

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

## 101 N LAFAYETTE

101 N. Lafayette St., South Lyon, MI 48178



# FOR SALE

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**OFFERING SUMMARY:** 101 N. Lafayette St. | South Lyon, MI 48178

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**PROPERTY OVERVIEW**

A 3,784 square foot "owner/user" building available for sale in the heart of downtown South Lyon, Michigan.

**OFFERING SUMMARY**

Sale Price: \$750,000  
Building Size: 3,784 SF  
Price / SF: \$198.20  
Year Built: 1900  
Zoning: CBD - General Business

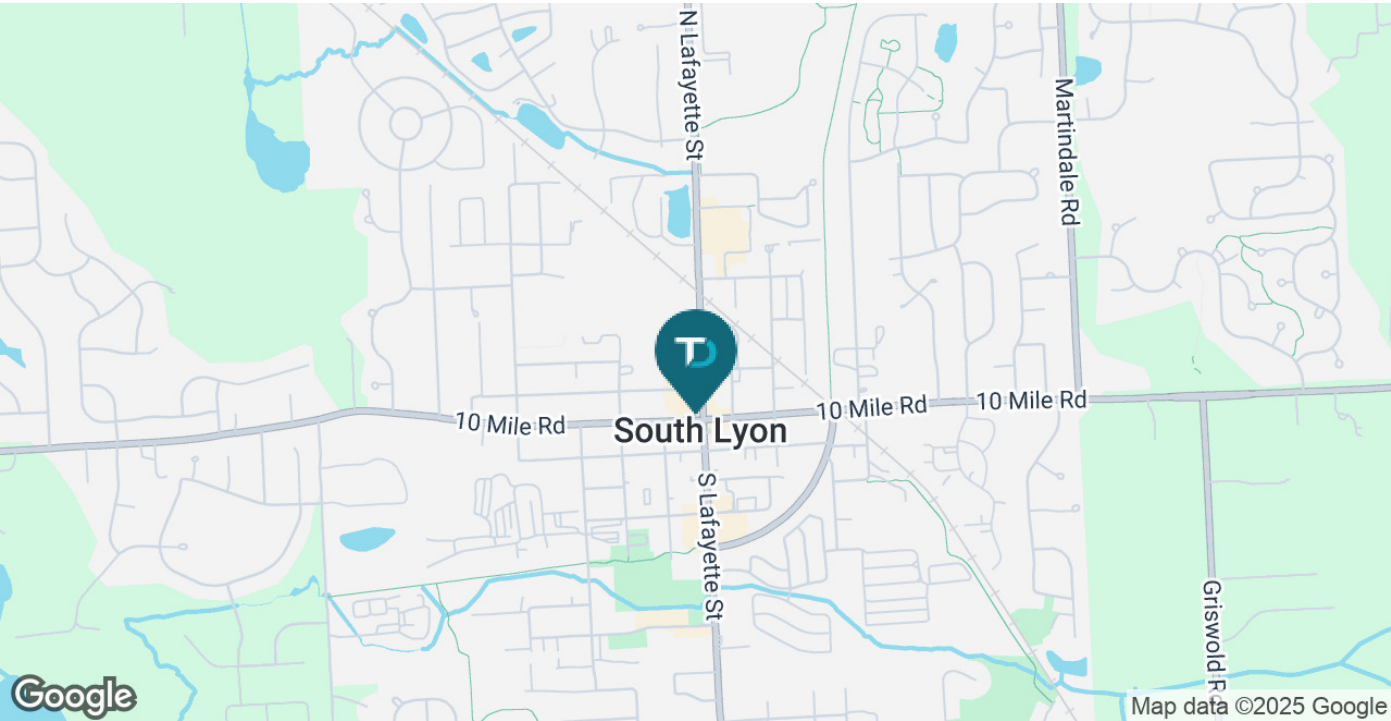
**PROPERTY HIGHLIGHTS**

- \*Business Also Available- \$450,000.00 Inquire with Broker for Details.
- Located at "main and main" intersection of Lafayette (Pontiac Trail) and Lake Street (10 Mile) in downtown South Lyon.
- Rare "owner/user" availability in a fast growing area of Oakland County.
- Great opportunity to convert 2nd floor into apartments.

