

LOTS FOR SALE
BUILD-TO-SUIT FOR SALE OR LEASE



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SHBP
SOUTH HILL BUSINESS PARK

SOUTH HILL ROAD
LYON TOWNSHIP, MI

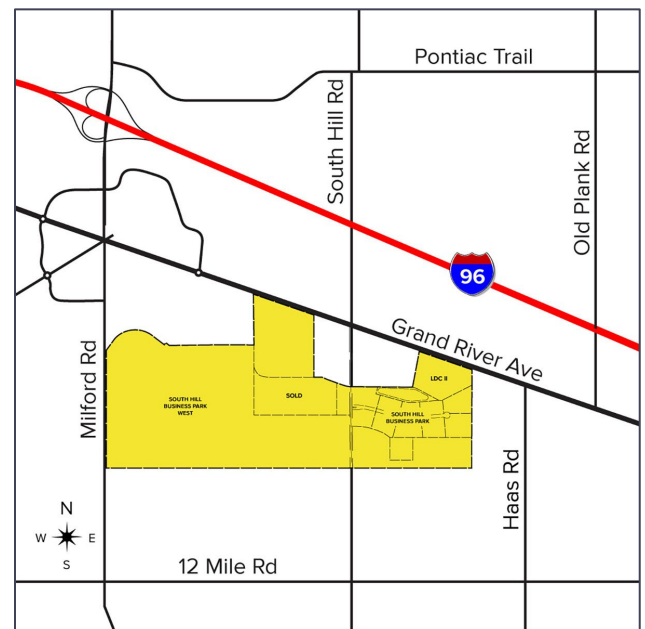


WWW.SOUTHHILLBUSINESSPARK.COM

Note: This is an artist rendering, final plan may vary.

PROPERTY FEATURES

- Lots for sale from 2.93 – 32.85 acres
- Build-to-suit opportunities for sale or lease
- Lots can be combined for larger acreage sizes
- Exceptional development opportunity in Oakland County's fastest growing community
- Paved concrete roads and all public utilities at property line
- Minutes from Ascension Providence Hospital, Huron Valley Sinai Hospital, and University of Michigan Hospital, three of Michigan's top healthcare providers
- Flexible zoning, ideal for a variety of uses



For more information, please contact:

STEVE GORDON

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One Towne Square, Suite 1200

