

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

385 N. MILL STREET

South Lyon, MI 48178



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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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

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.



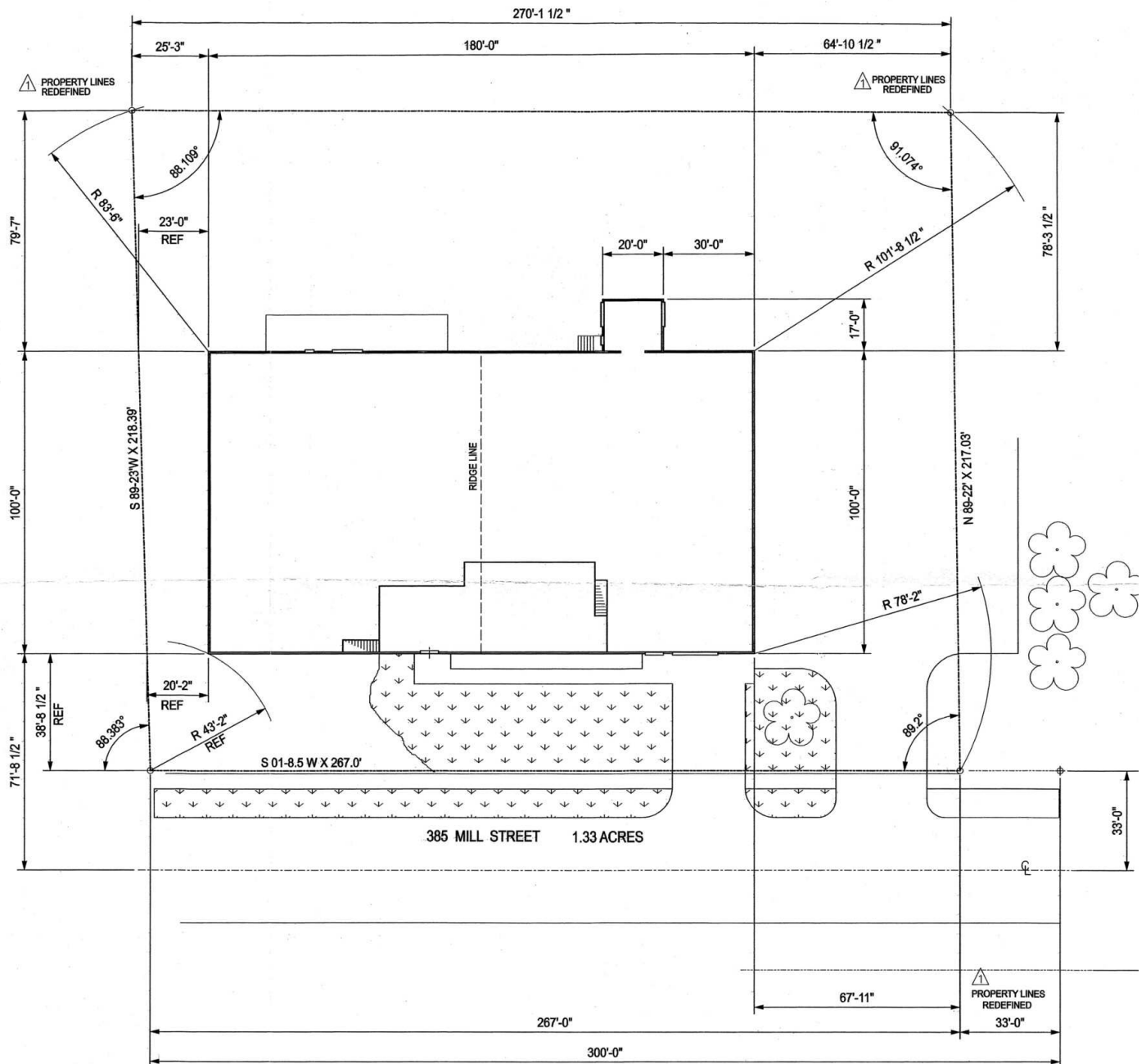
ADDITIONAL PHOTOS: 385 N Mill Street | South Lyon, MI 48178