**BUILDING/PROPERTY INFORMATION:**
101 N. Lafayette St. | South Lyon, MI 48178

BUILDING INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	\$750,000.00	Property Type:	Retail
Price/SF:	\$198.20	2025 Taxes:	Winter - \$298.14 Summer - \$8,192.79
Building Size:	3,784 SF	Zoning	CBD - General Business
Year Built:	1900	2025 Traffic Count:	N Lafayette = 15,367
Number of Floors:	2	Legal Description:	Available upon request
Utilities:	Municipal Water & Sanitary Sewer	APN:	21-19-477-022
Parking Spaces:	Ample municipal parking		

**LOCATION INFORMATION**  
 Located on the northwest corner of Lafayette and Lake Street in downtown South Lyon.





**ADDITIONAL PHOTOS:** 101 N. Lafayette St. | South Lyon, MI 48178

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**INTERIOR PHOTOS: 101 N. Lafayette St. | South Lyon, MI 48178**





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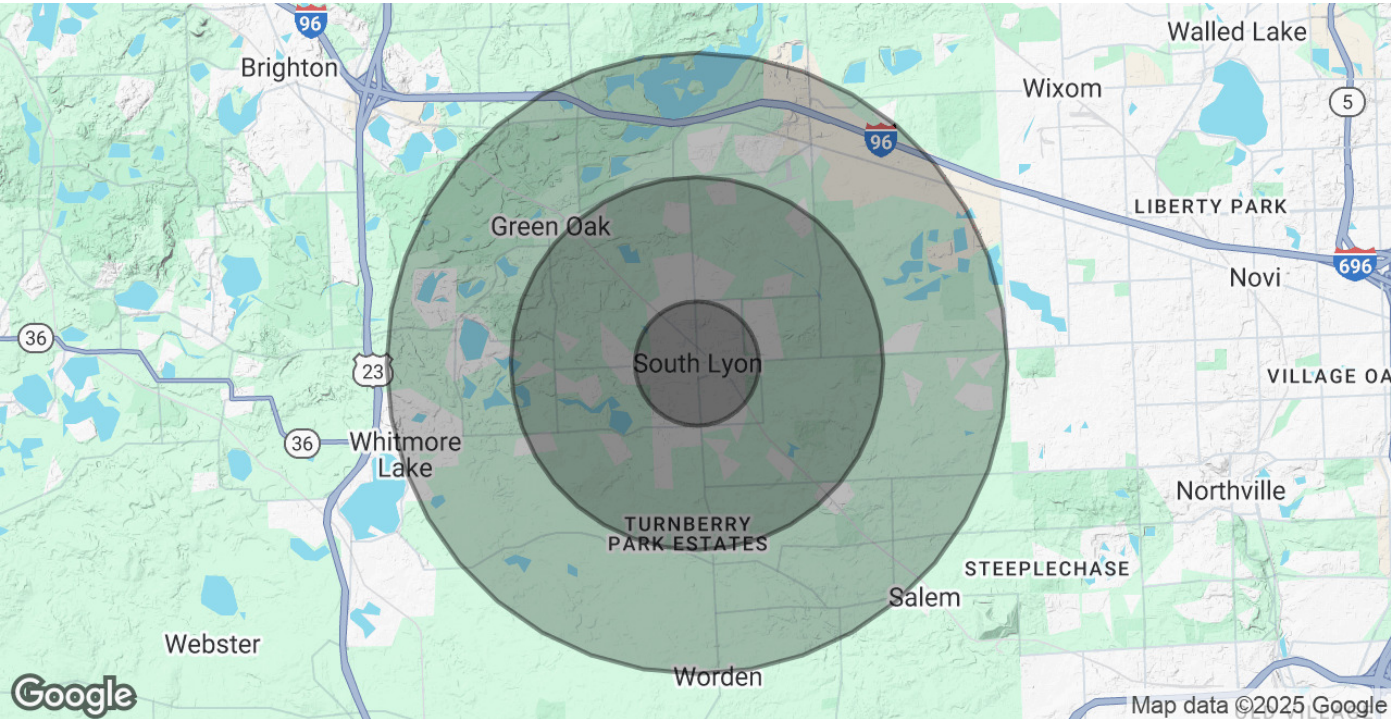


