EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

GRAND AVENUE PLAZA

57256 Grand River, New Hudson, MI 48165



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

OFFERING SUMMARY: 57256 Grand River | New Hudson, MI 48165



PROPERTY OVERVIEW

A brand new 9,900 square foot, single or multi-tenant development located on Grand River in New Hudson.

OFFERING SUMMARY

Lease Rate:	$30 SF/yr (NNN)
Building Size:	9,900 SF
Available SF:	1,800 - 9,900 SF
Zoning:	PD - Planned Development (List of Permitted Uses upon request)

PROPERTY HIGHLIGHTS

- Brand new construction coming soon to New Hudson.
- Zoning fits a wide variety of retail, medical and office uses.
- Up to 9,900 square feet available.
- Join many national and regional users within the Lyon Towne Center and Lyon Crossing developments.

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.

Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 57256 Grand River | New Hudson, MI 48165

BUILDING INFORMATION

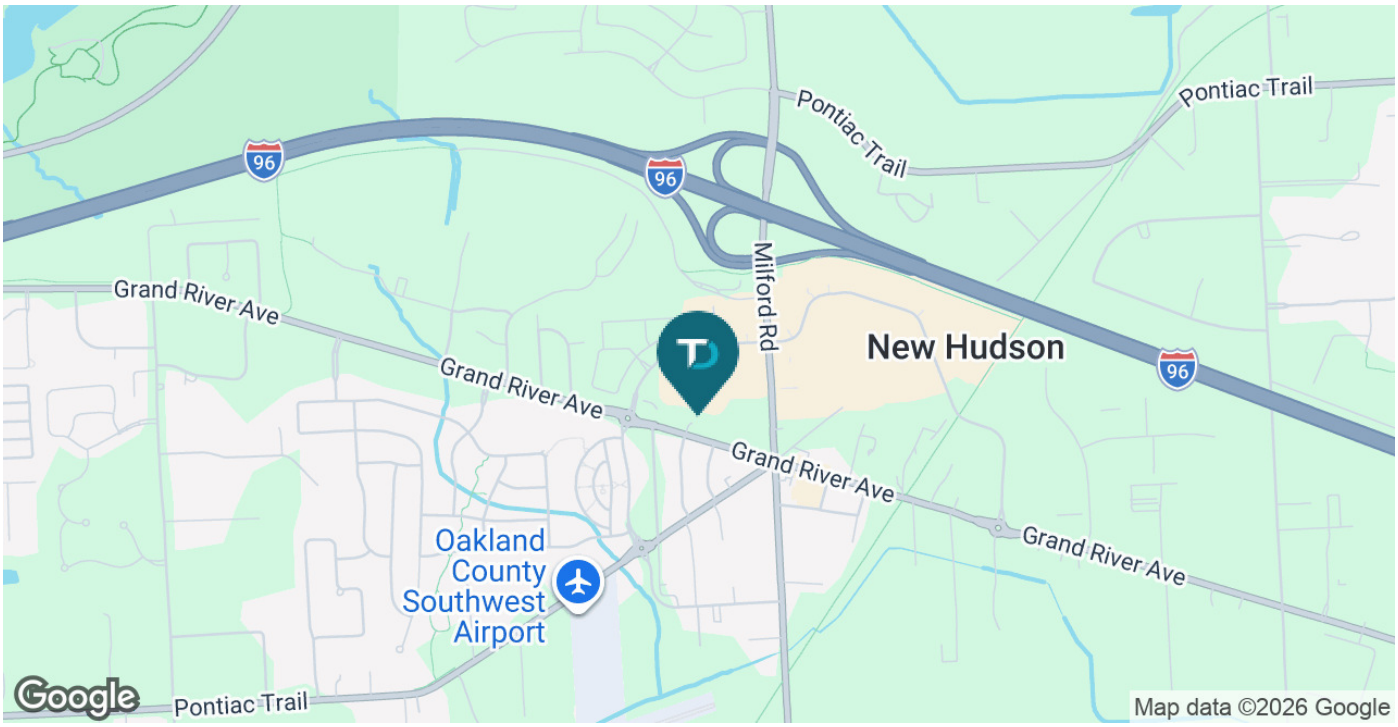
LEASE RATE:	$30.00/SF, NNN
Building Size:	9,900 SF
Available Space:	1,800 - 9,900 SF
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	60

