



# FOR SALE/LEASE

## APPLEBEE'S

30686 LYON CENTER DRIVE, NEW HUDSON (LYON TWP), MI 48165

**FOR  
SALE/LEASE**



**THIS IS AN OPERATING RESTAURANT – PLEASE DO NOT CONTACT THE TENANT/OPERATOR**

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

**RICHARD A. SHLOM**

Managing Director  
rshlom@landmarkcres.com  
(248) 488-2620

**MATTHEW D. SWANTKO**

Principal  
mswantko@landmarkcres.com  
(248) 488-2620

### CONTACT US

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334

Phone: (248) 488-2620

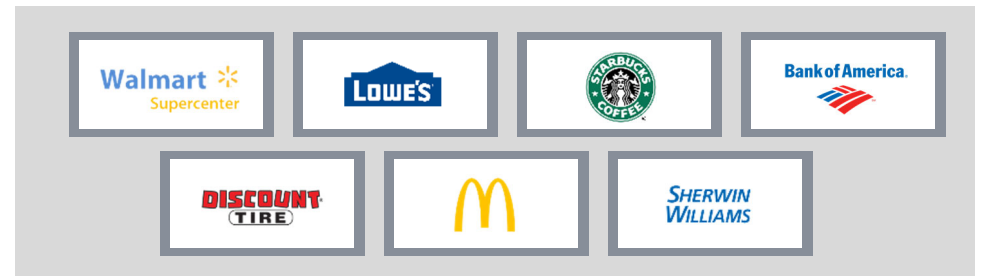
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# FOR SALE/LEASE

## PROPERTY DETAILS

<b>Location:</b>	30686 Lyon Center Drive New Hudson, MI 48615
<b>Property Type:</b>	Freestanding Restaurant
<b>Lease Expiration:</b>	Summer 2019
<b>Rent:</b>	TBD (Sale Possible)
<b>Property Taxes:</b>	\$23,673.00 (2017)
<b>Building Dimensions:</b>	Approx. 59' x 91'
<b>Lot Size:</b>	1.50 AC
<b>Available Space:</b>	Approx. 5,370 SF <i>(includes attached walk-in cooler)</i>
<b>Zoning:</b>	PUD
<b>GLA:</b>	5,370 SF
<b>Improvements:</b>	As-is <i>(possible purchase of FF&amp;E)</i>
<b>Contact:</b>	Richard A. Shlom <a href="mailto:rshlom@landmarkcres.com">rshlom@landmarkcres.com</a>  Matthew D. Swantko <a href="mailto:mswantko@landmarkcres.com">mswantko@landmarkcres.com</a>  (248) 488-2620

## ANCHORS



## DESCRIPTION

The Lyon Towne Shopping Center is strategically positioned between Milford and South Lyon, both affluent, growing bedroom communities. It is anchored by Super Walmart and Lowe's and includes Feldman Chevrolet, McDonald's, Discount Tire, Kensington Grill, Chase Bank and Starbucks. This soon to be vacated Applebee's is an outlot of the Lyon Towne Center and is a high profile attractive restaurant building at Milford Road and I-96 interchange. The site and center are highly visible to I-96 traffic making it a destination shopping center for the western suburbs. There are 100 on site parking spaces.

## TRAFFIC COUNT

I-96 = 118,160 cpd  
Milford Rd = 23,400 cpd

# MICRO



**SITE**

I-96 (118,160 CPD)

MILFORD RD (23,400 CPD)

GRAND RIVER AVE

**LYON TOWNE CENTER**

TRACTOR SUPPLY CO.

