

FOR LEASE

FORMER APPLEBEE'S

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



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:



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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

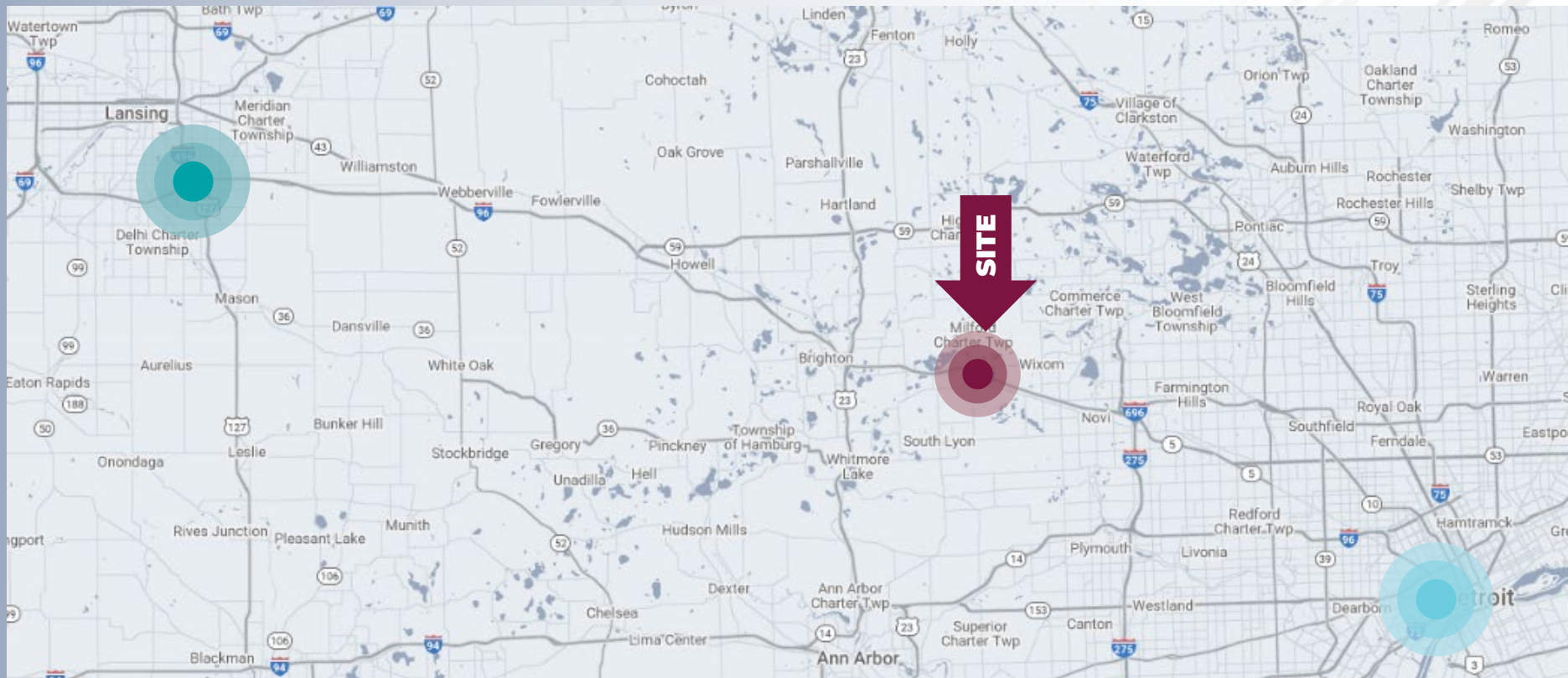
\$198,126

MILFORD

\$135,664

SOUTH LYON

\$114,184



DESTINATION INTERCHANGE

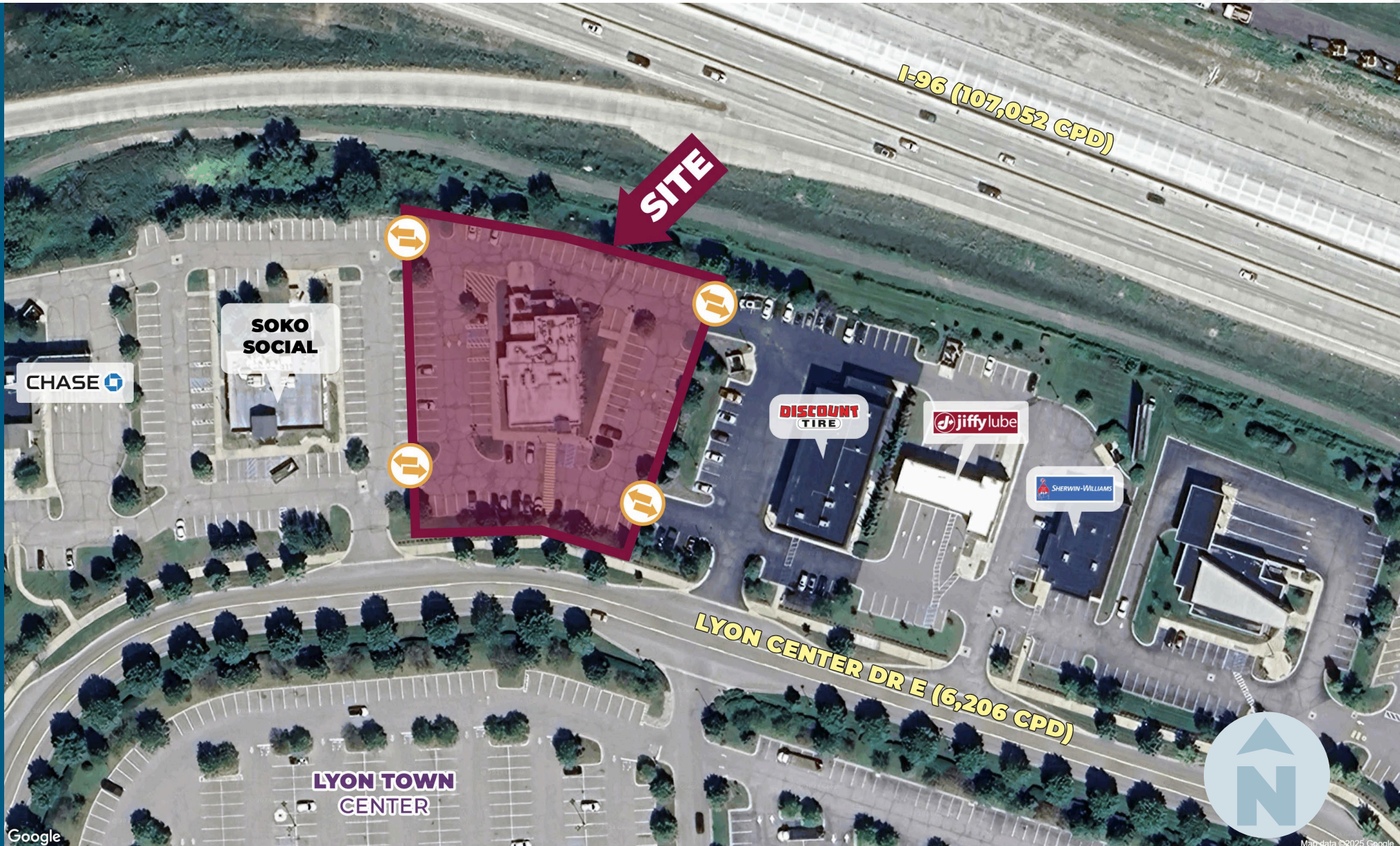
The Lyon Towne Center services the business people and commuters traveling east and west along I-96 from Lansing to Detroit.