PROPERTY INFORMATION

Lot Size:	1.26 Acres
Property Type:	Retail
Zoning	PD - Planned Development (List of Permitted Uses upon request)
2022 Traffic Count:	Grand River = 5,868 Milford Road = 19,594 Lyon Center Dr = 4,284
APN:	21-04-201-056

LOCATION INFORMATION

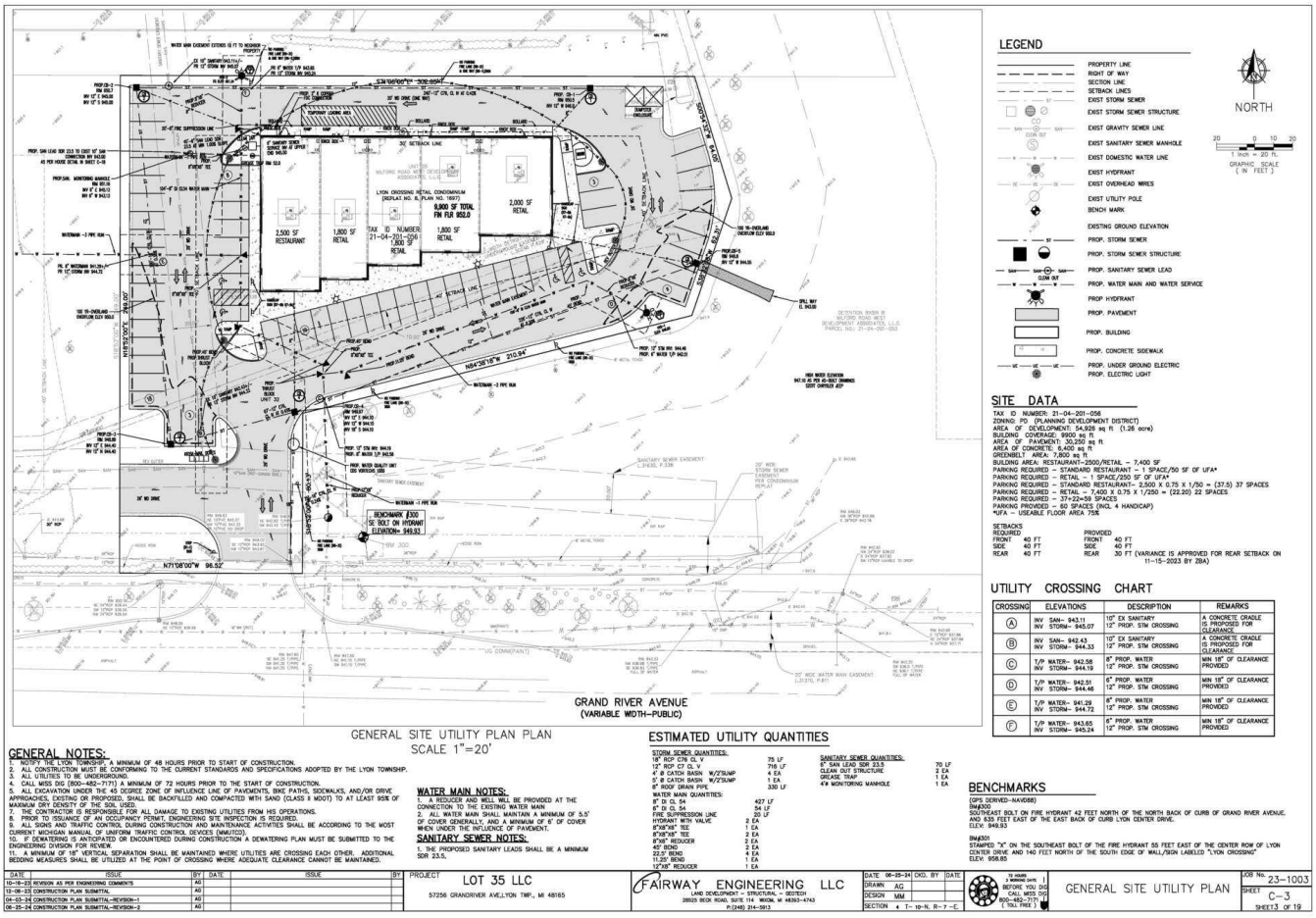
Located on the north side of Grand River, west of Milford Road and east of Lyon Center Drive in New Hudson.



