



FOR SALE

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248.476.3700

LISTED BY:

Eric Szerlag

Vice President
eszerlag@thomasduke.com

Mark Szerlag

Senior Partner
mszerlag@thomasduke.com

FOR SALE

New Hudson Plaza

56270 Grand River Avenue New Hudson, MI 48165



SALE PRICE: \$2,500,000.00

DESCRIPTION

A "value add" 18,550 square foot retail center for sale on Grand River in New Hudson, Michigan

PROPERTY HIGHLIGHTS

- "Value Add" opportunity to acquire a multi-tenant retail center, as an investor, or owner user, located in one of the fastest growing communities in the State of Michigan.
- 4 acre parcel with frontage on Grand River and Lyon Center Drive.
- Priced well below replacement cost and well below the local average price per square foot.

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BUILDING INFORMATION

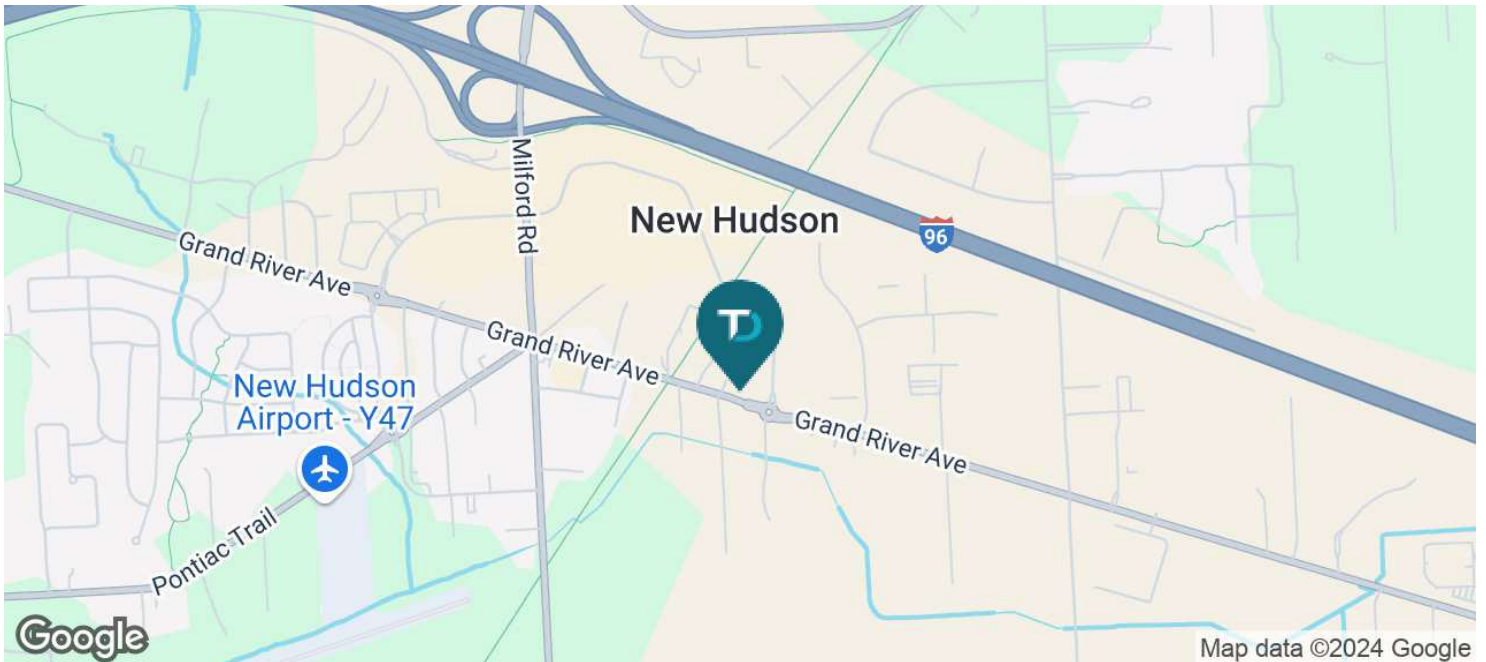
SALE PRICE:	\$2,500,000.00
Building Size:	18,550 SF
Available Space:	4,600 & 1,500 SF
Year Built:	1977
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	125
Current Tenants:	Teresita Mexican Grill BW Smith CPA Strand Insurance Club Empowerment

PROPERTY INFORMATION

Lot Size:	4.92 Acres
Property Subtype:	Single Story Strip Center
Zoning	New Hudson - Edge
Traffic Count:	Gr. River = 11,872; Lyon Center Dr = 5,238
APN:	21-03-327-023
Taxes:	2024 Summer - \$25,703.25 2023 Winter - \$29,235.49

LOCATION INFORMATION

Located on the north side of Grand River, east of Milford Road and just west of Lyon Center Drive.



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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	1,348	14,470	64,761
Median age	39.9	39.8	39.8
Total households	521	5,588	26,075
Average HH income	\$114,410	\$114,980	\$109,463
Average house value	\$355,497	\$294,057	\$260,590

