

FOR LEASE
EXISTING RESTAURANT

30686 LYON CENTER DRIVE, NEW HUDSON (LYON TWP), MI 48165



THIS IS AN OPERATING TENANT – PLEASE DO NOT CONTACT TENANT/OPERATOR

PROPERTY DETAILS

LOCATION:	30686 Lyon Center Drive New Hudson (Lyon Twp), MI 48615
PROPERTY TYPE:	Restaurant
BUILDING DIMENSIONS:	Approx. 59' x 91'
LOT SIZE:	1.50 AC
AVAILABLE SPACE:	Approx. 5,370 SF (includes attached walk-in cooler)
ZONING:	PUD
GLA:	5,370 SF
IMPROVEMENTS:	As-is
TRAFFIC COUNT:	I-96 (112,315 CPD) Milford Rd (21,559 CPD)

EXCLUSIVELY LISTED BY:



MATTHEW D. SWANTKO

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RICHARD A. SHLOM

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ANCHORS



HIGHLIGHTS

- High Residential Growth Area
- High Profile & Attractive Building
- Outlot to Lyon Towne Shopping Center
- Strategically positioned between Milford and South Lyon
- Anchored by Super Walmart & Lowe's
- Highly Visible to I-96
- 100 On-Site Parking Spaces
- Other possible uses include:
 - Retail
 - Financial Institutions
 - Auto Service

AFFLUENT TRADE AREAS

The Lyon Towne Center services the immediate communities of Lyon Charter Township, South Lyon & Milford

