

1.67 ACRES
10 MILE & MILFORD ROAD
FOR SALE

SOUTH LYON, MI

EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 1.67 Acres 10 Mile & Milford Road | South Lyon, MI 48178



OFFERING SUMMARY

Sale Price: Was: \$449,000.00
NOW: \$399,000.00

Lot Size: 1.67 Acres

APN: 21-21-400-057

Zoning: B-2 Commercial

Utilities: Well & Sanitary Sewer

Location Description: North off of 10 Mile Road, just west of Milford Road.

PROPERTY HIGHLIGHTS

- Close proximity to Downtown South Lyon.
- Located within a few miles from I-96.
- Zoned B-2, Commercial.
- Owner will consider Build to Suit for Lease. Contact Agent for details.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	466	16,590	77,621
Total Population:	1,352	45,214	206,238
Average HH Income:	\$102,752	\$89,343	\$102,587

PROPERTY DETAILS: 1.67 Acres 10 Mile & Milford Road | South Lyon, MI 48178

SALE PRICE

\$399,000.00

LOCATION INFORMATION

Street Address 10 Mile & Milford Road
 City, State, Zip South Lyon, MI 48178
 County/Township South West Oakland
 Location North off of 10 Mile Road,
 west of Milford Road

PROPERTY DETAILS

Property Type Land
 Traffic Count 10 Mile = 13,635
 Milford Rd = 3,660
 Zoning B-2 Commercial
 Lot Size 1.67 Acres
 APN# 21-21-400-057

Legal Description T1N, R7E, SEC 21 PART OF SE 1/4 BEG
 AT PT DIST N 00-23-43 W 305.99 FT & S
 89-32-30 W 361.31 FT FROM
 SE SEC COR, TH S 89-32-30 W 291.83
 FT, TH N 00-19-30 W 249.01 FT, TH N
 89-32-30 E 291.25 FT, TH S 00-27-
 30 E 249.01 FT TO BEG 1.67 A 9-1-15 FR
 054

