



## 56200-56230 GRAND RIVER

Lyon Township, MI 48165



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:  
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## OFFERING SUMMARY: 56200-56230 Grand River | Lyon Township, MI 48165



### PROPERTY OVERVIEW

A 0.52 acres piece of property with two existing buildings, located just off of the corner of Grand River and Lyon Center Drive.

### OFFERING SUMMARY

Sale Price:	\$600,000.00
Building Size:	4,977 Total SF (1,813 & 3,164 SF)
Price / SF:	\$120.55
Lot Size:	0.52 Acres
Zoning:	New Hudson Edge

### PROPERTY HIGHLIGHTS

- A 0.52 acres commercial piece of property for sale on Grand River in New Hudson.
- One of the fastest growing communities in the State of Michigan.
- For redevelopment purposes, existing buildings can be leased to cover carrying costs during approval process.



**PROPERTY INFORMATION:** 56200-56230 Grand River | Lyon Township, MI 48165

**PROPERTY INFORMATION**

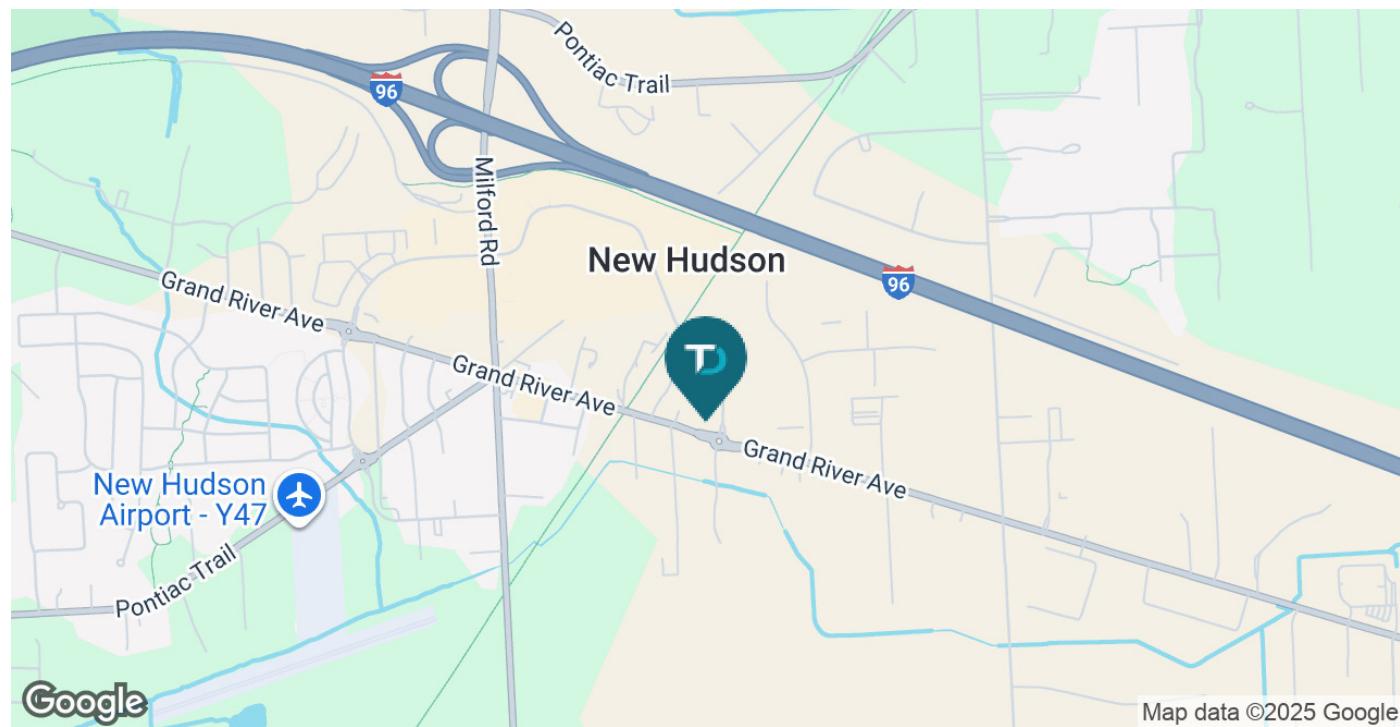
SALE PRICE:	\$600,000.00
Price/SF:	\$120.55
Building Size:	4,977 Total SF
Year Built:	1949
Last Renovated:	1950
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	12

