

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

**56200-56230 GRAND RIVER**

Lyon Township, MI 48165



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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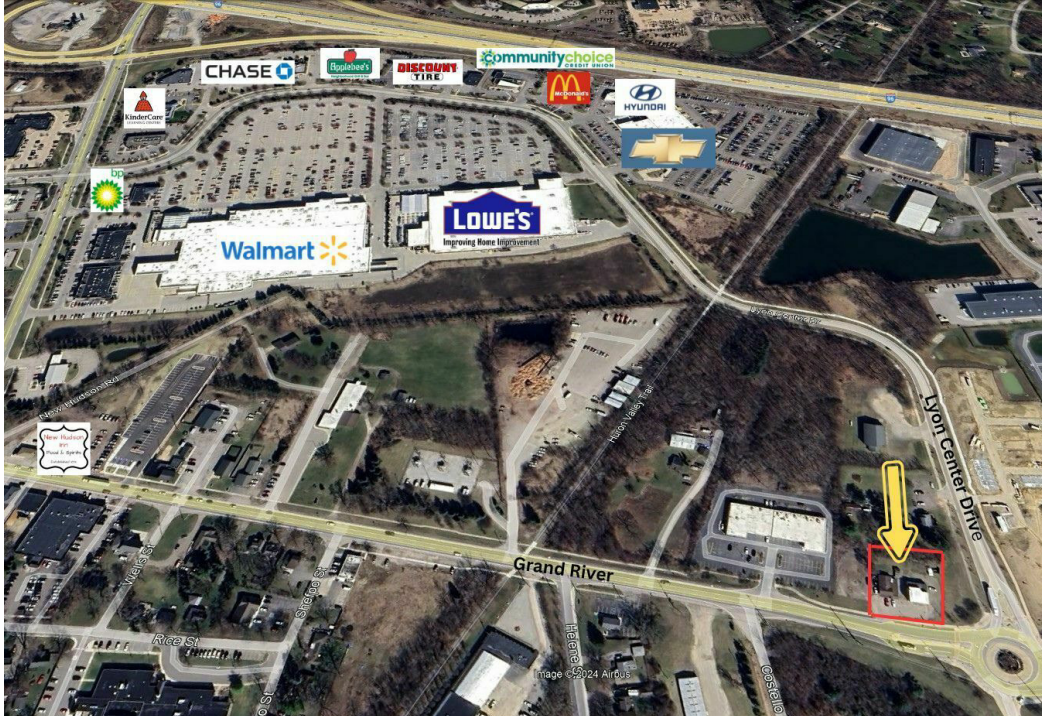
[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)



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**OFFERING SUMMARY: 56200-56230 Grand River | Lyon Township, MI 48165**

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**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**

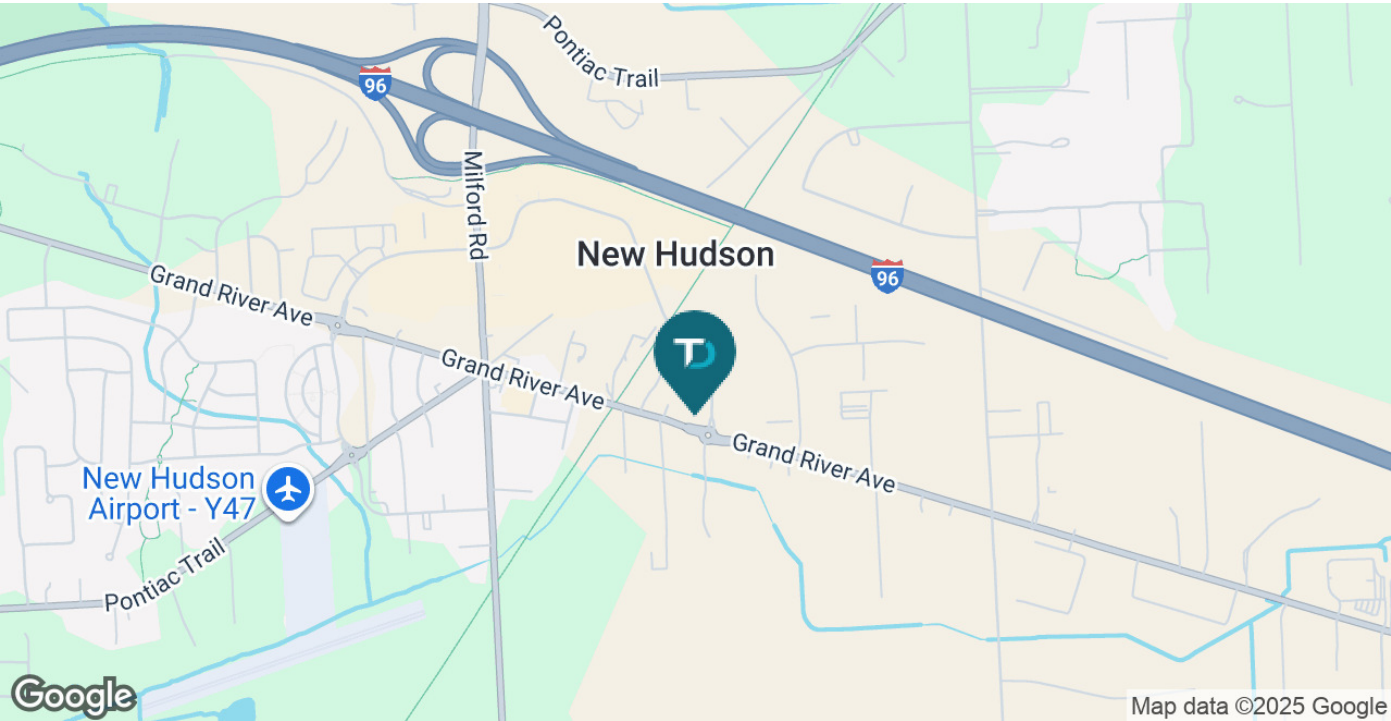
- A 0.52 acres commercial piece of property for sale on Grand River in New Hudson.
- One of the fastest growing communities in the State of Michigan.
- For redevelopment purposes, existing buildings can be leased to cover carrying costs during approval process.

