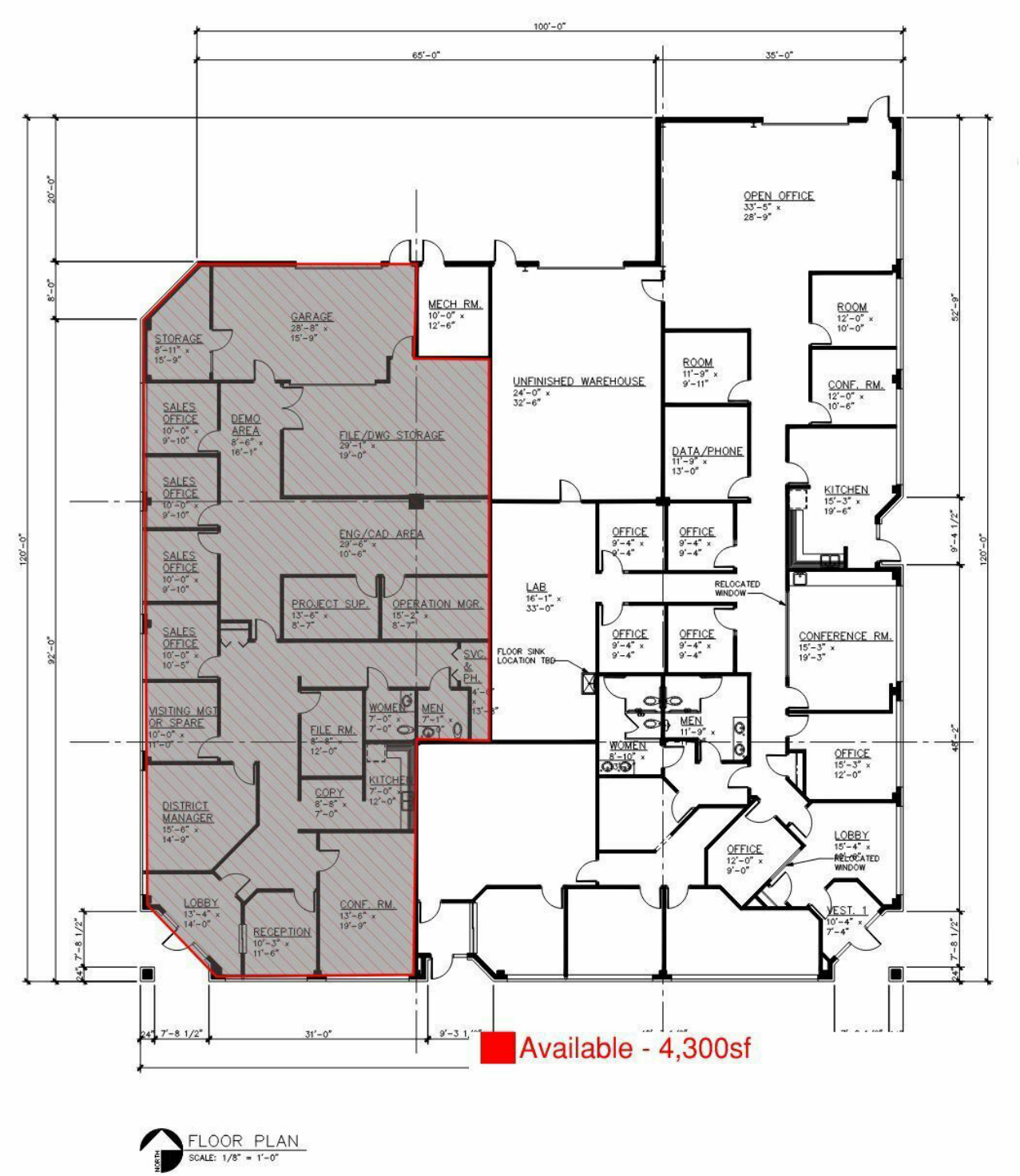




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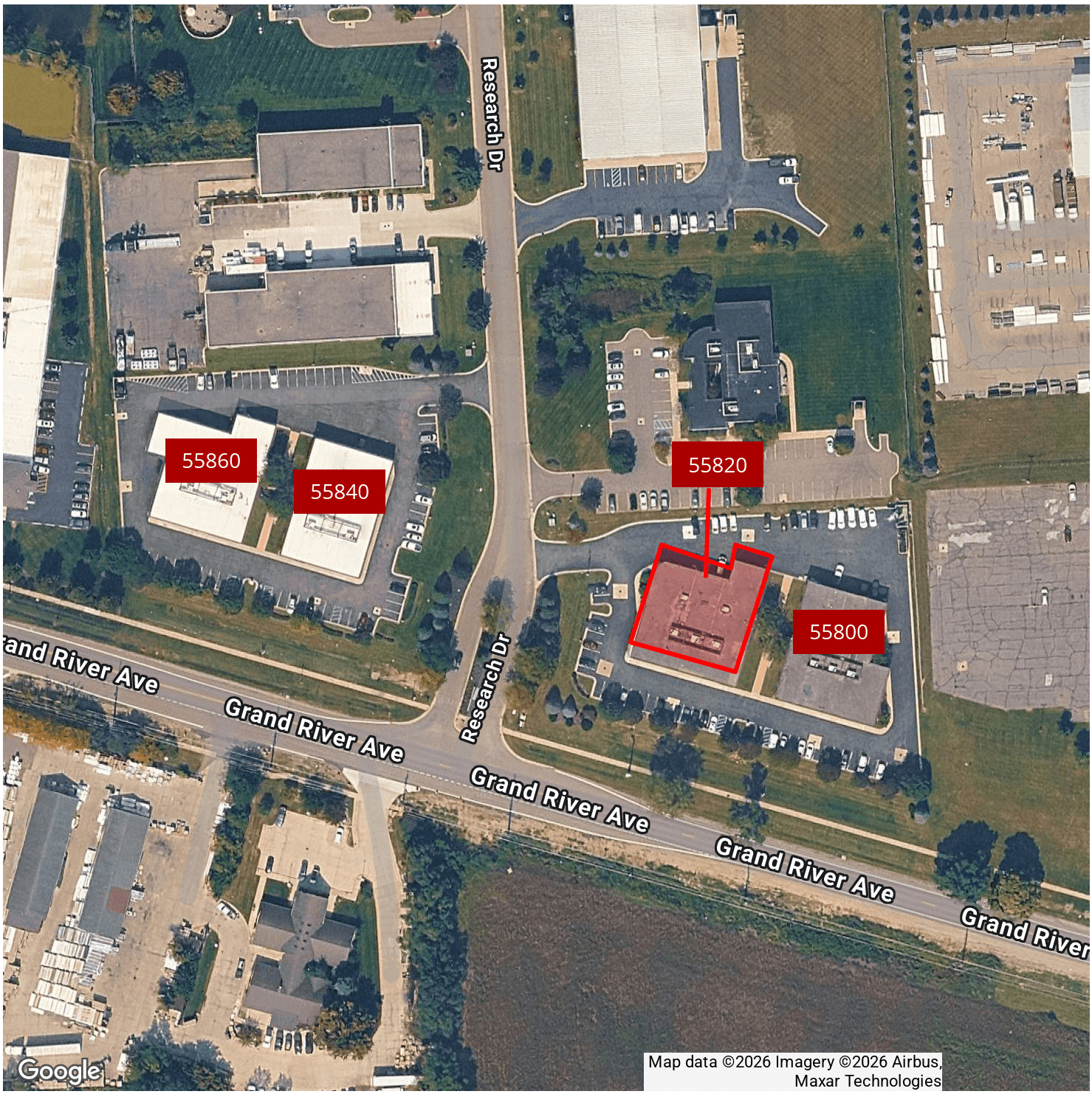
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	840	14,689	67,288
Median age	41.1	39.5	39.6
Total households	329	5,680	27,211
Average HH income	$127,906	$111,881	$109,246
Average house value	$372,801	$283,478	$260,195

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