



FOR LEASE

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FOR LEASE

161 Whipple Street

161 Whipple Street South Lyon, MI 48178



Lease Rate: Negotiable

DESCRIPTION

Office Space in Downtown South Lyon.

PROPERTY HIGHLIGHTS

- Rare Office availability of this size in Downtown South Lyon
- Growing community
- Lease includes recently remodeled lower level storage space

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BUILDING INFORMATION

Lease Rate:	\$1,445.00/mth, Gross + Utilities
Building Size:	1,500 SF
Year Built:	1940
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	10

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	B-2
2020 Traffic Count:	Pontiac Trail = 15,654 10 Mile Road = 10,326
APN:	21-19-477-012

LOCATION INFORMATION

Located on the south side of Whipple Street, west of Lafayette (Pontiac Trail).



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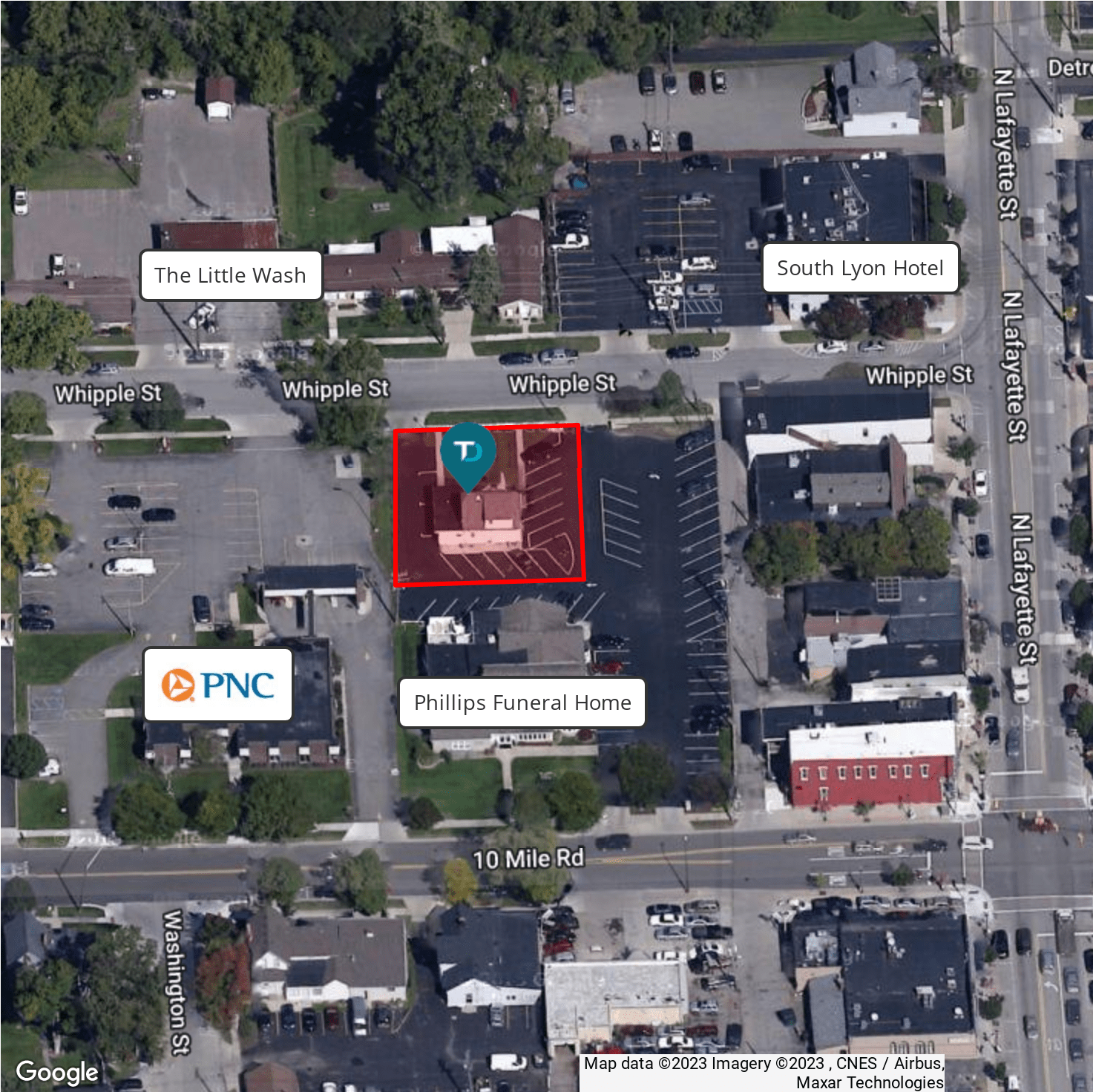
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	9,400	28,924	45,473
Median age	36.6	37.1	38.4
Total households	3,856	10,918	16,992
Average HH income	\$68,008	\$80,192	\$84,008
Average house value	\$347,834	\$268,757	\$276,112