

GRAND AVENUE PLAZA

57256 Grand River, New Hudson, MI 48165



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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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.

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

BUILDING INFORMATION

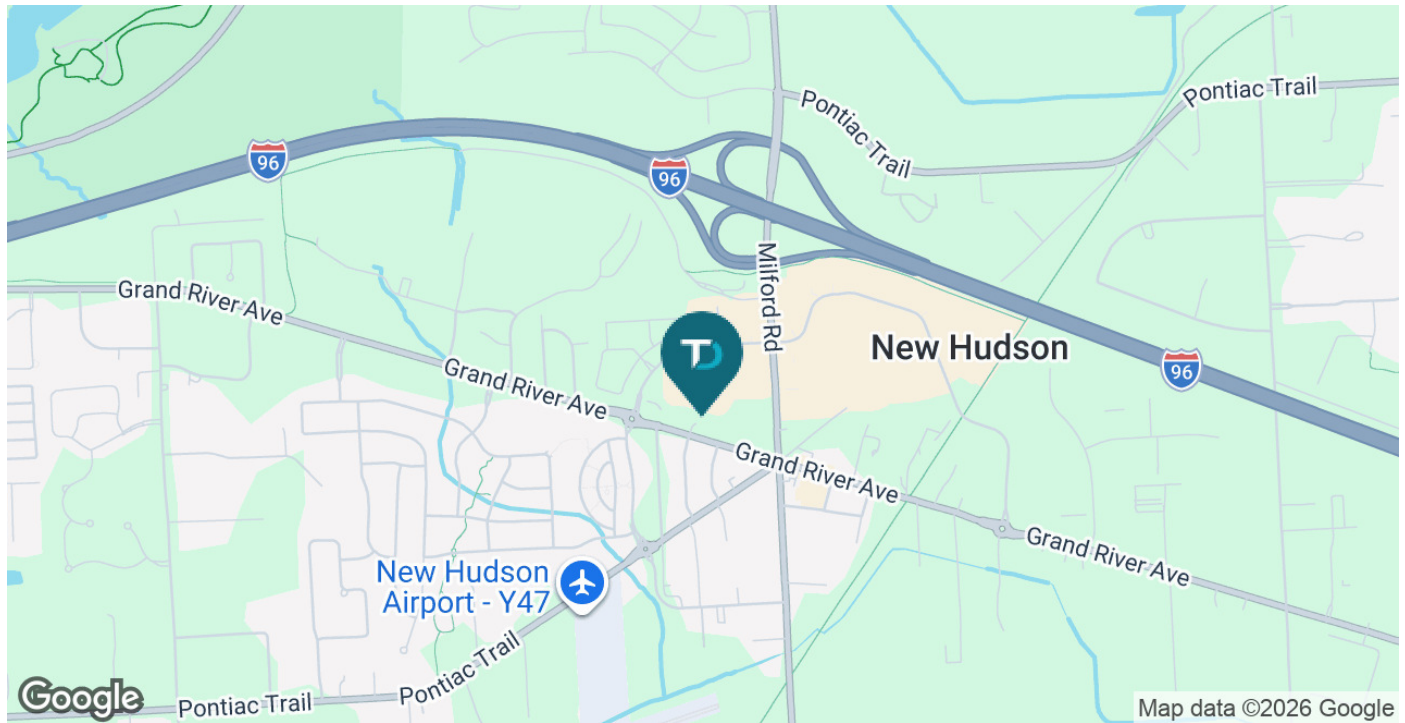
LEASE RATE:	\$30.00/SF, NNN
Building Size:	9,900 SF
Available Space:	1,800 - 9,900 SF
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	60

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

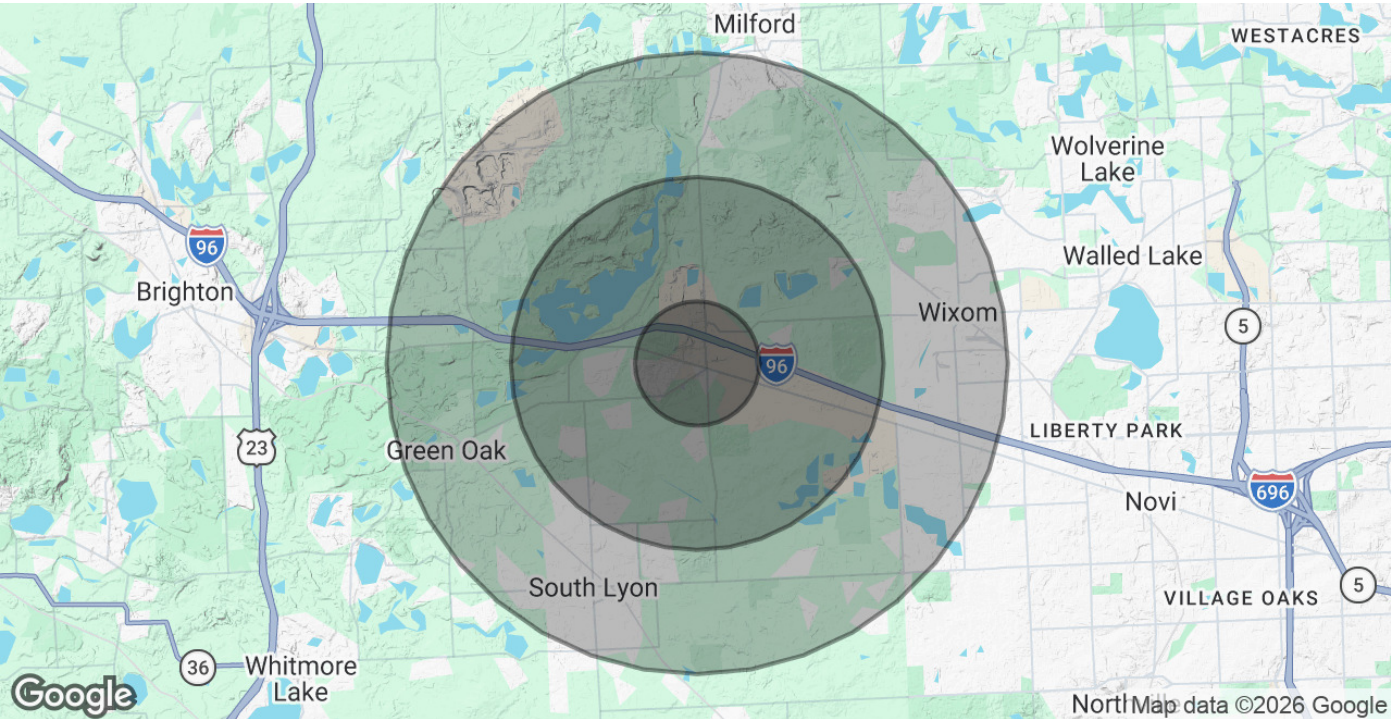
Located on the north side of Grand River, west of Milford Road and east of Lyon Center Drive in New Hudson.



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



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)			

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