

57735 NEW HUDSON DRIVE

NEW HUDSON, MI 48165

1.61 ACRES FOR SALE | BUILD TO SUIT



RYAN DUFF

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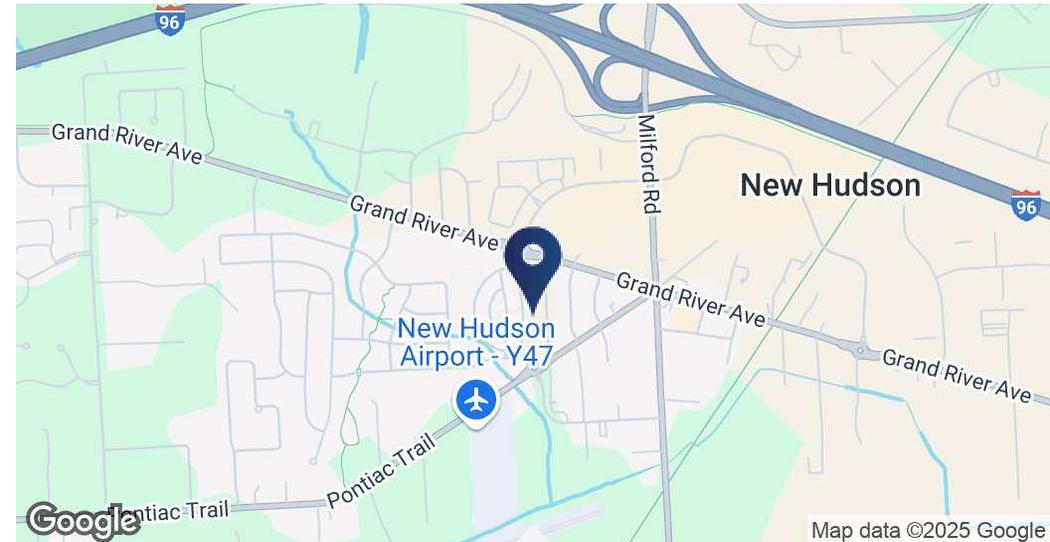
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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Zoning	OS (Office Services)
Space Available	2,000- 12,000 SF
Lot Size	1.61 Acres

Situated in the coveted New Hudson area, this exceptional property boasts an enviable location on Grand River Avenue, offering prime visibility and accessibility. Its strategic positioning ensures a strong presence in the growing New Hudson business community, with nearby conveniences enhancing its appeal. Perfect for those seeking a prestigious, high-traffic location, this property offers an unparalleled opportunity for investors looking to make a lasting impression in this thriving area.



- Prime location close to all major roads and highways
- Next to the newly developed Lyon Crossing- a newly developed retail corridor including Tractor Supply Co, Belle Tire, Taco Bell and more
- 0.8 miles from Lyon Town Center- anchored by Walmart and Lowe's, and more
- In proximity to new residential developments- increasing traffic counts

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TRAFFIC COUNTS



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TRADE AERIAL



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PROPOSED RENDERING



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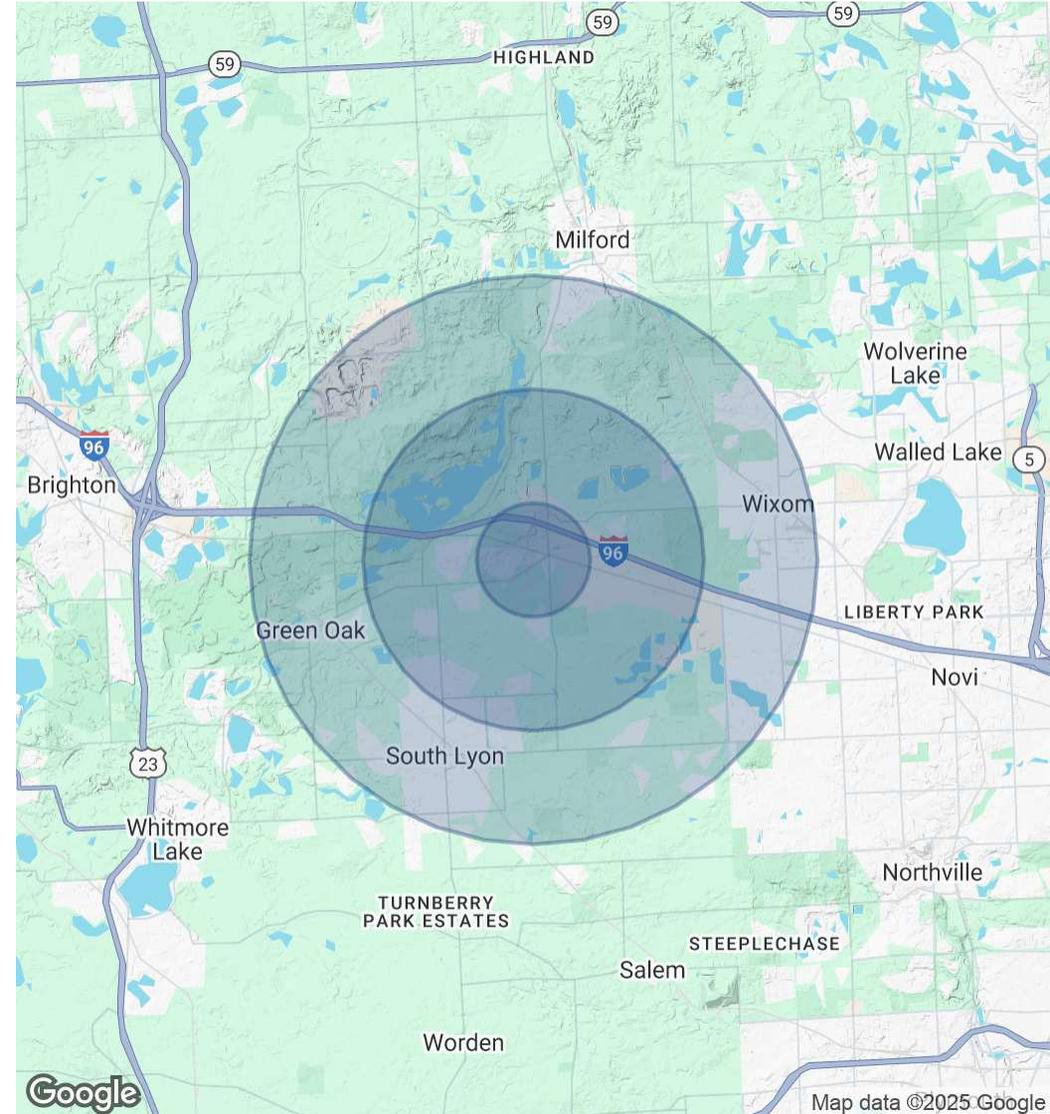
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,283	18,392	59,659
Average Age	36	38	40
Average Age (Male)	36	38	39
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,154	6,511	22,119
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$138,960	\$157,670	\$157,792
Average House Value	\$459,432	\$415,561	\$418,639

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,448	15,308	47,603
Total Population - Black	68	339	1,848
Total Population - Asian	449	1,089	5,103
Total Population - American Indian	4	43	175
Total Population - Other	40	264	781

Demographics data derived from AlphaMap



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BROKER



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