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

| PROPERTY INFORMATION |                                  | PROPERTY INFORMATION |   |
|----------------------|----------------------------------|----------------------|---|
| SALE PRICE:          | \$600,000.00                     | Lot Size:            | 0.52 Acres  |
| Price/SF:            | \$120.55                         | Property Type:       | Retail  |
| Building Size:       | 4,977 Total SF                   | Property Subtype:    | Vacant Land-Commercial  |
| Year Built:          | 1949                             | Taxes (Combined):    | 2025 Summer - \$4,998.19<br>2024 Winter - \$1,204.43                  |
| Last Renovated:      | 1950                             | Zoning               | New Hudson Edge   |
| Number of Floors:    | 2                                | 2025 Traffic Count:  | Grand River = 13,060<br>Lyon Center Dr.= 4,877<br>Milford Rd = 13,208 |
| Utilities:           | Municipal Water & Sanitary Sewer | APN:                 | 21-03-327-008 and 009   |
| Parking Spaces:      | 12                               |                      |   |

**LOCATION INFORMATION**

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





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

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

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



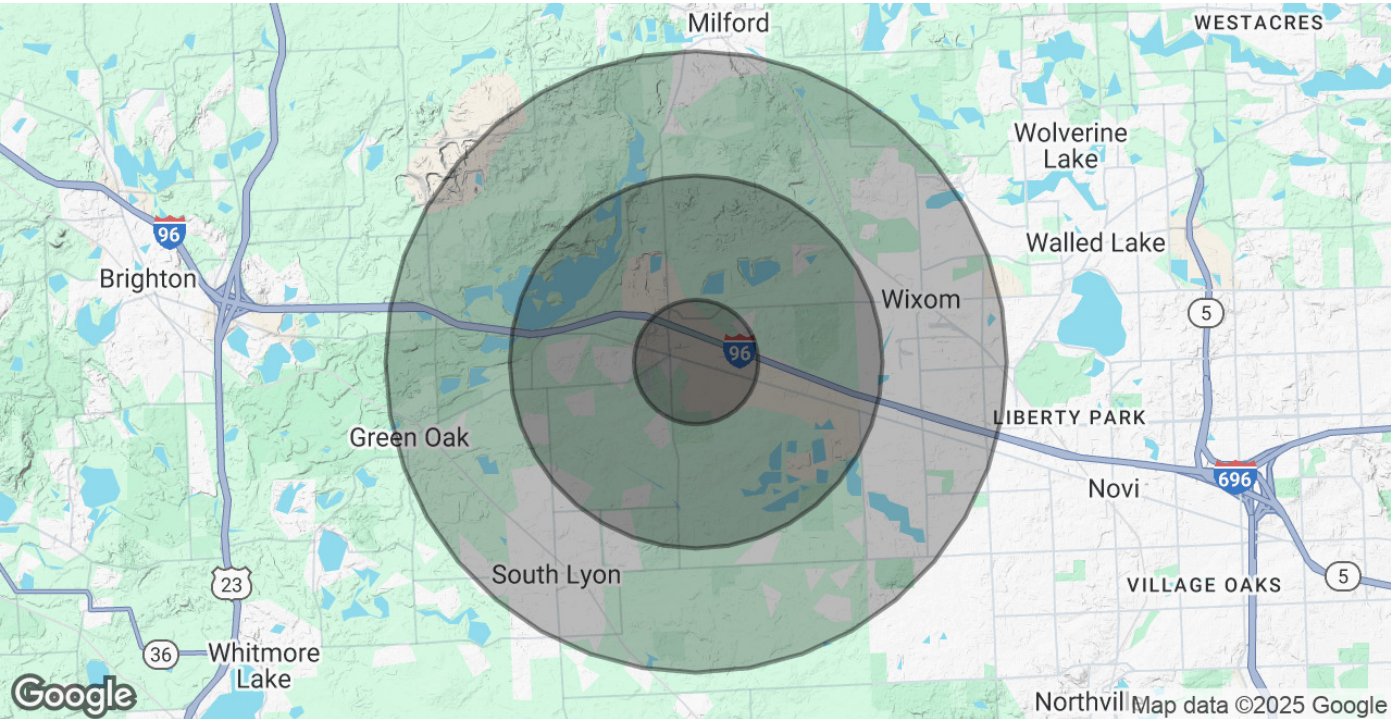


**RETAILER MAP:** 56200 Grand River | Lyon Township, MI 48165





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



| POPULATION                              | 1 MILE    | 3 MILES   | 5 MILES   |
|---|-----------|-----------|-----------|
| 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                     | 1 MILE    | 3 MILES   | 5 MILES   |
| 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

## 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: | ■ Principal Permitted Use | □ Special Land Use | [—] Use Not Permitted |
|------|---------------------------|--------------------|-----------------------|

| USE   | SUB-AREA |      |              | DESIGN STANDARD   |
|---|----------|------|--------------|---|
|   | CORE     | EDGE | NEIGHBORHOOD |   |
| SECTION 41.201 RESIDENTIAL USES                       |          |      |              |   |
| Apartments, Ownership and Rental, Ground Story        | ☐        | ☐    | ■            | Maximum density: 12 units/acre  |
| Apartments, Ownership and Rental, Upper Story         | ■        | ■    | ■            | Maximum density: 12 units/acre  |
| Accessory Uses  | ■        | ■    | ■            |   |
| Bed and Breakfast                                     | ■        | ■    | ☐            | Subsection 19.02.G  |
| Home Occupations                                      | ■        | ■    | ■            | Section 12.05   |
| Live-Work Unit  | ■        | ■    | —            | <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 | —        | —    | ■            | Section 12.04   |
| Model Home for Sales Promotion                        | —        | —    | ☐            | Subsection 19.03.E  |
| Multifamily Residential                               | —        | ■    | ■            | Maximum density: 14 units/acre  |