**PROPERTY INFORMATION**

Lot Size:	0.52 Acres
Property Type:	Retail
Property Subtype:	Vacant Land-Commercial
Taxes (Combined):	2025 Summer - \$4,998.19 2024 Winter - \$1,204.43
Zoning	New Hudson Edge
2025 Traffic Count:	Grand River = 13,060 Lyon Center Dr.= 4,877 Milford Rd = 13,208
APN:	21-03-327-008 and 009

**LOCATION INFORMATION**

Located on the north side of Grand River, just west of Lyon Center Drive.





THOMAS DUKE  
COMMERCIAL REAL ESTATE

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**ADDITIONAL PHOTOS:** 56200-56230 Grand River | Lyon Township, MI 48165

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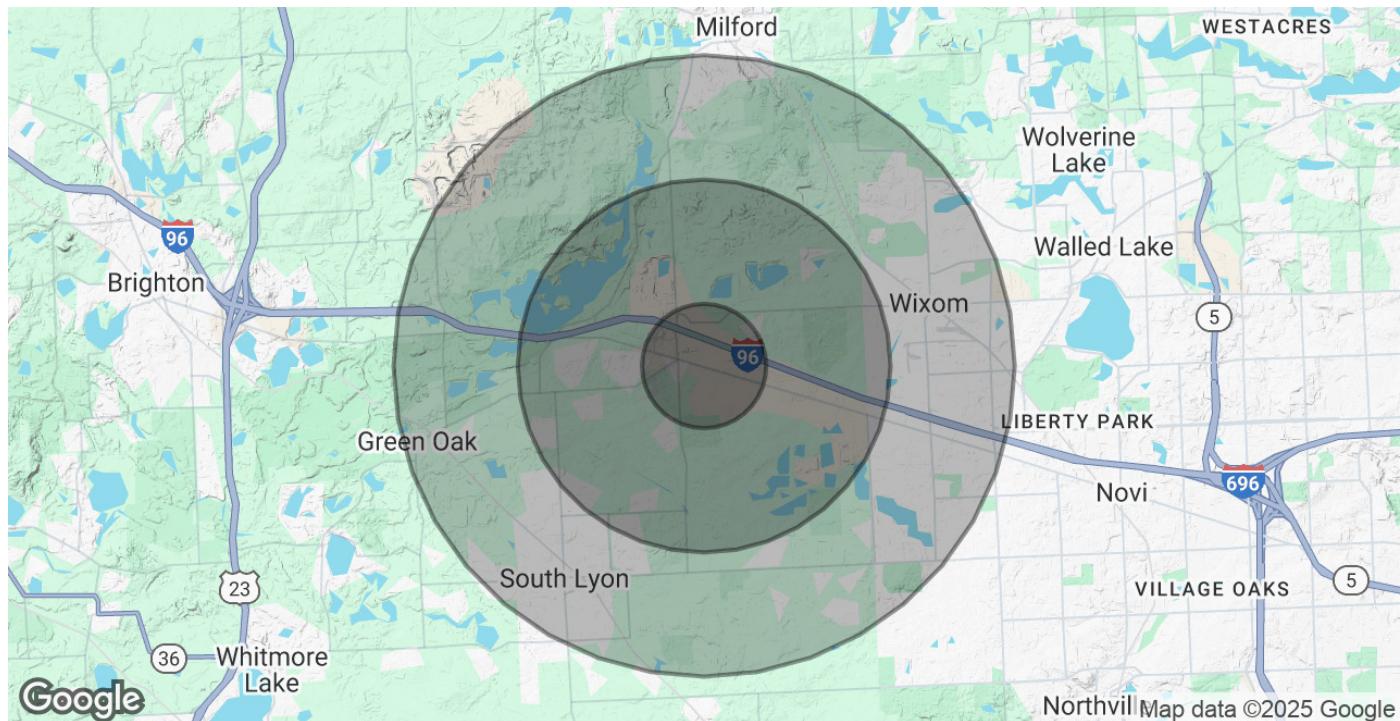


