



LAND For Sale

Location: 54500 Grand River Avenue
Side of Street: North
City: Lyon Twp., MI
Cross Streets: S. Hill Rd.
County: Oakland

Acres: 30.74
Zoning: Lt. Ind.
Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: No
Water: Yes
Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Industrial
South: Industrial
East: Industrial
West: Industrial

PRICING INFORMATION

Asking Price: \$6,762,800.00
Per Acre: \$220,000.00
Per SqFt : \$5.05
Terms:
Parcel #: 21-02-376-003; 004
Assessor Number: N/A
Taxes: \$33,737.94 (2018)

TRAFFIC INFORMATION

Yr: 2018 Count: 14,642 Grand River Ave. E. of S. Hill Rd.
Yr: 2018 Count: 9,917 Grand River Ave. W. of S. Hill Rd.
Yr: 2018 Count: 1,145 S. Hill Rd. N. of Grand River Ave.
Yr: 2018 Count: 638 S. Hill Rd. S. of Grand River Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	886	\$119,846
3 Mile Radius	16,422	\$91,010
5 Mile Radius	71,200	\$91,744

Comments: One of the last large tracks in Western Oakland County. 100% usable and balanced. Can subdivide. I-96 and Grand River frontage. Can build up to 950,000 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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