| Nursing/Convalescent                                  | —        | ☐    | ☐            | Subsection 19.02.V  |
| Private Swimming Pools                                | ☐        | ■    | ■            |   |
| Senior Housing  | ☐        | ■    | ■            | Subsection 19.03.D  |
| Single-Family Attached Dwellings                      | ☐        | ■    | ■            | Maximum density: 12 units/acre  |

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|   |                          |                          |                          |   |
|---|--------------------------|--------------------------|--------------------------|---|
| Single-Family Detached Dwellings  | <input type="checkbox"/> | ■                        | ■                        | Maximum density: 8 units/acre   |
| State Licensed Residential Facility                                     | <input type="checkbox"/> | ■                        | ■                        |   |
| <b>SECTION 41.202 COMMUNITY AND INSTITUTIONAL USES</b>                  |                          |                          |                          |   |
| Assembly Halls and Similar Uses   | ■                        | ■                        | —                        |   |
| Business, Vocational, Arts Schools/Colleges                             | <input type="checkbox"/> | ■                        | —                        |   |
| Cemeteries  | ■                        | <input type="checkbox"/> | <input type="checkbox"/> | Subsection 19.02.I  |
| Municipal Buildings and Uses  | ■                        | ■                        | ■                        |   |
| Nursery Schools and Day Care Centers                                    | —                        | ■                        | ■                        | Subsection 19.02.O  |
| Offices, Municipal  | ■                        | ■                        | ■                        |   |
| Open Space Preservation   | ■                        | ■                        | ■                        |   |
| 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 type="checkbox"/> |   |
| Public, Parochial, or Private Elementary, Intermediate and High Schools | ■                        | ■                        | ■                        |   |
| Public or Private Colleges or Universities                              | —                        | ■                        | —                        |   |
| Public Parks, Parkways and Recreation Facilities (Outdoor or Indoor)    | ■                        | ■                        | ■                        |   |
| Religious Institutions  | ■                        | ■                        | ■                        | Subsection 19.02.AA   |



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| 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 |

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|   |   |   |   |  |
|---|---|---|---|--|
|   |   |   |   | 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   | — | — | — |  |



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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)