**RETAILER MAP: 56200 Grand River | Lyon Township, MI 48165**





**DEMOGRAPHICS MAP & REPORT: 56200 Grand River | Lyon Township, MI 48165**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,894	16,253	69,424
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	40

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	667	5,887	28,166
# of Persons per HH	2.8	2.8	2.5
Average HH Income	\$148,218	\$150,773	\$149,625
Average House Value	\$459,498	\$413,698	\$412,126

*Demographics data derived from AlphaMap*

- Code of Ordinances  
 Chapter 48 - ZONING  
 ARTICLE 41.00 - NEW HUDSON ZONING DISTRICT  
 CHAPTER 2. PERMITTED USES

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**CHAPTER 2. PERMITTED USES**

The following uses are or may be permitted in the New Hudson Zoning District. If a use is not listed in the following table, it is not permitted in the New Hudson Zoning District. The boundaries of the core, edge, and neighborhood sub-areas are shown on the Regulating Plan/Zoning Map (Map 1).

Key:	<input checked="" type="checkbox"/> Principal Permitted Use	<input type="checkbox"/> Special Land Use	[—] Use Not Permitted
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USE	SUB-AREA			DESIGN STANDARD
	CORE	EDGE	NEIGHBORHOOD	
<b>SECTION 41.201 RESIDENTIAL USES</b>				
Apartments, Ownership and Rental, Ground Story	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum density: 12 units/acre
Apartments, Ownership and Rental, Upper Story	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum density: 12 units/acre
Accessory Uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Bed and Breakfast	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.G
Home Occupations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Section 12.05
Live-Work Unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	—	<ul style="list-style-type: none"> <li>• Living quarters must be above the business</li> <li>• Commercial space may not be used for residential</li> <li>• Compliance with Building and Fire Codes</li> </ul>
Manufactured Housing, not including mobile home parks	—	—	<input checked="" type="checkbox"/>	Section 12.04
Model Home for Sales Promotion	—	—	<input type="checkbox"/>	Subsection 19.03.E
Multifamily Residential	—	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum density: 14 units/acre
Nursing/Convalescent	—	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.V
Private Swimming Pools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Senior Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Subsection 19.03.D
Single-Family Attached Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum density: 12 units/acre

- Code of Ordinances  
 Chapter 48 - ZONING  
 ARTICLE 41.00 - NEW HUDSON ZONING DISTRICT  
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Single-Family Detached Dwellings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum density: 8 units/acre
State Licensed Residential Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>SECTION 41.202 COMMUNITY AND INSTITUTIONAL USES</b>				
Assembly Halls and Similar Uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	—	
Business, Vocational, Arts Schools/Colleges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	
Cemeteries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.I
Municipal Buildings and Uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Nursery Schools and Day Care Centers	—	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Subsection 19.02.O
Offices, Municipal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space Preservation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Private Indoor Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	—	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Outdoor Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.Z, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
Private Service Clubs and Organizations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public, Parochial, or Private Elementary, Intermediate and High Schools	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Public or Private Colleges or Universities	—	<input checked="" type="checkbox"/>	—	
Public Parks, Parkways and Recreation Facilities (Outdoor or Indoor)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Religious Institutions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Subsection 19.02-AA

- Code of Ordinances  
 Chapter 48 - ZONING  
 ARTICLE 41.00 - NEW HUDSON ZONING DISTRICT  
 CHAPTER 2. PERMITTED USES