Thomas Duke Company | 248.476.3700

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

ADDITIONAL PHOTOS: 57256 Grand River | New Hudson, MI 48165



ADDITIONAL PHOTOS: 57256 Grand River | New Hudson, MI 48165



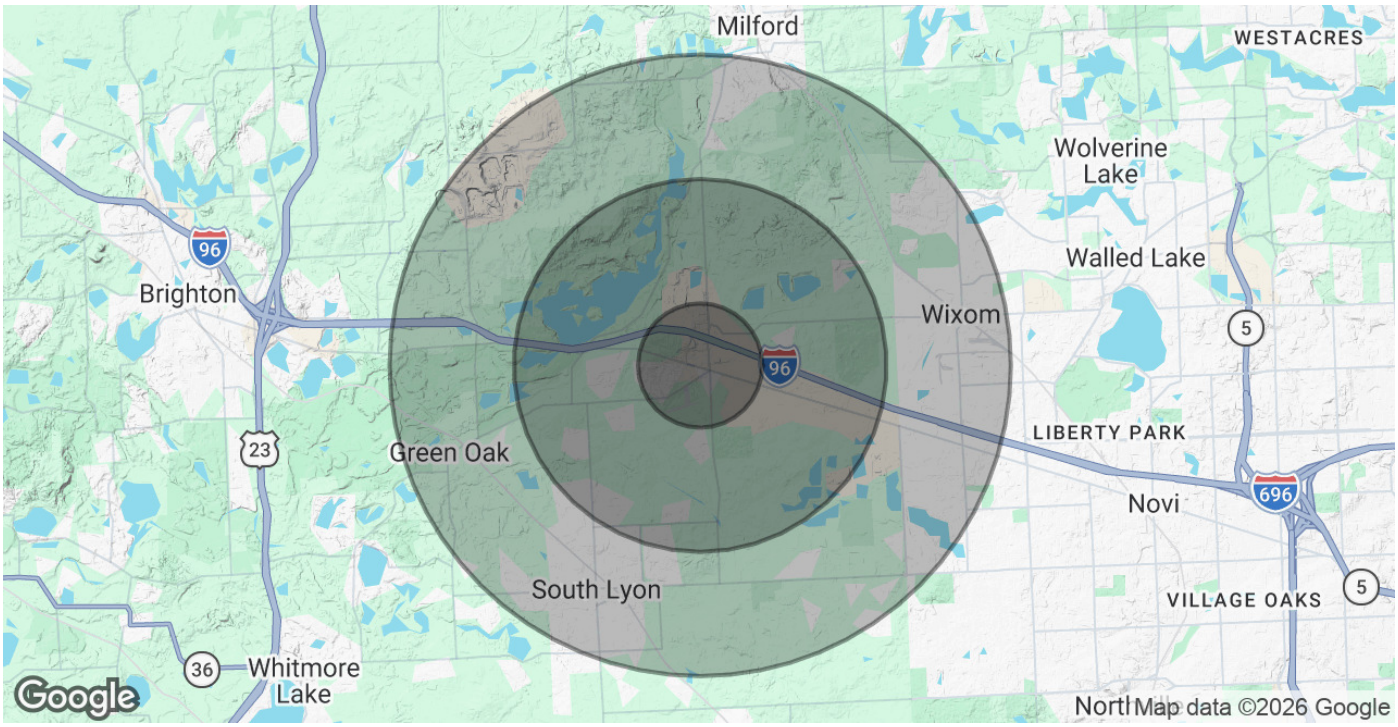
RETAILER MAP: 57256 Grand River | New Hudson, MI 48165



Thomas Duke Company | 248.476.3700

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

DEMOGRAPHICS MAP & REPORT: 57256 Grand River | New Hudson, MI 48165



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,994	17,222	57,236
Average Age	36	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,042	6,206	21,219
# of Persons per HH	2.9	2.8	2.7
Average HH Income	$139,761	$148,875	$157,690
Average House Value	$465,164	$407,454	$418,272

2020 American Community Survey (ACS)

RETAILER MAP: 57256 Grand River | New Hudson, MI 48165



Thomas Duke Company | 248.476.3700

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