2017 Taxes Summer = \$4,572.26
 Winter = \$866.63

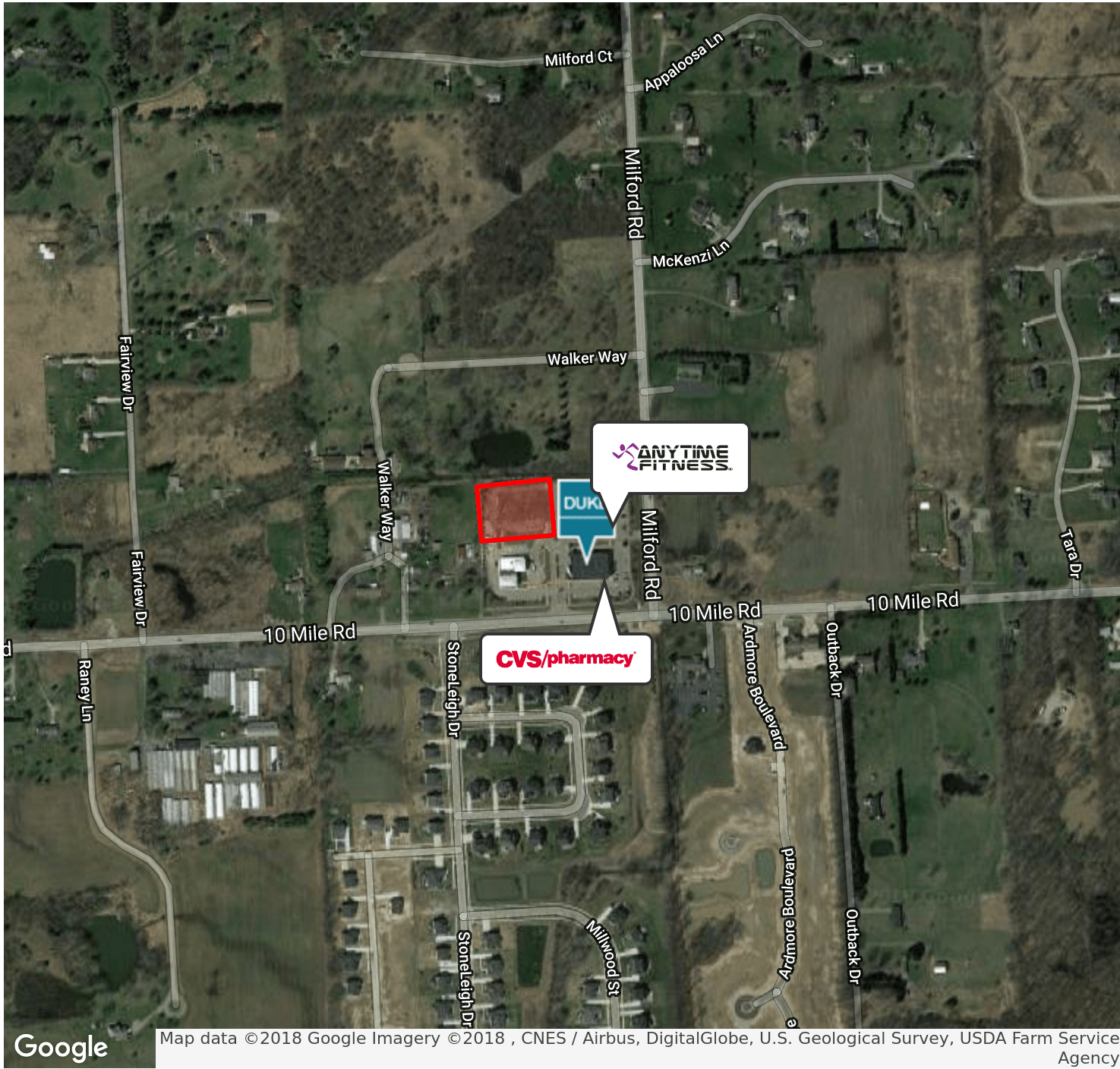
UTILITIES & AMENITIES

Utilities Description Well & Sanitary Sewer

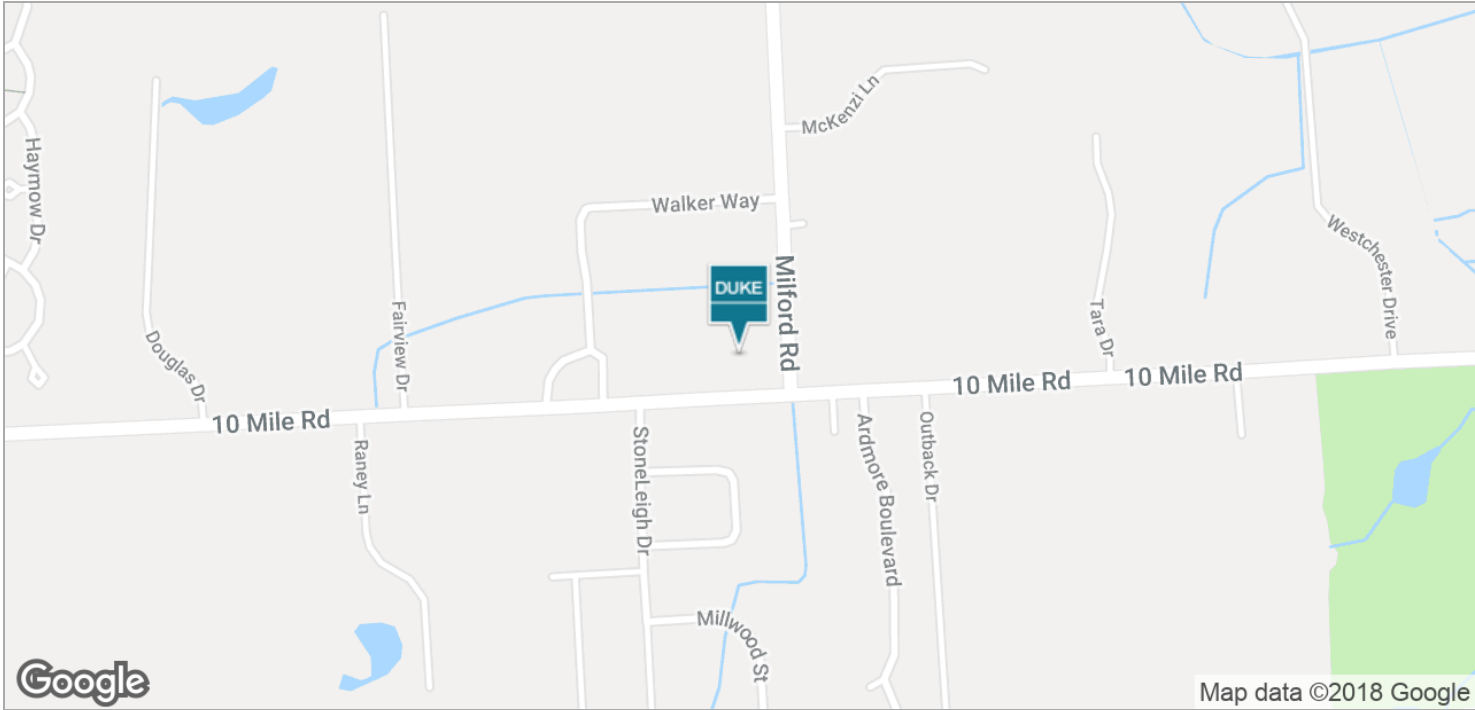
AERIAL WITH DIMENSIONS: 1.67 Acres 10 Mile & Milford Road | South Lyon, MI 48178



