EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

385 N. MILL STREET

South Lyon, MI 48178



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

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OFFERING SUMMARY: 385 N Mill Street | South Lyon, MI 48178



PROPERTY OVERVIEW

Free Standing Industrial Warehouse Building.

OFFERING SUMMARY

Sale Price:	$1,500,000.00
Building Size:	18,000 SF w/Mezzanine (Includes 2,000+/- SF of Office)
Price / SF:	$83.33
Year Built:	1960
Zoning:	I-1 Industrial

PROPERTY HIGHLIGHTS

- Free Standing Industrial Warehouse Building. Close proximity to downtown South Lyon.
- Building Features: (1) 10' x 12' Drive In Door; 480V Buss Ducts; Compressed Air Loop.
- Ceiling Height: 18' Clear at the Ridge, 12' Clear at the Haunch.
- Pole mounted transformers provide overhead electric service to the building. Main switchgear is rated for 1600 amp service at 480/277 volts.
- Additional Land Available

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 385 N Mill Street | South Lyon, MI 48178

BUILDING INFORMATION

Price/SF:	$83.33
Building Size:	18,000 SF w/Mezzanine (Includes 2,000+/- SF of Office)
Year Built:	1960
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	15

PROPERTY INFORMATION

Lot Size:	1.33 Acres
Property Type:	Industrial
Taxes:	2026 Summer - $12,640.86 2025 Winter - $582.60
Zoning	I-1 Industrial
Traffic Count (2022):	10 Mile Road = 10,648 vpd
Legal Description:	Available upon request.
APN:	21-20-326-011

LOCATION INFORMATION

Located on the west side of N Mill Street, north off of 10 Mile Road.



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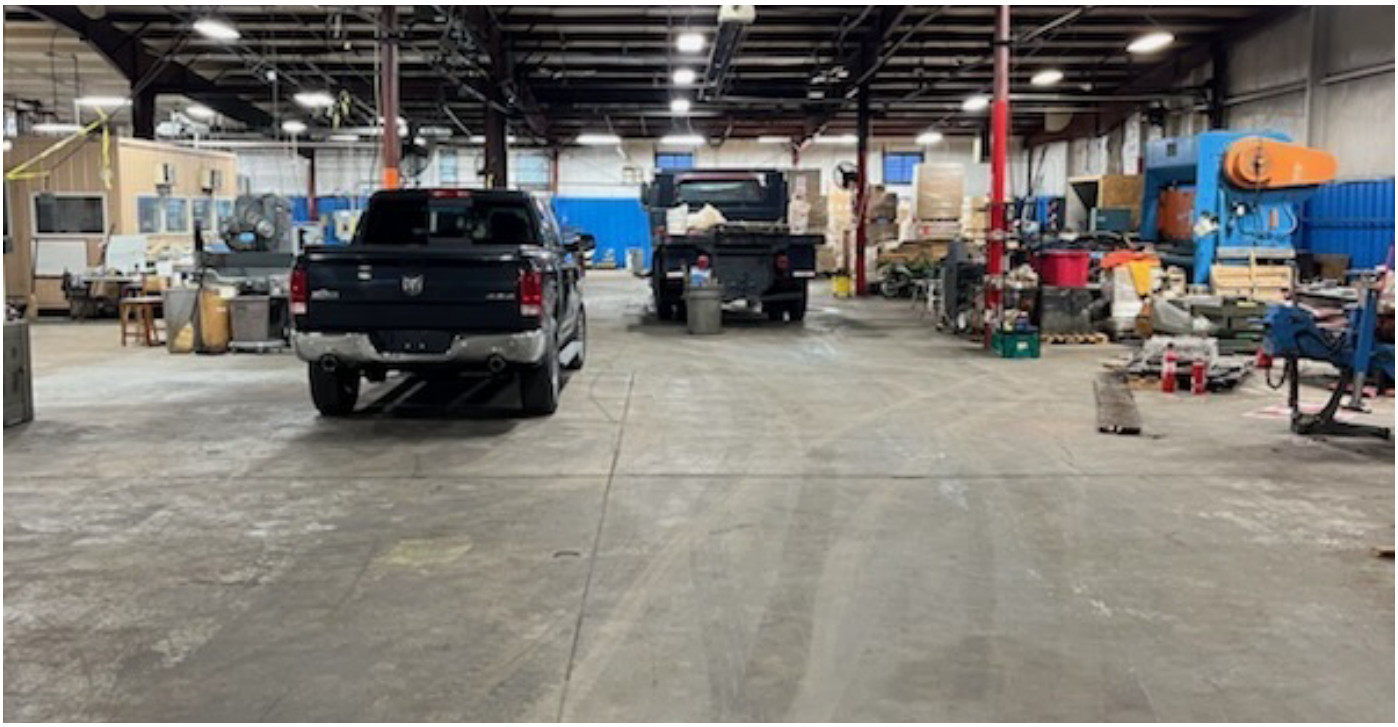
ADDITIONAL PHOTOS: 385 N Mill Street | South Lyon, MI 48178