B  
PURE SLEEP  
MATTRESS STORE

CHASE

DISCOUNT TIRE

SHERWIN-WILLIAMS

McDonald's

CHEVROLET

Starbucks  
SportClips

SUNOCO

Tim Hortons

TACO BELL

Arbys

BELLE TIRE

Flagstar Bank

Walmart

LOWE'S

SUBWAY

Great Clips

Jack in the Box

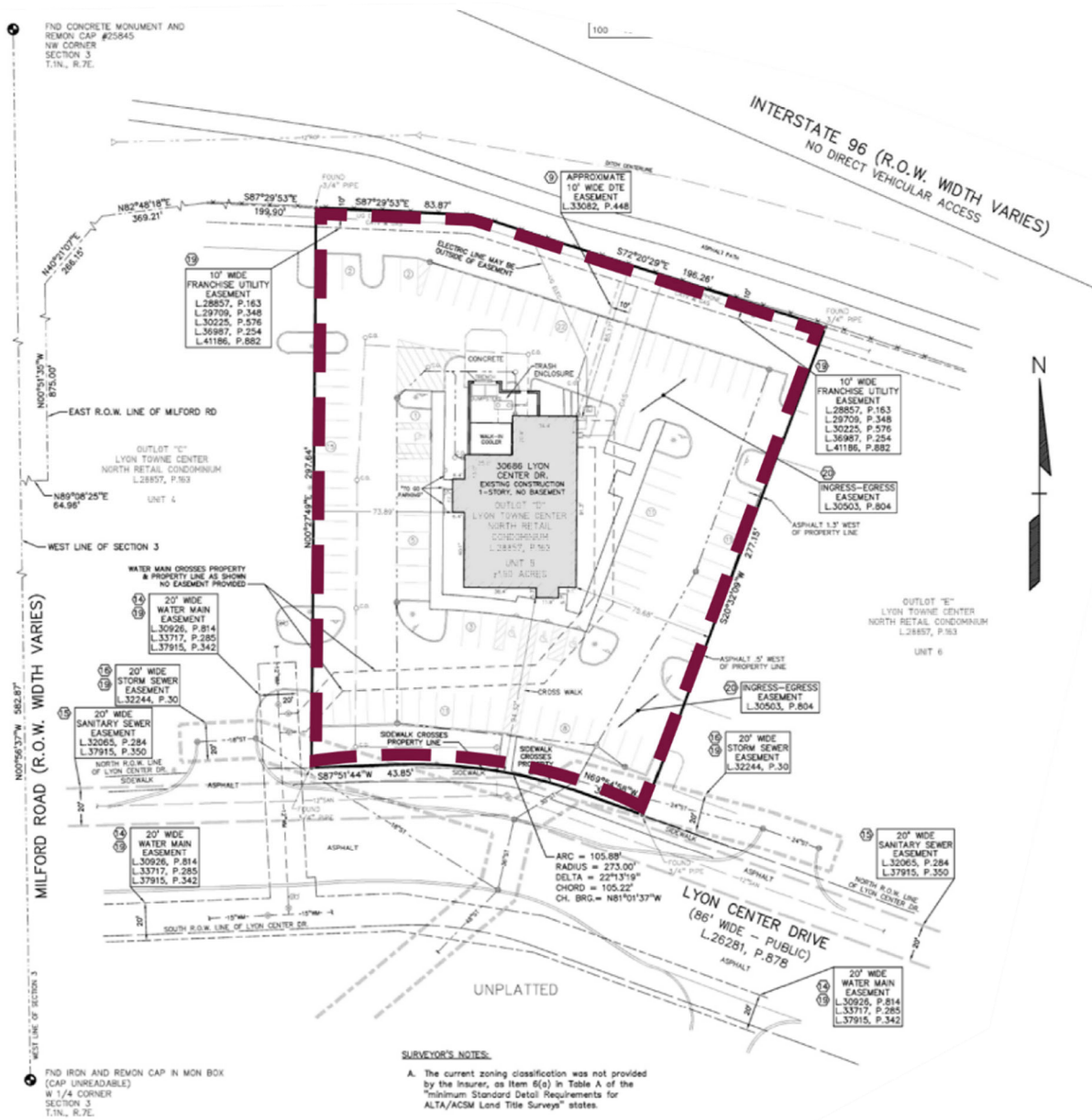
PIZZA HUT  
Sprint

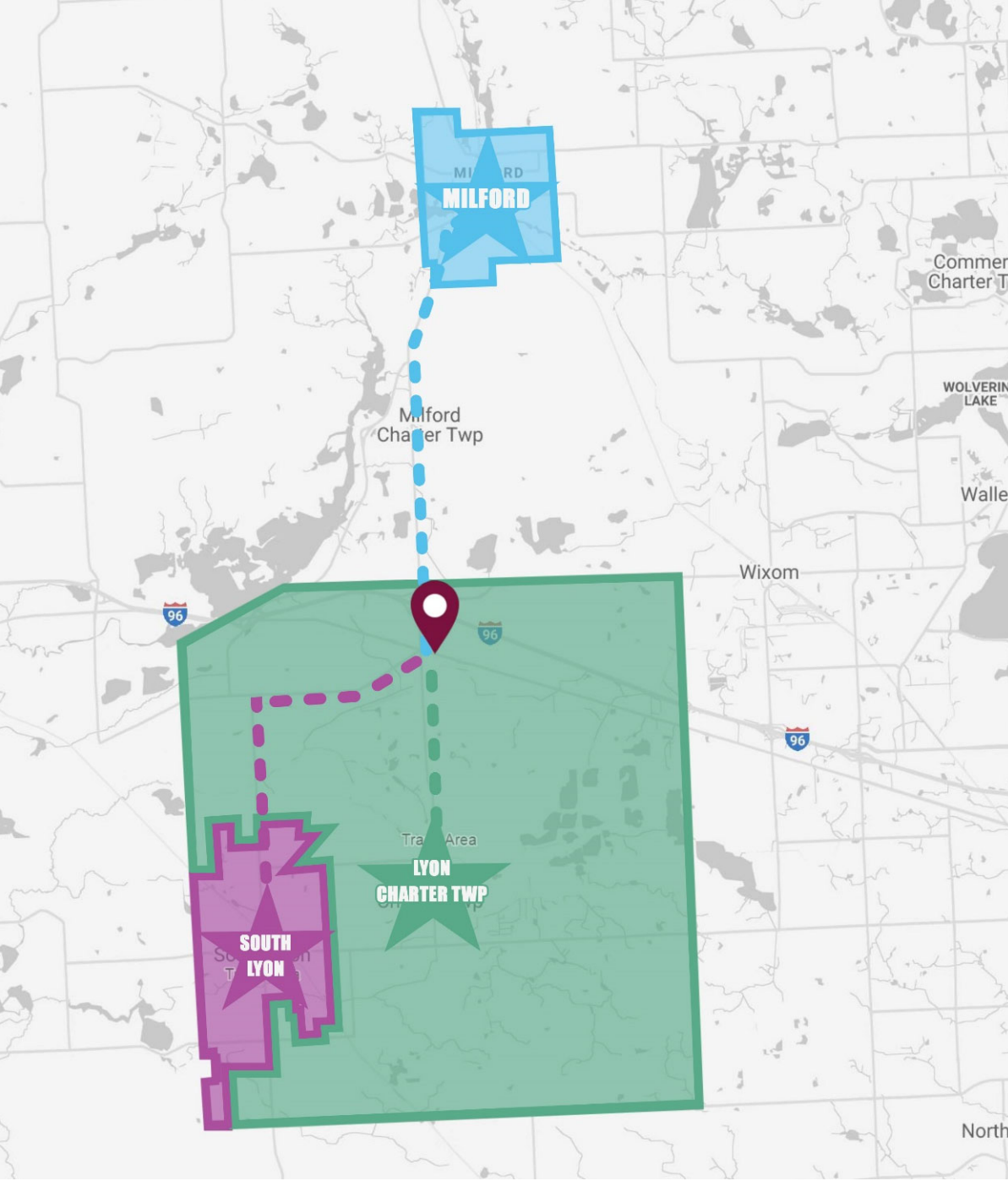
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# SURVEY