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



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



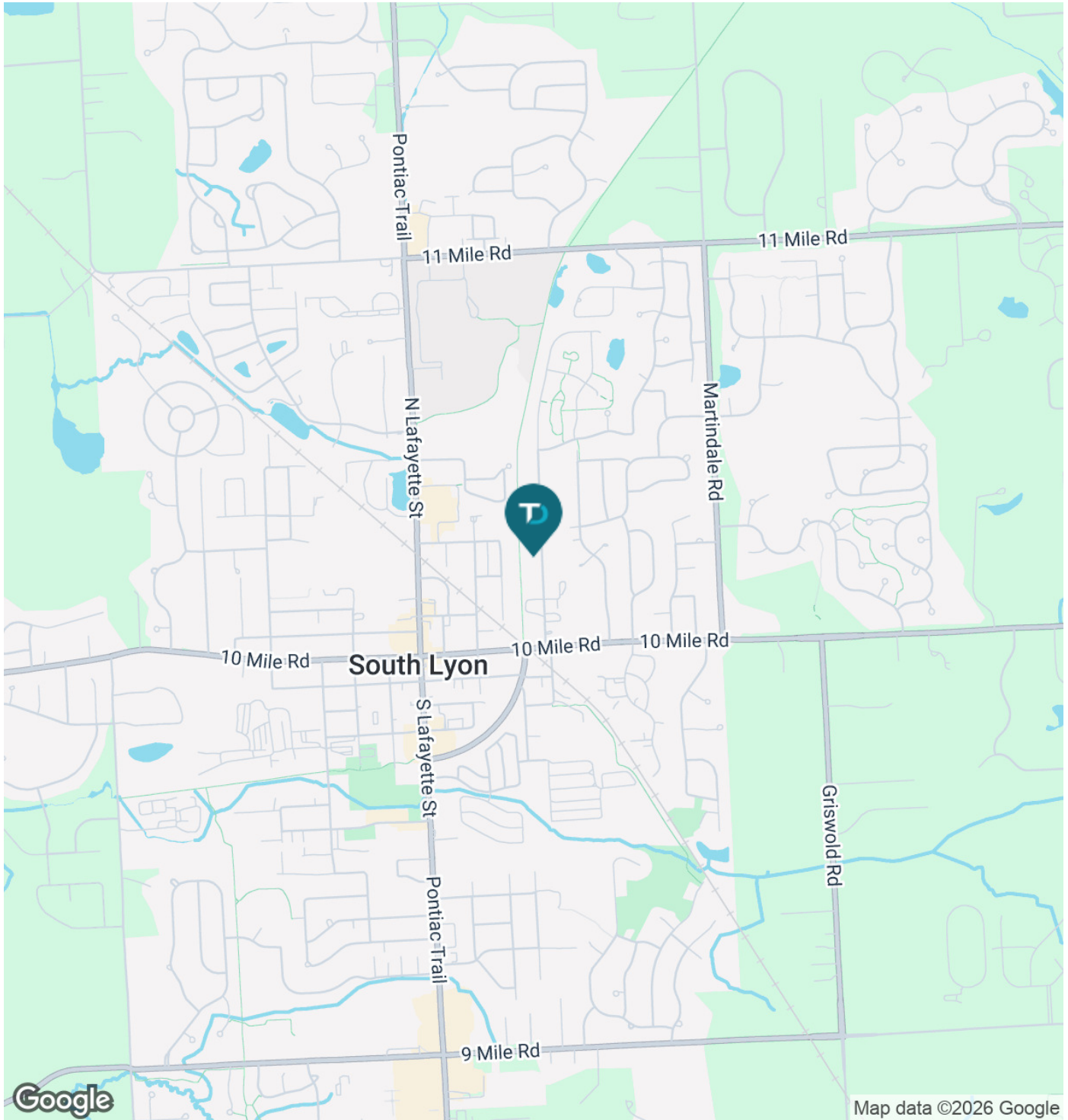
AERIAL MAP: 385 N Mill Street | South Lyon, MI 48178



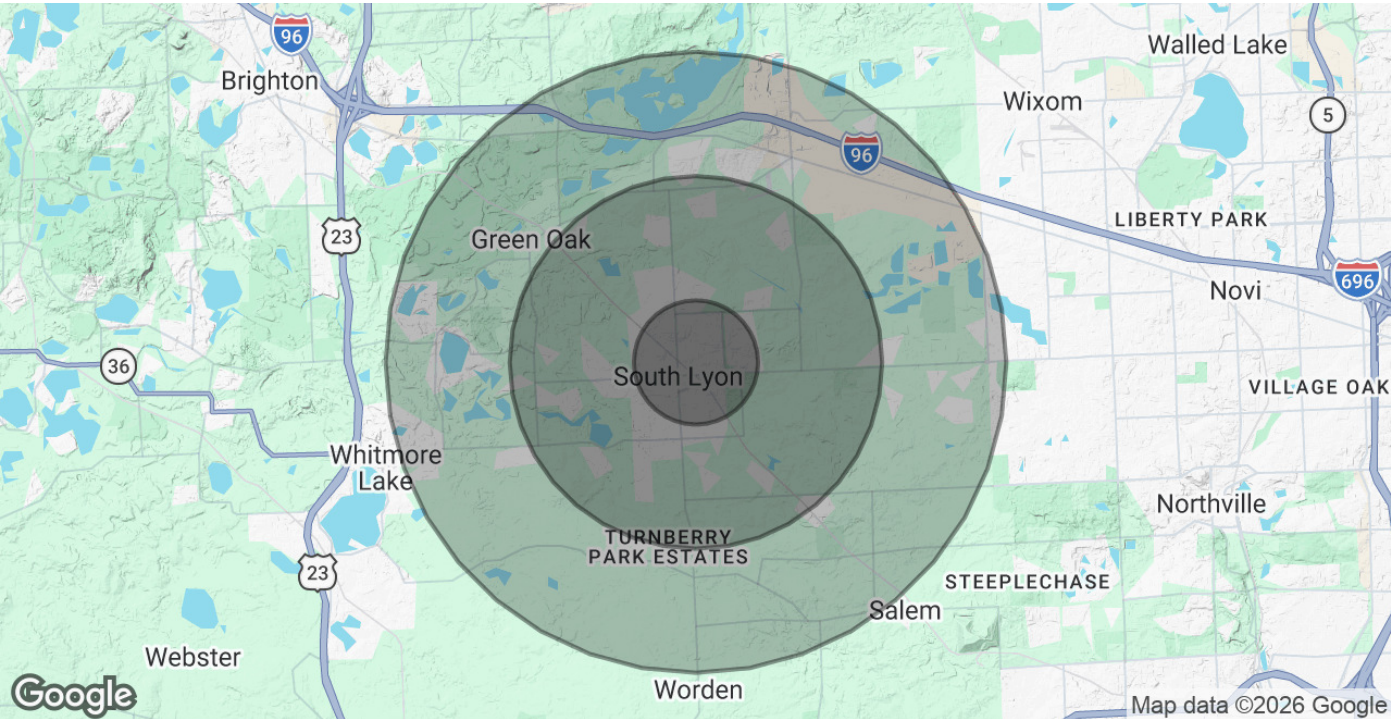
RETAILER MAP: 385 N Mill Street | South Lyon, MI 48178



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



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)			