**RETAILER MAP:** 101 N. Lafayette St. | South Lyon, MI 48178





**DEMOGRAPHICS MAP & REPORT:** 101 N. Lafayette St. | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,855	32,768	53,005
Average Age	43	41	41
Average Age (Male)	41	40	40
Average Age (Female)	44	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,877	12,524	19,847
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$132,013	\$155,823	\$158,794
Average House Value	\$317,505	\$395,658	\$439,750
Demographics data derived from AlphaMap			



**ARTICLE VIII. BUSINESS DISTRICTS**  
**CENTRAL BUSINESS DISTRICT (CBD) AND GENERAL BUSINESS DISTRICT (GBD)**

**Sec. 102-110. Intent.**

- (a) *Central business district.* The central business district (CBD) is intended to provide for a traditional mixture of small office buildings, specialty retail stores, entertainment, public spaces, and related activities that are mutually supporting and serve the needs of both the city and surrounding communities. The intent of these district regulations is to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented, unified setting, with shared parking. The district makes special provisions for vertical zoning, allowing the upper floors to be used as residential dwellings. The CBD district is also designated as a planned unit development (PUD) which covers the entire central business district to help ensure that the development/redevelopment of sites matches the preliminary PUD plan for downtown South Lyon, is cohesive with surrounding uses, and meets the architecture and design guidelines for this district.
- (b) *General business district.* The general business district (GBD) is intended to accommodate commercial establishments that serve community-wide shopping and service needs, including motorists using Lafayette Street. This district is intended to create cohesive commercial areas that take advantage of access provided by the city's roadway system but also provide convenient vehicular access between businesses in attractive settings, thereby ensuring the safety and discouraging undesirable commercial development.

**Sec. 102-111. Permitted uses.**

In the CBD and GBD districts, land, buildings, and other structures shall be used only for one or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "C" have site development standards for specific uses and uses denoted by a "S" are considered special land uses and may be approved by the planning commission subject to the applicable general and specific standards in article XI, site development standards for specific uses and article XIII, special land uses.

Permitted Uses in the Central Business District			
	CBD	GBD	Section Reference
<b>Residential</b>			
Home occupations	P		Section 102-23
In-home office	P		
Upper floor residential	P		
Multiple-family dwellings	P		
Residential dwellings, existing single-family (detached only)	P		
Nursing and convalescent homes	S		Sec. 102-171
Senior housing, not including nursing and convalescent homes	S		Sec. 102-171
Single-family attached dwellings	P		
Single-family detached dwelling (the building exists at date of ordinance adoption)		P	

