

# LYON RIDGE PROFESSIONAL CENTER - FOR LEASE

LYON TOWNSHIP, MICHIGAN



EAST ELEVATION

LYON RIDGE PROFESSIONAL CENTER

EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

**EXECUTIVE SUMMARY:** Lyon Ridge Professional Center | Lyon Township, MI 48165



**EAST ELEVATION**

LYON RIDGE PROFESSIONAL CENTER

**OFFERING SUMMARY**

Available SF: 1,688 - 6,523 SF

Lease Rate: \$24.00 SF/yr (NNN)

Year Built: 4th Quarter of 2019

Building Size: 8,902 SF

Zoning: PUD

**PROPERTY HIGHLIGHTS**

- New construction Medical Office Building on an outlot within the Lyon Towne Center development.
- Outstanding visibility from Milford Road & I96.
- Flexible space plan can accommodate users from 1700-6500 SF.
- Lyon Township is one of the fastest growing communities in the State.
- Very little medical competition.

**DEMOGRAPHICS**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households:	398	17,153	81,489
Total Population:	1,133	46,134	216,957
Average HH Income:	\$92,948	\$84,762	\$95,316

PROPERTY DETAILS: Lyon Ridge Professional Center | Lyon Township, MI 48165

**LEASE RATE** **\$24.00 SF/YR, NNN**

LOCATION INFORMATION	
Building Name	Lyon Ridge Professional Center
Street Address	30674 Lyon Center Drive
City, State, Zip	Lyon Township, MI 48165
County/Township	South West Oakland

PROPERTY DETAILS	
Property Type	Office
Traffic Count	Milford Road = 26,741 I96 = 116,050 Lyon Center Drive = 7,203
Zoning	PUD
APN#	21-03-151-025

BUILDING INFORMATION	
Building Size	8,902 SF
Available Space	1,688 - 6,523 SF
Price / SF	\$24.00 SF/yr
Year Built	4th Quarter of 2019
Number Of Floors	1