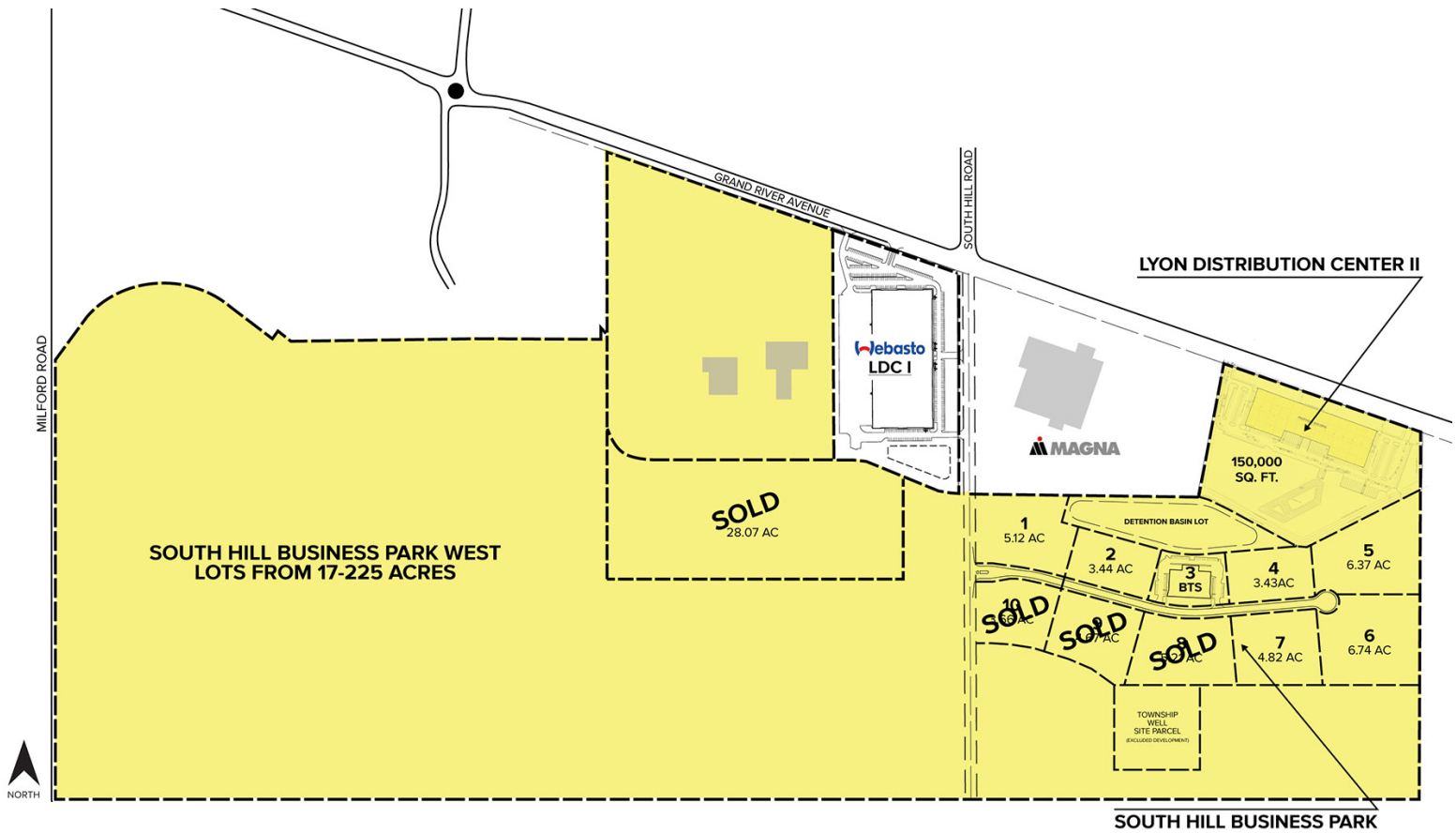
Southfield, MI 48076

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South Hill Business Park – Lyon Township, Michigan



Lot Prices Include Regional Detention

LOT #	ACREAGE	TOTAL PRICE	PRICE/ACRE	PRICE/SQ.FT.
Lot 1	5.12 AC	\$1,664,000	\$325,000	\$7.45
Lot 2	3.44 AC	\$1,118,000	\$325,000	\$7.45
Lot 3	2.93 AC	\$952,250	\$325,000	\$7.45
Lot 4	3.43 AC	\$1,114,750	\$325,000	\$7.45
Lot 5	6.37 AC	\$2,070,250	\$325,000	\$7.45
Lot 6	6.74 AC	\$2,190,500	\$325,000	\$7.45
Lot 7	4.82 AC	\$1,566,500	\$325,000	\$7.45
Lot 8 - SOLD	5.21 AC			
Lot 9 - SOLD	4.67 AC			
Lot 10 - SOLD	3.66 AC			