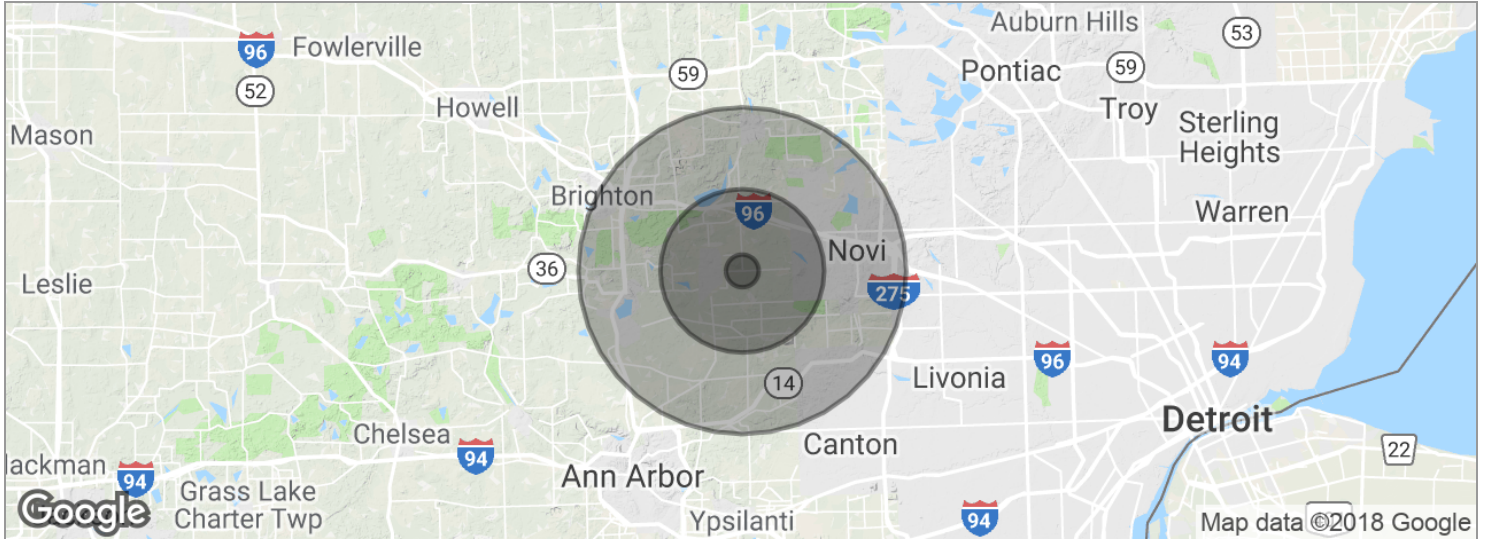
RETAILER MAP: 1.67 Acres 10 Mile & Milford Road | South Lyon, MI 48178



LOCATION MAPS: 1.67 Acres 10 Mile & Milford Road | South Lyon, MI 48178



DEMOGRAPHICS MAP: 1.67 Acres 10 Mile & Milford Road | South Lyon, MI 48178



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,352	45,214	206,238
Median age	38.3	37.9	39.2
Median age (male)	39.9	37.3	38.4
Median age (Female)	37.5	38.6	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	466	16,590	77,621
# of persons per HH	2.9	2.7	2.7
Average HH income	\$102,752	\$89,343	\$102,587
Average house value	\$300,518	\$280,816	\$321,582

* Demographic data derived from 2010 US Census