Care Facilities			
Adult and child residential care facilities in accordance with section 102-10, adult and childcare facilities.	S	S	Sec. 102-171
Entertainment and Recreational			
Amusement parks, carnivals, fairgrounds, fairs, and other types of outdoor entertainment		S	Sec. 102-171
Banquet, conference, dance, lodge and union halls, and private clubs	S	S	Sec. 102-171
Entertainment establishments such as video arcades, bowling alleys, billiard halls, and similar uses in an enclosed building		S	Sec. 102-171
Golf courses		S	Sec. 102-177(10)
Golf driving ranges and miniature golf		S	Sec. 102-177(11)
Health clubs and fitness centers	P	P	
Recreation facilities, private	S	S	Sec. 102-171
Recreation facilities public	P	P	
Theaters, cinemas and similar assembly buildings	S	S	Section 102-177(16)
Finance, Medical and Professional Office and Research and Development			
Animal grooming		P	
Banks, S and L, credit unions and similar with no drive-throughs	P	P	
Banks, S and L, credit unions and similar with drive-throughs at rear of site	S	S	Sec. 102-171
Banking centers, including walk-up ATMs which are separate from a financial institution	P	P	
Banking centers, including drive-through ATMs which are separate from a financial institution	S	S	Sec. 102-171
Business service establishments	P	P	Sec. 102-171
Hospital		S	Sec. 102-177(12)
Offices and medical clinics including chiropractors, osteopaths, optometrists, and similar or allied professions	P	P	
Professional services	P		
Urgent care centers, emergency medical stations, and similar uses		P	
Veterinary offices and clinics		P	
Veterinary hospitals		C	Sec. 102-143(11)
Service and retail trade			
Automobile gasoline station		S	Sec. 102-177(3)
Automobile service establishments (routine maintenance and minor repair)		S	Sec. 102-177(4)
Automobile washes, automatic or self-service		C	Sec. 102-143(1)
Automobile or vehicle dealerships		C	Sec. 102-143(2)
Bars, taverns, lounges, microbreweries (accessory only) and brewpubs	C	C	Sec. 102-143(3)
Bed and breakfast inns	S	S	Sec. 102-177(5)
Bus and rail passenger stations	S		Sec. 102-171



Commercial parking lots	S	S	Sec. 102-177(6)
Convenience stores without gasoline service	P	P	
Drive through window facilities, restaurants, and other permitted uses		C	Sec. 102-177(7)
Dry cleaners, retail Outlet	P	P	
Funeral homes and mortuaries, not including crematoriums	C	C	Sec. 102-143(4)
Garden centers	S	S	Sec. 102-177(9)
General retail uses	P	P	
Hotels and motels	P	P	
Hotels and motels including accessory convention/meeting facilities and restaurants	S	S	Sec. 102-171
Laundromat		P	Sec. 102-171
Outdoor display, sales and storage	S	S	Sec. 102-143(7)
Personal service establishments	P	P	
Restaurants, including carry-out, delicatessens, fast-food and standard restaurants	P	P	
Restaurants with open front restaurant windows	C	C	Sec. 102-143(9)
Retail businesses and centers up to 18,000 square feet GLA	P	P	
Retail business and centers exceeding 18,000 square feet GLA	S	P	Sec. 102-171
Retail businesses with drop-off areas		S	Sec. 102-171
Small manufacturing establishment	C	C	
Storage on upper levels, provided no storage shall be allowed on a floor having residential dwellings, and all storage shall be related to a principal use within the structure	S	—	Sec. 102-171
Studios of art, photography, music, dance and similar uses	P	P	
<b>Public, Institutional, and Utilities</b>			
Business, research, vocational, and technical training schools		S	Sec. 102-171
Places of worship and similar places of assembly	S	S	Sec. 102-177(16)
Colleges, universities, and other institutions of higher learning		S	Sec. 102-171
Essential public services	S	S	Sec. 102-171
Public and quasi-public institutional buildings, structures and uses	P	P	
<b>Accessory</b>			
Accessory buildings, structures and uses, customarily incidental to any of the above principal uses	P	P	
Accessory buildings, structures and uses customarily incidental to any of the above special land uses	S	S	Sec. 102-171

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## Sec. 102-112. Requirements applicable to all uses.

All uses permitted by right or by special land use approval shall be required to meet the following requirements:

- (1) *Dealing directly with consumers.* All permitted retail or service establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (2) *Conducted within enclosed buildings.* All business, servicing or processing, except for off-street parking, loading and approved open air uses shall be conducted within completely enclosed buildings.
- (3) *Site and building design.* All sites and buildings shall comply with the building, landscaping, parking, access, circulation, and all other design requirements of the zoning ordinance.