UTILITIES & AMENITIES	
Utilities Description	City Water & Sanitary Sewer

BUILDING RENDERINGS: Lyon Ridge Professional Center | Lyon Township, MI 48165



EAST ELEVATION

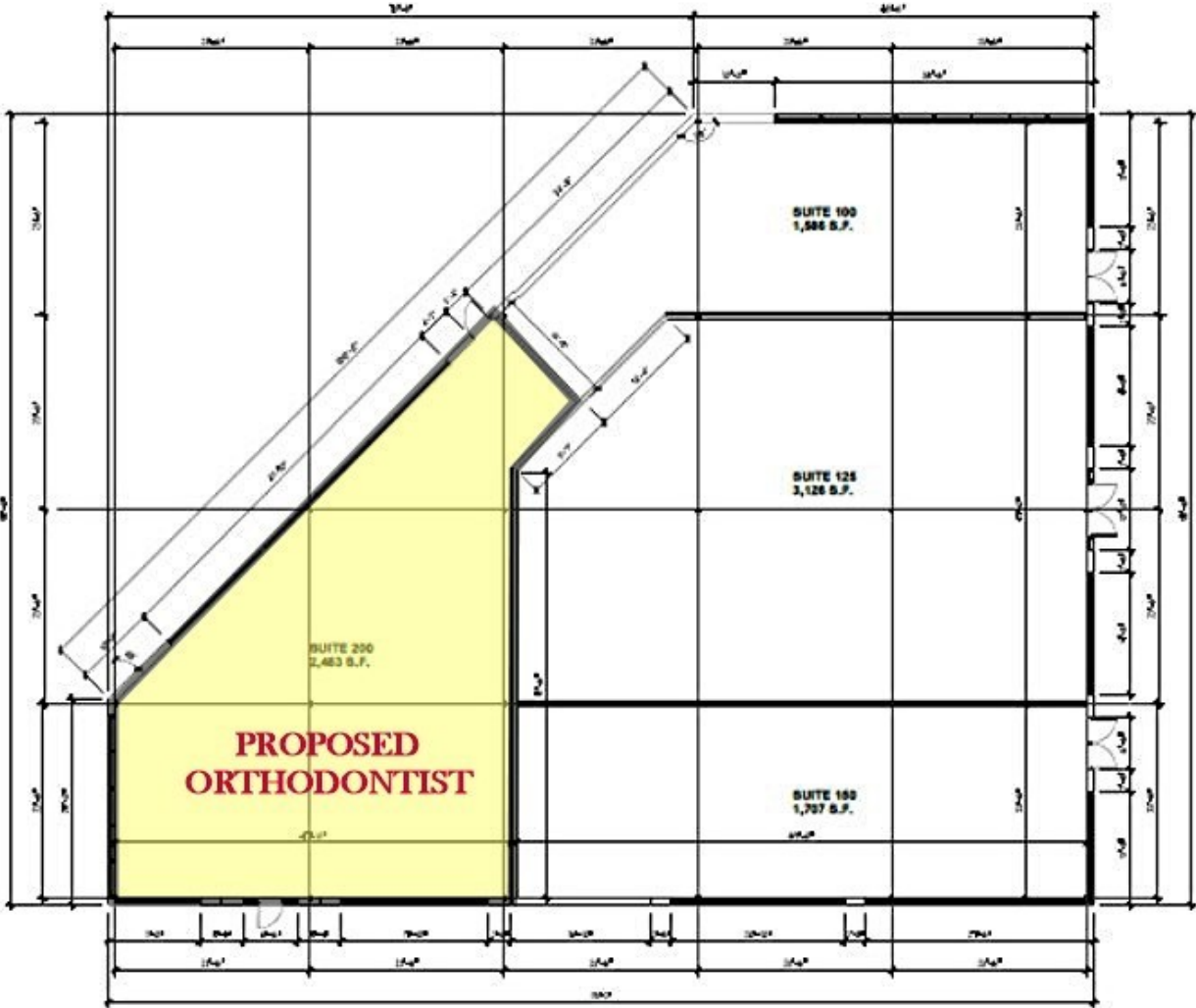
LYON RIDGE PROFESSIONAL CENTER



SOUTH ELEVATION

LYON RIDGE PROFESSIONAL CENTER

FLOOR PLAN: Lyon Ridge Professional Center | Lyon Township, MI 48165



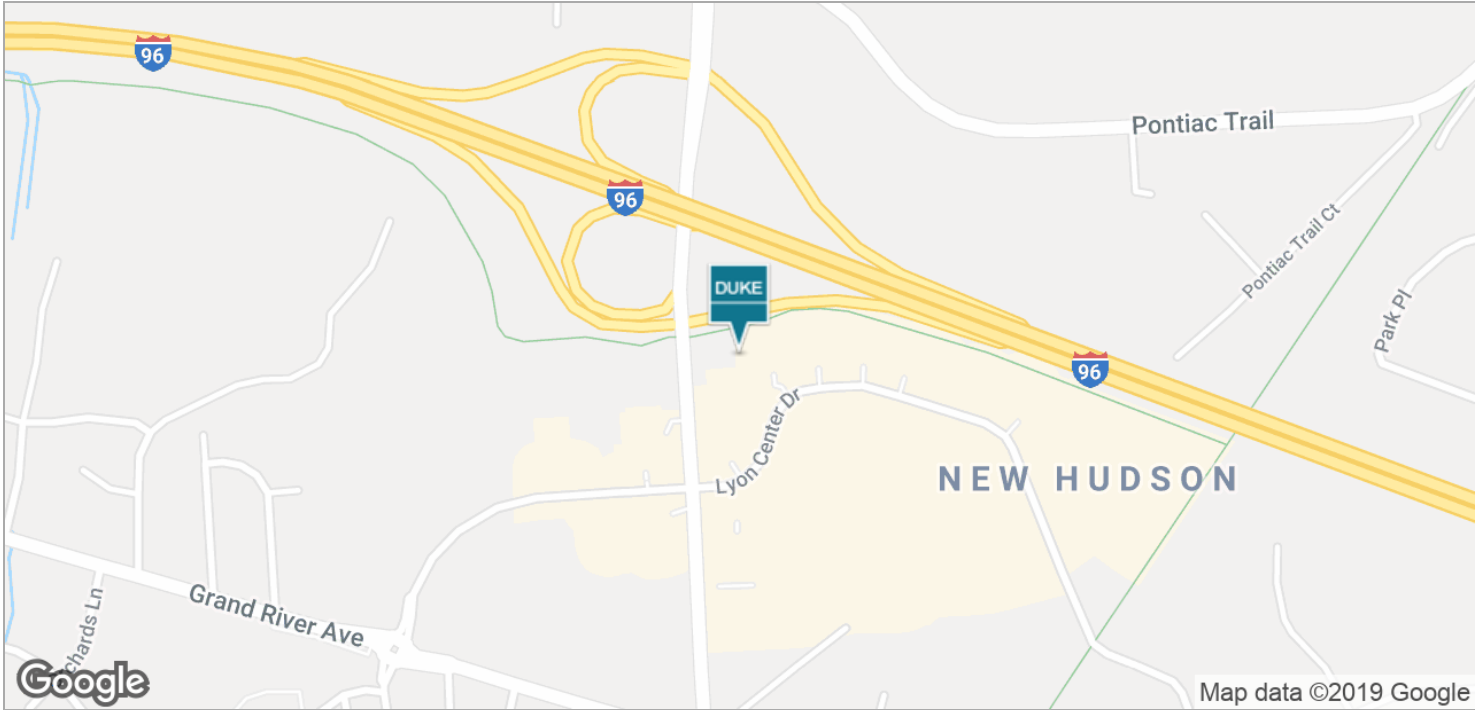
**PROPOSED FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
6,902 S.F. TOTAL AREA