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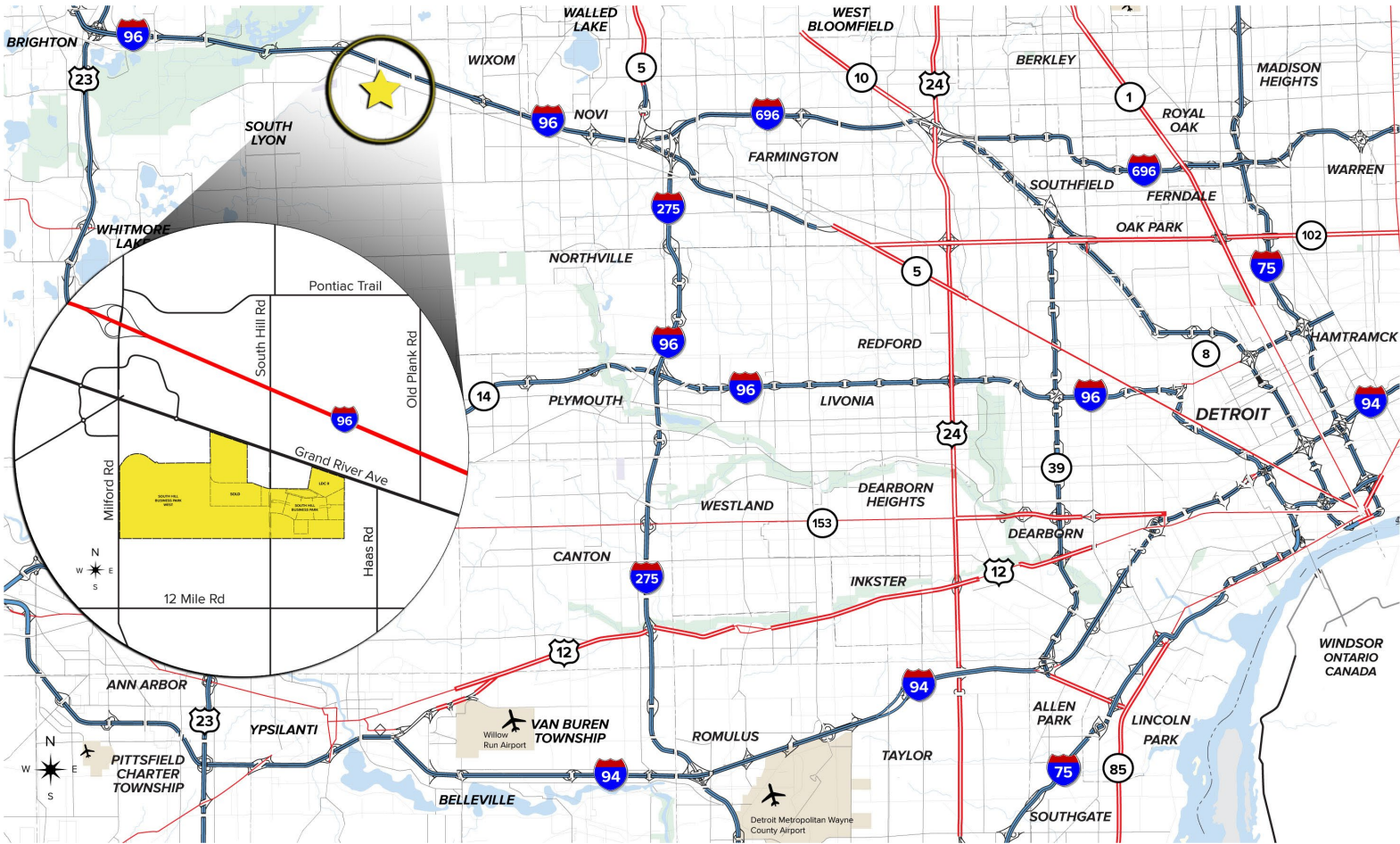
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Regional Map



- 35-minute drive to Detroit Metro Airport and Flint Bishop Airport
- Water, sewer and all public utilities on-site
- Convenient I-96 freeway access to major businesses, industrial, and automotive headquarters in the region
- High average daily traffic counts on I-96 freeway, Milford Rd and Grand River Ave

DEMOGRAPHICS (5-MILE RADIUS)

POPULATION:	75,939
HOUSEHOLD INCOME:	\$133,327
NUMBER OF BUSINESSES:	3,068
DAYTIME EMPLOYEES:	47,358

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