## Sec. 102-113. Area, height, bulk, and placement regulations.

All uses within the business districts shall adhere to the following area, height, bulk, and placement regulations:

	CBD	GBD
<b>Lot Size</b>		
Minimum area (square feet)	—	—
Minimum width (lot frontage in feet)	—	—
<b>Setbacks (In Feet)<sup>1</sup></b>		
Front yard (minimum) <sup>2</sup>	—	0
Side yard (minimum)		0
Least One	—	0
Total Two	—	0
Rear yard (minimum)	—	25
<b>Building Height<sup>3</sup></b>		
Stories (maximum)	4	4
Feet (maximum)	4	45
<b>Maximum Percent of Lot Area Covered by Buildings</b>	5	50 <sup>5</sup>

Footnotes to section 102-112 schedule limiting height, bulk, and placement regulations:

<sup>1</sup>Setbacks for institutional uses (such as a religious organization, church, nonprofit organization, academic institution, library or hospital) in residential districts shall be as follows:

Front	35 feet
Sides	30 feet
Rear	30 feet
Parking	20 feet

- a. A 35-foot wide greenbelt shall be provided along major thoroughfares or arterial roadways in all residential districts for residential developments. Building setbacks are measured from the interior line of the greenbelt. See article XXI, landscape standards and tree replacement.



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- b. Refer to article XXI, landscape standards and tree replacement for required setback and buffering based on adjacent zoning districts.
  - c. All yard areas shall be lawn, ground cover or living landscape plant materials, except for access drives, sidewalks, bike paths, architectural features, permitted accessory buildings and essential service facilities.
  - d. Refer to section 102-40, projections into yards.
  - e. Refer to subsection 102-255(d), off-street parking space design and setback requirements, of article XIX, off-street parking and loading-unloading standards, for parking setbacks.

<sup>2</sup> Front yard requirements in accordance with section 102-21, front yard requirements. Front yard setback reductions are permitted as follows:

- a. Where the front yards for existing main buildings in the vicinity of, and in the same zoning districts as a subject lot are less than the required front yard for the zoning district of the subject lot, the required front yard for the subject lot shall be no less than 90 percent and no more than 135 percent of the average established front setback of existing main buildings on the same side of the street and entirely or partially within 300 feet of the side lot lines of the subject lot, subject to subsections b and c below.
- b. The front yard setback reduction shall only be permitted if there are two or more lots occupied by main buildings within the area described in subsection a, above, for computing the average front yard.
- c. In no case shall the required front yard resulting from the application of subsection a and b, above, be less than 15 feet.

<sup>3</sup> Any side or rear yard for a principal use or a use with specific standards permitted in this district other than one-family, two-family and multiple-family dwellings, shall not be less than the height of the structure at the side or rear lot line.

<sup>4</sup> There shall be no height limit on the CBD, provided, however, that prior to the issuance of a building permits for any structure over 35 feet in height, the planning commission shall make a finding that such excessive height will not be detrimental to the light, air, or privacy of any structure or use currently existing or approved for construction. In approving a height in excess of 35 feet, the planning commission shall follow the standards set forth below in floor area ratio:

- a. All enlargements or new construction shall be undertaken with respect to the established building line.
- b. In the CBD, the maximum floor area ratio for a building shall not exceed the lot area by more than four times.
- c. The proposed height of the building meets the intent of the city master plan.

<sup>5</sup> The maximum percentage of lot coverage for buildings, after review and approval by the planning commission and the zoning administrator, may be permitted to increase to a maximum of 70 percent providing that all requires off-street parking areas, service drives, loading and unloading areas, and all outdoor storage shall not infringe upon required minimum yard setbacks, and/or required buffer areas and not adversely affect adjacent properties.

## **Sec. 102-114. Site development requirements.**

All principal uses and special land uses are subject to the following site development requirements:

- (1) Article II: General provisions.
- (2) Article XV: Site plan review.
- (3) Article XIX: Off-street parking and loading standards.

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- (4) Article XX: Access management and driveway standards.
  - (5) Article XXI: Landscape standards and tree replacement.
  - (6) Article XXII: Lighting standards.
  - (7) Chapter 70: Signs.