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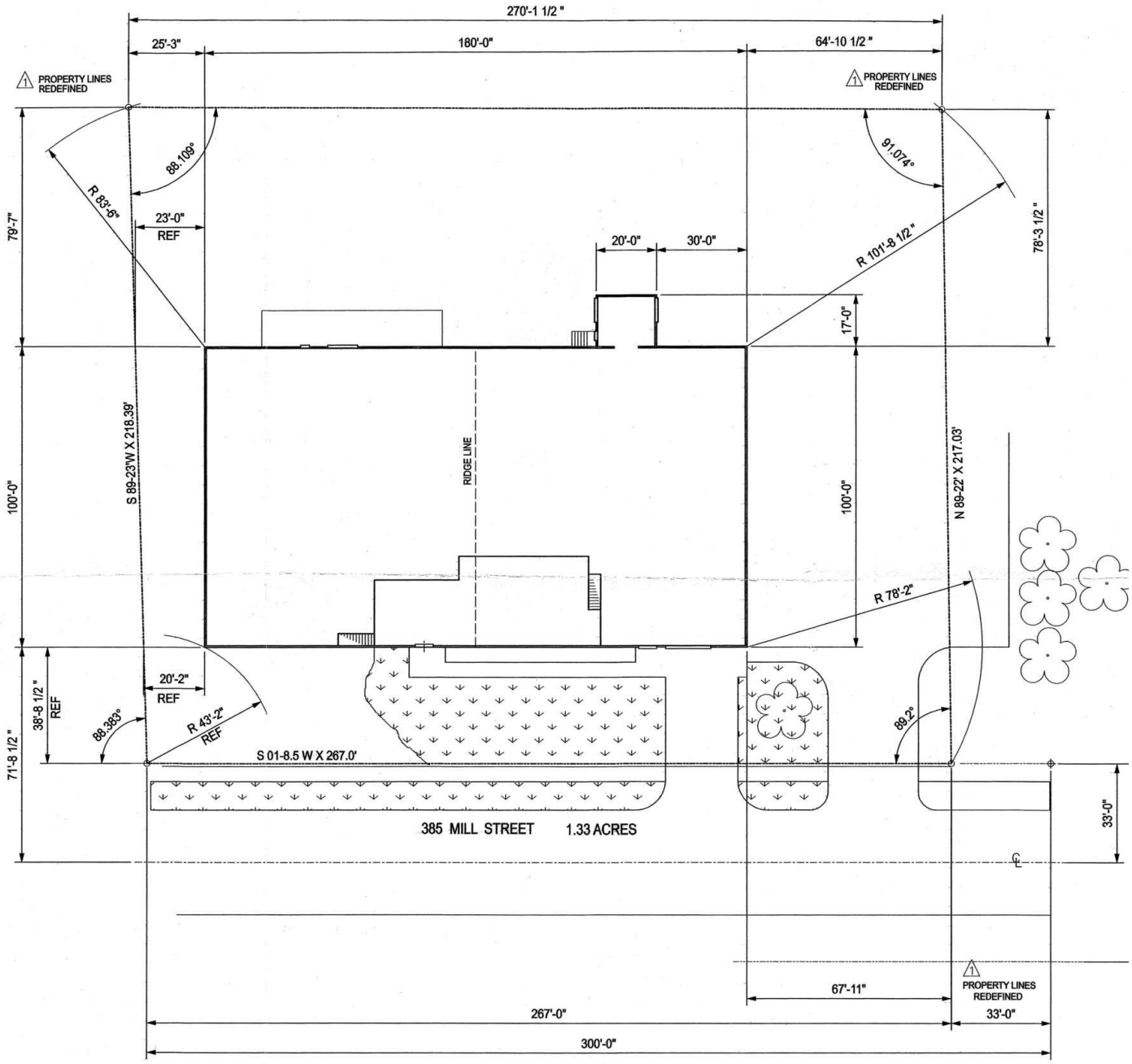
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INTERIOR PHOTOS: 385 N Mill Street | South Lyon, MI 48178