RETAILER MAP: Lyon Ridge Professional Center | Lyon Township, MI 48165

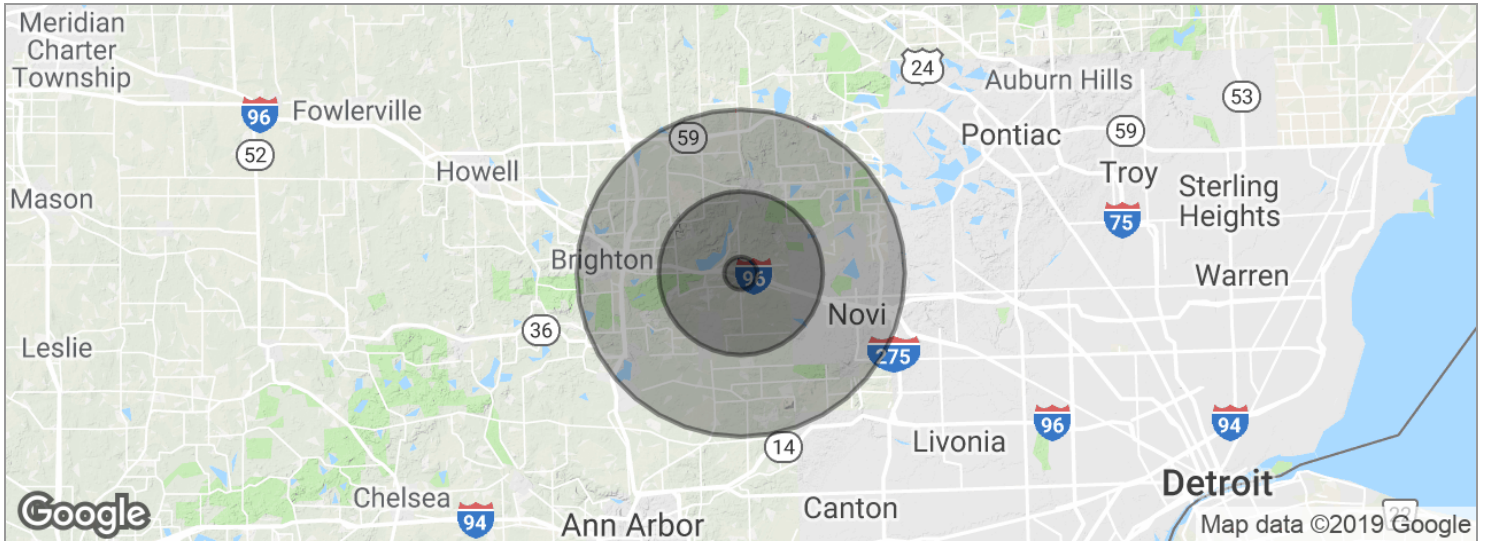


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LOCATION MAPS: Lyon Ridge Professional Center | Lyon Township, MI 48165



DEMOGRAPHICS MAP: Lyon Ridge Professional Center | Lyon Township, MI 48165



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,133	46,134	216,957
Median age	37.8	37.2	38.8
Median age (male)	39.4	36.7	38.3
Median age (Female)	37.1	38.0	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	398	17,153	81,489
# of persons per HH	2.8	2.7	2.7
Average HH income	\$92,948	\$84,762	\$95,316
Average house value	\$278,100	\$281,516	\$287,839

\* Demographic data derived from 2010 US Census