SECTION 41.203 COMMERCIAL, OFFICE AND RETAIL USES				
Agricultural Sales and Services	—	<input type="checkbox"/>	—	
Arcades	■	■	—	
Art and Photography Gallery	■	■	<input type="checkbox"/>	
Brewpub	■	■	—	Subsection 19.02.MM
Commercial Kennels	—	—	—	
Drive-through Business	<input type="checkbox"/>	<input type="checkbox"/>	—	Subsection 19.02.K
Electric Data Processing	■	■	—	
Enclosed Theaters, Movie Theaters	■	■	—	3 or fewer screens permitted, more than 3 screens prohibited
Financial Institutions	■	■	—	
Funeral Homes or Mortuaries	<input type="checkbox"/>	■	—	Subsection 19.02.M
Filling Station	—	<input type="checkbox"/>	—	Subsection 19.02.E
General Office Buildings and Uses	■	■	—	
Home Occupations	<input type="checkbox"/>	<input type="checkbox"/>	■	
Hotel or Motel	■	■	—	Subsection 19.02.U
Landscaping Contractor Facility	—	<input type="checkbox"/>	—	Subsection 33.03.C
Laundry and Dry Cleaning	■	■	—	
Medical and Dental Clinics or Offices	■	■	<input type="checkbox"/>	Section 12.05
Microbreweries	—	—	—	
Open-Air Display and Sales (Home and Garden)	<input type="checkbox"/>	<input type="checkbox"/>	—	Subsection 19.02.X
Personal Fitness Center or Health Club	■	■	—	
Personal Service Establishments	■	■	—	
Private Kennels	—	—	—	
Restaurant:				
Carry-out	■	■	—	
Drive-in or drive-through	—	<input type="checkbox"/>	—	Subsection 19.02.K; Drive-in and drive-through restaurants shall be permitted only along Lyon Center Drive — East, between the Huron

- Code of Ordinances  
 Chapter 48 - ZONING  
 ARTICLE 41.00 - NEW HUDSON ZONING DISTRICT  
 CHAPTER 2. PERMITTED USES

				Valley Trail and Grand River Avenue.
Sit down	■	■	—	
Sidewalk cafe; or outdoor patio	■	■	—	
Retail Businesses (Commodities)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Retail (Comparison Goods)	■	■	—	Must be less than 25,000 square feet if located in core sub-area
Sales, Recreational Vehicles	—	□	—	Subsection 19.02.HH
Small Distillers	■	■	—	Section 19.02.OO
Small Wine Makers and Hard Cider Producers	■	■	—	Section 19.02.NN
Studio (dance, martial arts, art and photo, music, etc.)	■	■	—	
Vehicle Repair:				
Major	—	□	—	Subsection 19.02.E
Minor	—	□	—	Subsection 19.02.E
Veterinary Clinic, Small Animal Only	■	■	—	Subsection 19.02.FF, except that the use shall comply with the setback requirements in subsection 41.303.A, regardless of the adjoining uses
<b>SECTION 41.204 INDUSTRIAL, TRANSPORTATION AND UTILITY USES</b>				
Central Dry Cleaning Plants and Laundries	—	—	—	
Construction Equipment Sales and Leasing	—	—	—	
Contractor Storage Yard	—	—	—	
Essential Services	■	■	■	
Greenhouses and Plant Nurseries	—	□	—	
Laboratories, Research	—	□	—	
Manufacturing	—	—	—	

- Code of Ordinances  
Chapter 48 - ZONING  
ARTICLE 41.00 - NEW HUDSON ZONING DISTRICT  
CHAPTER 2. PERMITTED USES

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Mini Warehouse	—	—	—	
Motor Freight Transportation	—	—	—	
Radio and Television Towers	—	—	—	
Recycling Collection Stations	—	—	—	
Tool, Die, Gauge and Machine Shops	—	—	—	
Truck, Tractor, and Trailer Sales and Repair	—	—	—	
Utility and Public Service Buildings	<input type="checkbox"/>	■	<input type="checkbox"/>	No outdoor storage permitted
Wireless Communication Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subsection 19.02.Y
Wholesale Trade	<input type="checkbox"/>	<input type="checkbox"/>	—	

(Ord. No. 03-14, pt. 4, 1-7-2014; Ord. No. 10-14, pt. 6, 9-2-2014; Ord. No. 07-15, pt. 2, 6-1-2015; Ord. No. 06-16, pt. 2, 10-3-2016; Ord. No. 195-18, § 6, 6-4-2018; Ord. No. 13-22, § 6, 11-1-2022)