CARS PER DAY

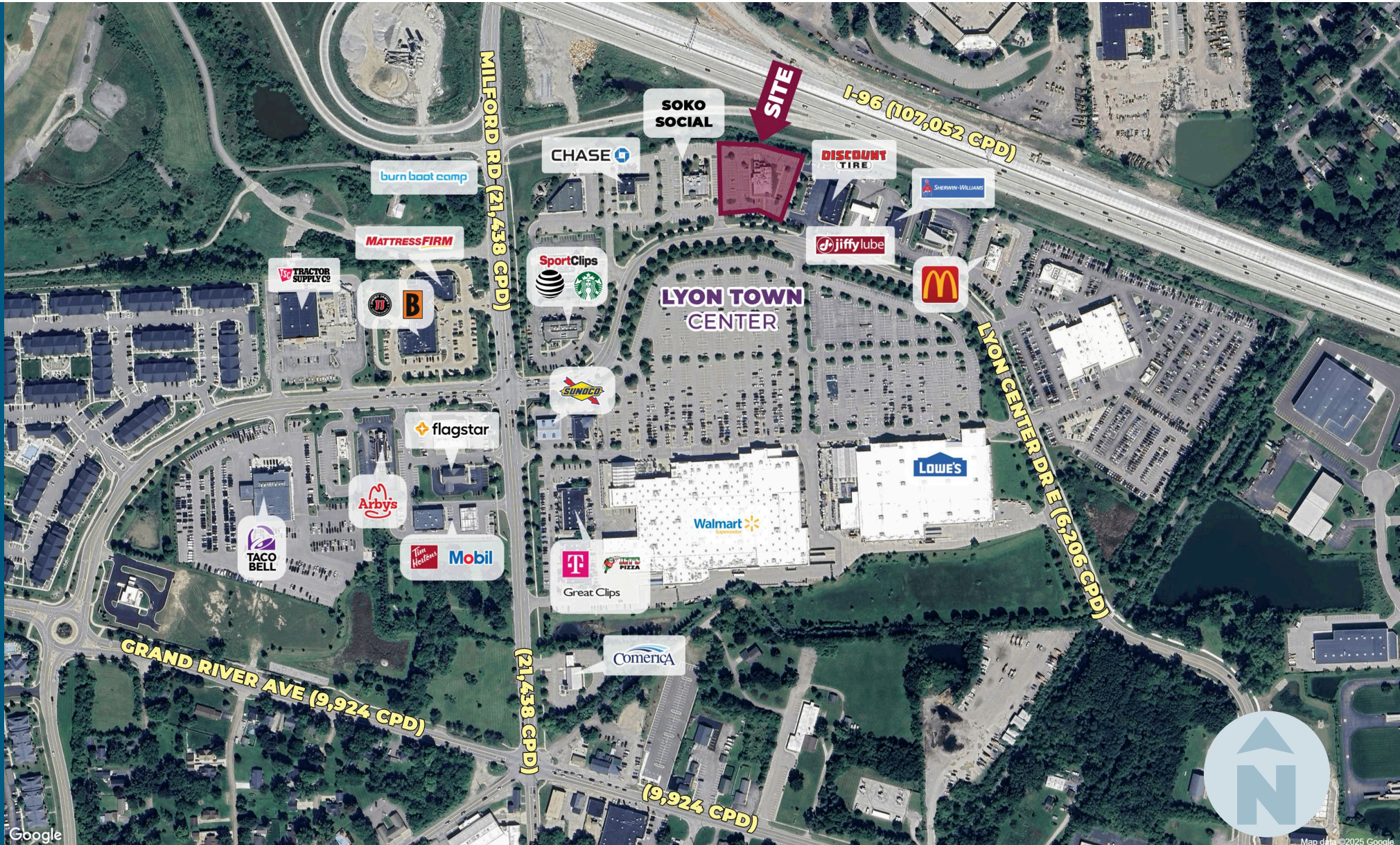
I-96: LANSING to NEW HUDSON
± 101,586 CPD