AVERAGE HH
INCOME

LYON CHARTER TWP

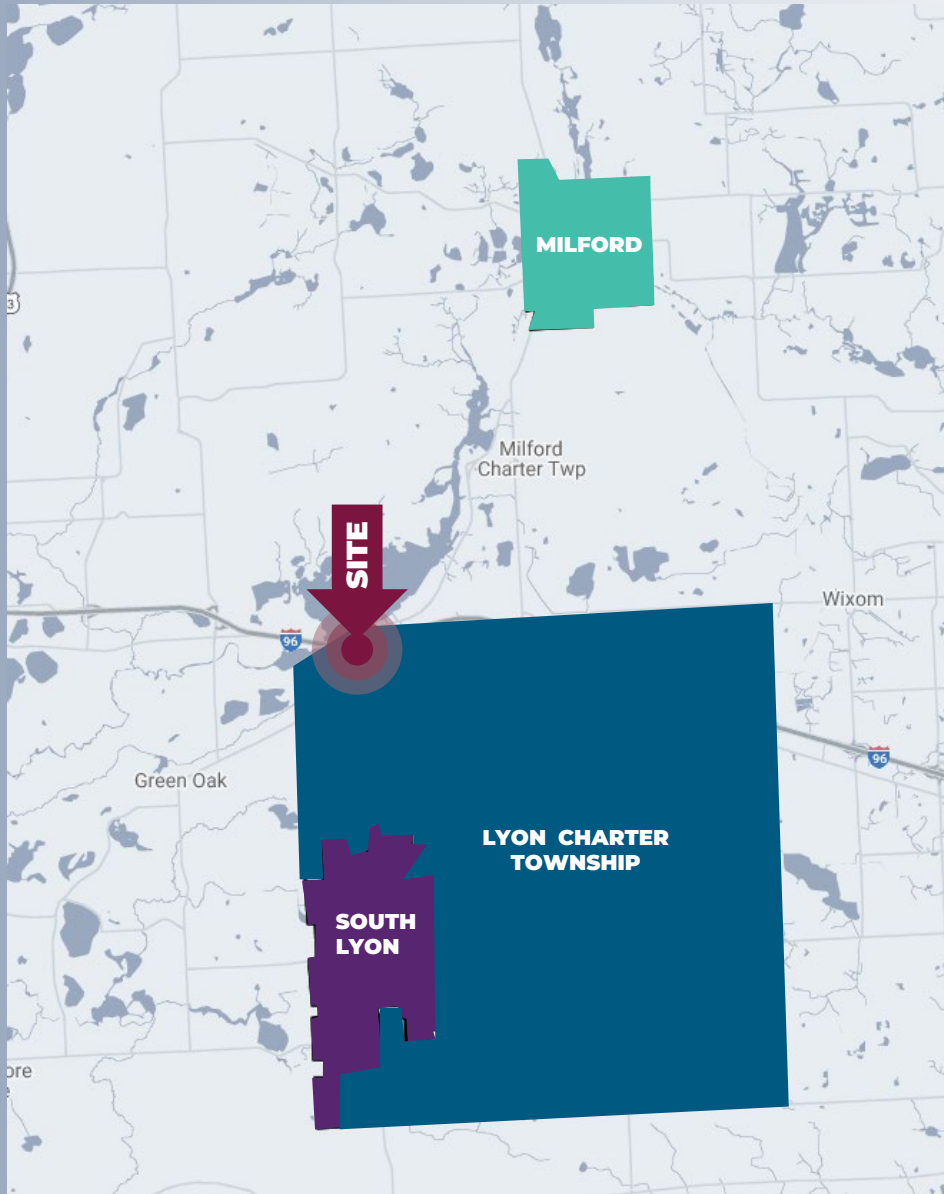
\$133,259

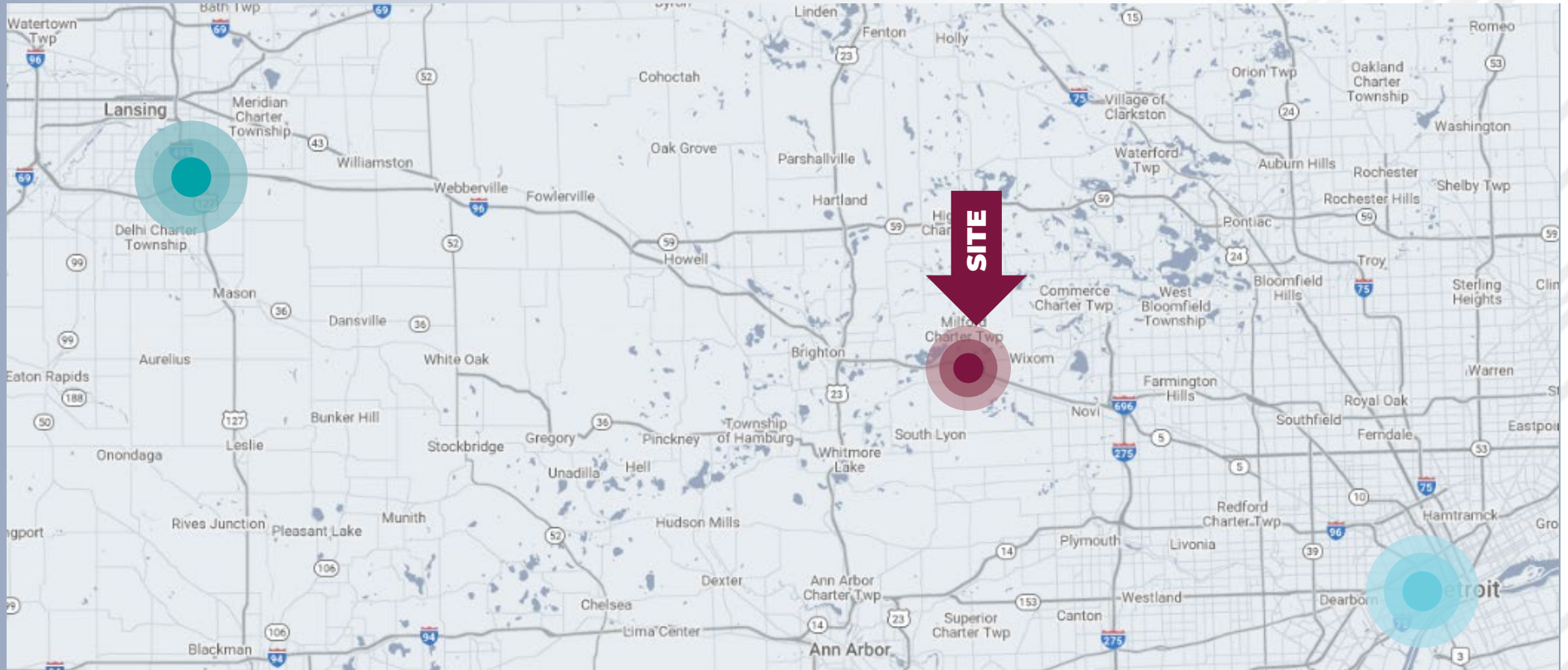
MILFORD

\$97,980

SOUTH LYON

\$102,148





DESTINATION INTERCHANGE

The Lyon Towne Center services the business people and commuters traveling east and west along I-96 from Lansing to Detroit.