BUILDING PLAN: 385 N Mill Street | South Lyon, MI 48178



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AERIAL MAP: 385 N Mill Street | South Lyon, MI 48178



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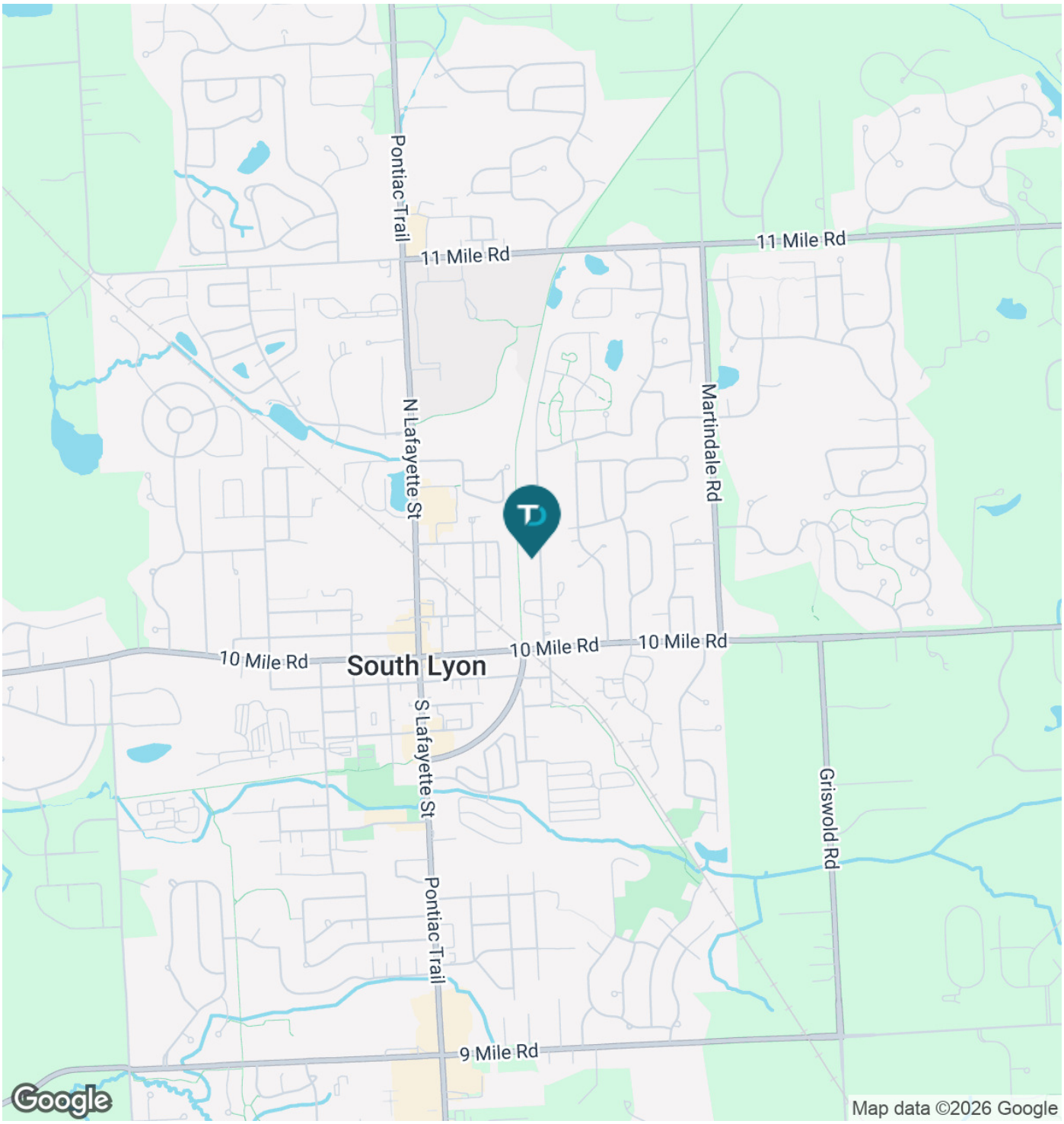
RETAILER MAP: 385 N Mill Street | South Lyon, MI 48178