I-96: NEW HUDSON to DETROIT
± 163,083 CPD

MICRO AERIAL



MACRO AERIAL



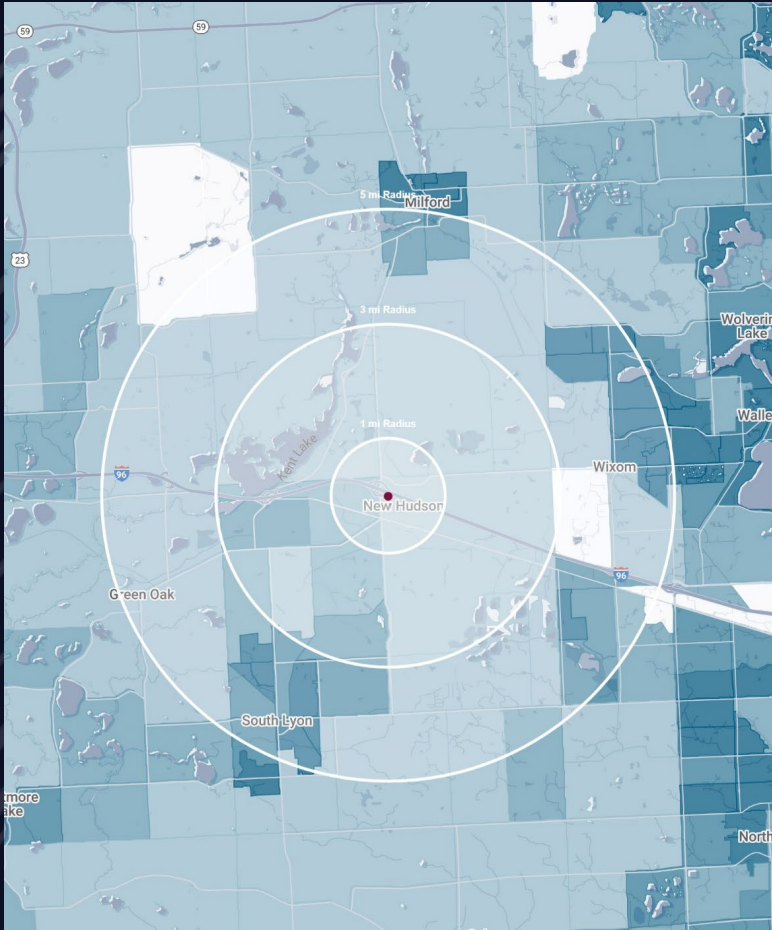
Google

Map data ©2025 Google

MARKET DEVELOPMENTS & TRAFFIC DRIVERS



DEMOGRAPHICS



FORMER APPLEBEE'S
 30686 Lyon Center Dr,
 New Hudson (Lyon Twp), MI 48165

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	1,901	14,571	68,873
2029 Projected Population	1,955	14,897	71,298
2020 Census Population	1,771	13,474	64,751
2010 Census Population	1,281	10,696	50,845
Projected Annual Growth 2024 to 2029	0.6%	0.4%	0.7%
Historical Annual Growth 2010 to 2024	3.5%	2.6%	2.5%
HOUSEHOLDS			
2024 Estimated Households	686	5,479	28,195
2029 Projected Households	703	5,597	29,040
2020 Census Households	676	5,161	26,619
2010 Census Households	476	3,944	19,706
Projected Annual Growth 2024 to 2029	0.5%	0.4%	0.6%
Historical Annual Growth 2010 to 2024	3.1%	2.8%	3.1%
RACE			
2024 Est. White	79.6%	84.8%	79.2%
2024 Est. Black	3.4%	3.0%	6.4%
2024 Est. Asian or Pacific Islander	11.4%	6.1%	8.7%
2024 Est. American Indian or Alaska Native	-	0.2%	0.2%
2024 Est. Other Races	5.5%	5.9%	5.5%
INCOME			
2024 Est. Average Household Income	\$158,528	\$146,276	\$140,645
2024 Est. Median Household Income	\$132,468	\$115,759	\$111,387
2024 Est. Per Capita Income	\$57,211	\$55,024	\$57,610
BUSINESS			
2024 Est. Total Businesses	123	525	2,604
2024 Est. Total Employees	1,964	8,023	33,312

CONTACT US



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