CARS PER DAY

I-96: LANSING to NEW HUDSON

± **114,000 CPD**

I-96: NEW HUDSON to DETROIT

± **192,000 CPD**

MICRO AERIAL



Google

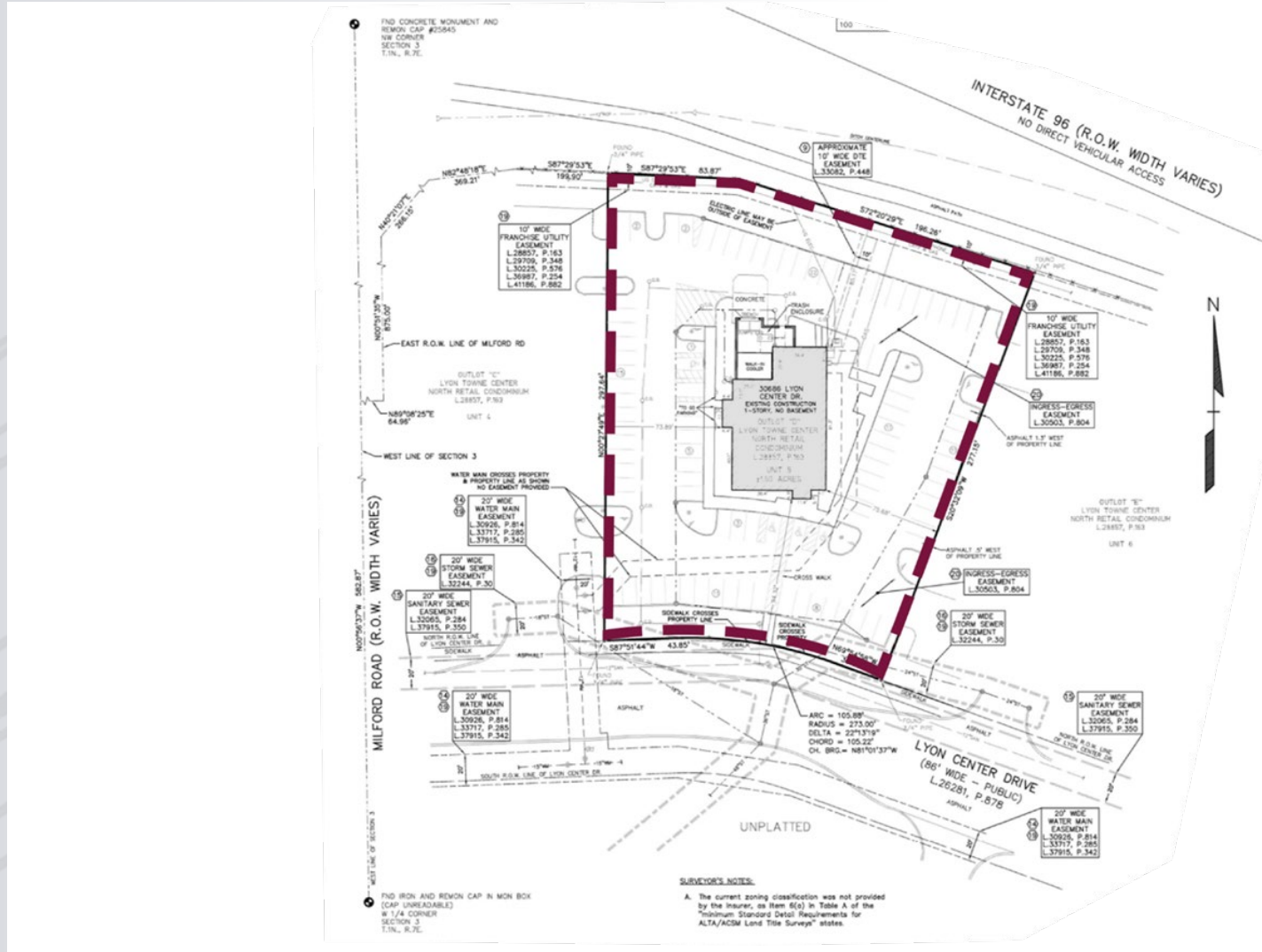
MACRO AERIAL



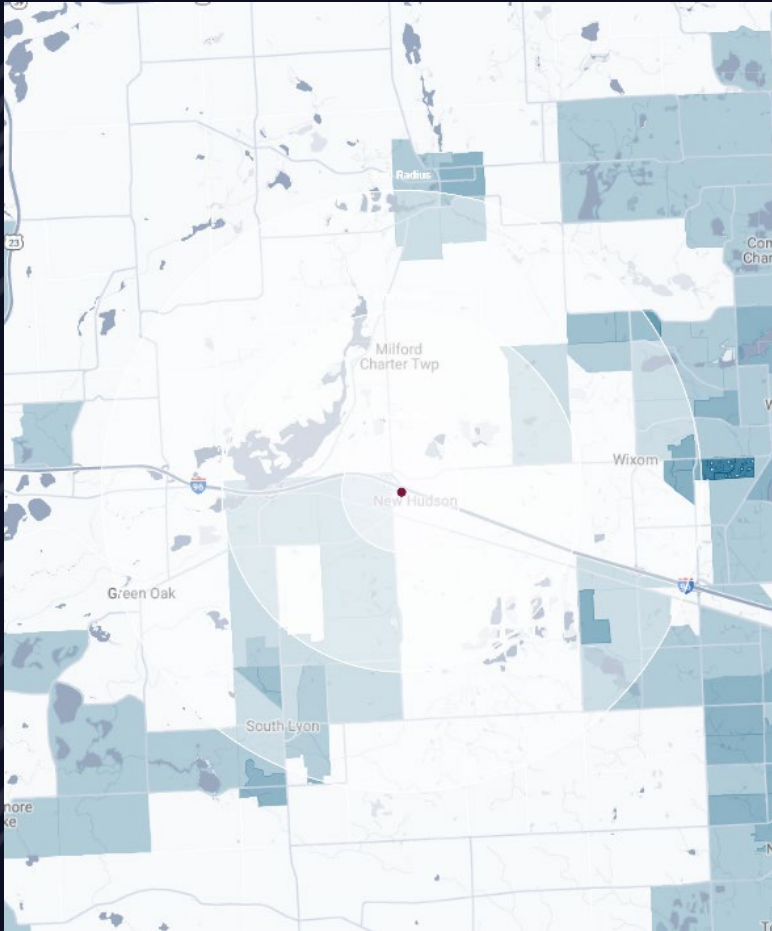
MARKET DEVELOPMENTS & TRAFFIC DRIVERS



SURVEY



DEMOGRAPHICS



EXISTING RESTAURANT

30686 Lyon Center Dr,
New Hudson (Lyon Twp), MI 48165

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	1,501	14,774	67,681
2028 Projected Population	1,636	16,223	74,326
2020 Census Population	1,771	13,474	64,751
2010 Census Population	1,281	10,696	50,845
Projected Annual Growth 2023 to 2028	1.8%	2.0%	2.0%
Historical Annual Growth 2010 to 2023	1.3%	2.9%	2.5%
HOUSEHOLDS			
2023 Estimated Households	631	5,823	29,123
2028 Projected Households	680	6,348	31,430
2020 Census Households	676	5,161	26,619
2010 Census Households	476	3,944	19,706
Projected Annual Growth 2023 to 2028	1.5%	1.8%	1.6%
Historical Annual Growth 2010 to 2023	2.5%	3.7%	3.7%
RACE			
2023 Est. White	80.8%	83.4%	79.3%
2023 Est. Black	5.9%	4.7%	7.2%
2023 Est. Asian or Pacific Islander	7.8%	5.3%	7.8%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	5.5%	6.3%	5.5%
INCOME			
2023 Est. Average Household Income	\$151,694	\$129,533	\$135,227
2023 Est. Median Household Income	\$114,248	\$109,008	\$114,928
2023 Est. Per Capita Income	\$63,835	\$51,073	\$58,217
BUSINESS			
2023 Est. Total Businesses	121	523	2,726
2023 Est. Total Employees	1,955	8,012	35,281

CONTACT US



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