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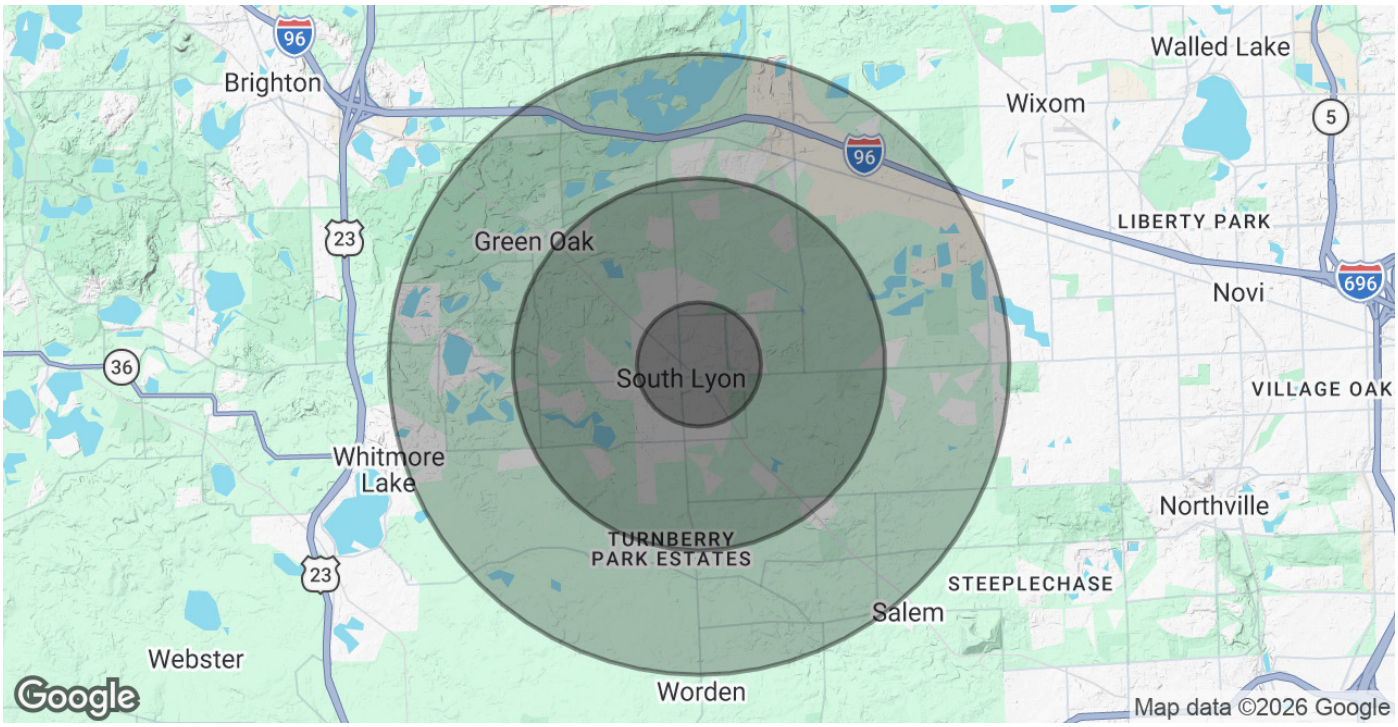
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DEMOGRAPHICS MAP & REPORT: 385 N Mill Street | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,507	28,443	49,871
Average Age	45.2	42.0	41.7
Average Age (Male)	42.7	41.1	40.8
Average Age (Female)	44.2	41.2	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,716	11,171	19,634
# of Persons per HH	2.3	2.5	2.5
Average HH Income	$95,785	$114,475	$116,230
Average House Value	$209,900	$273,120	$300,687

2020 American Community Survey (ACS)