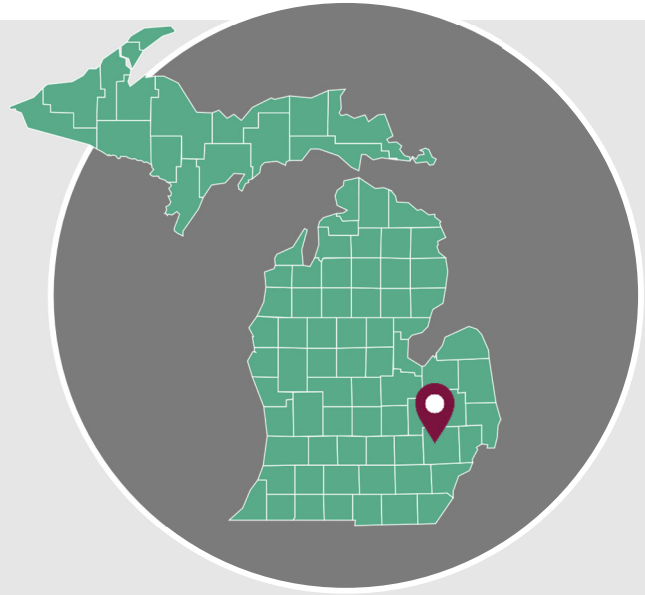


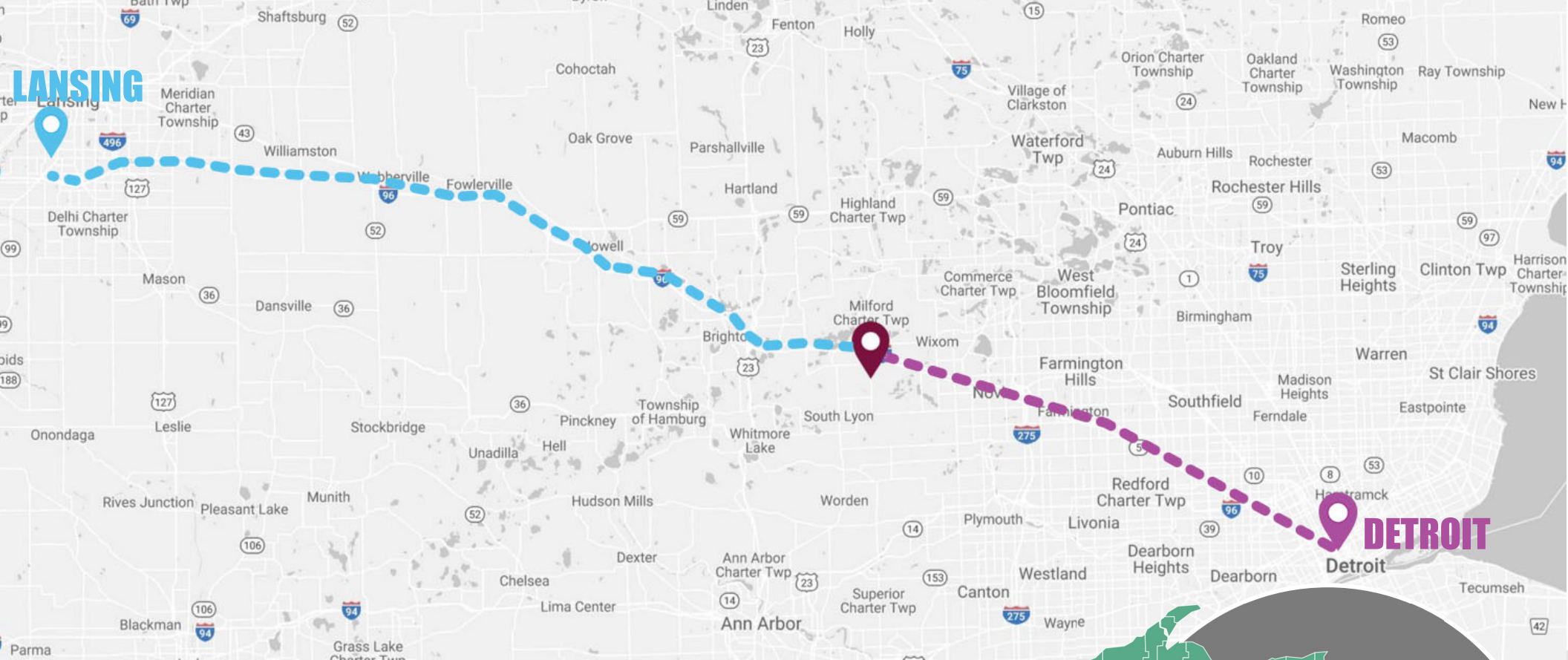


AVERAGE HH INCOME	MILFORD	
		\$107,125
		\$107,916
		SOUTH LYON
		\$89,854

### AFFLUENT TRADE AREAS

The Lyon Towne Center Services the immediate communities of Lyon Charter Township, South Lyon and Milford.





**CARS PER DAY**



I-96: LANSING to NEW HUDSON

**± 114,000 CPD**

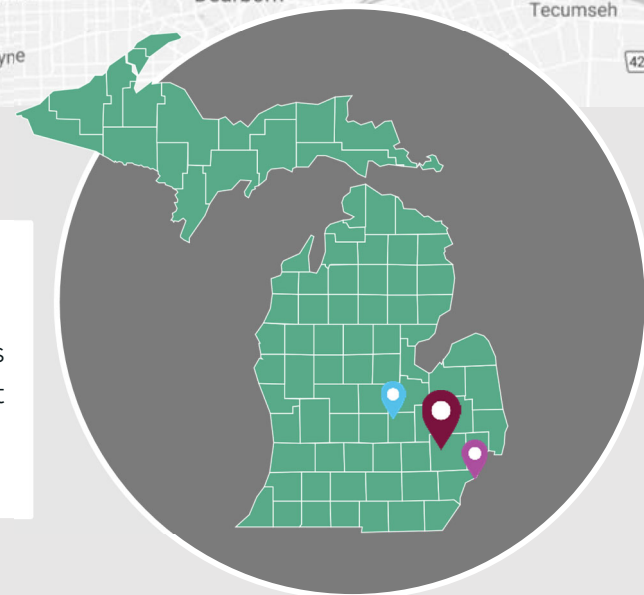


I-96: NEW HUDSON to DETROIT

**± 192,000 CPD**

## DESTINATION INTERCHANGE

The Lyon Towne Center services the business people and commuters traveling east and west along I-96 from Lansing to Detroit.



# DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILE	5 MILE	10 MILE	
POPULATION	2020 Estimated Population	1,017	13,905	60,439	293,148
	2025 Projected Population	1,019	13,974	60,966	295,705
	2010 Census Population	1,007	11,288	49,738	265,534
	2000 Census Population	785	9,897	44,603	235,778
	Projected Annual Growth 2020 to 2025	-	-	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	1.5%	2.0%	1.8%	1.2%
HOUSEHOLDS	2020 Estimated Households	381	5,272	24,043	118,970
	2025 Projected Households	386	5,359	24,532	120,655
	2010 Census Households	370	4,151	19,272	104,088
	2000 Census Households	271	3,494	17,400	90,209
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	2.0%	2.5%	1.9%	1.6%
RACE	2020 Est. White	87.5%	88.8%	85.9%	83.7%
	2020 Est. Black	5.5%	3.9%	5.5%	5.2%
	2020 Est. Asian or Pacific Islander	4.5%	4.0%	5.0%	8.1%
	2020 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%	0.3%
	2020 Est. Other Races	2.2%	3.0%	3.2%	2.7%
INCOME	2020 Est. Average Household Income	\$109,889	\$115,958	\$111,015	\$122,884
	2020 Est. Median Household Income	\$109,607	\$94,945	\$90,643	\$96,033
	2020 Est. Per Capita Income	\$41,209	\$43,983	\$44,199	\$49,911
BUSINESS	2020 Est. Total Businesses	150	513	2,683	12,603
	2020 Est. Total Employees	2,413	6,795	32,170	147,934

