

SALE/LEASE

Former QSR – South Lyon

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



440 S. Lafayette St.
South Lyon, MI

EXCLUSIVELY LISTED BY:

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Associate Broker

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PROPERTY OVERVIEW

Located on the west side of S. Lafayette St, south of 10 Mile Rd, within South Lyon's Downtown. Property offers three points of ingress/egress, one of which come via an access easement to W McHattie St.

OFFERING SUMMARY

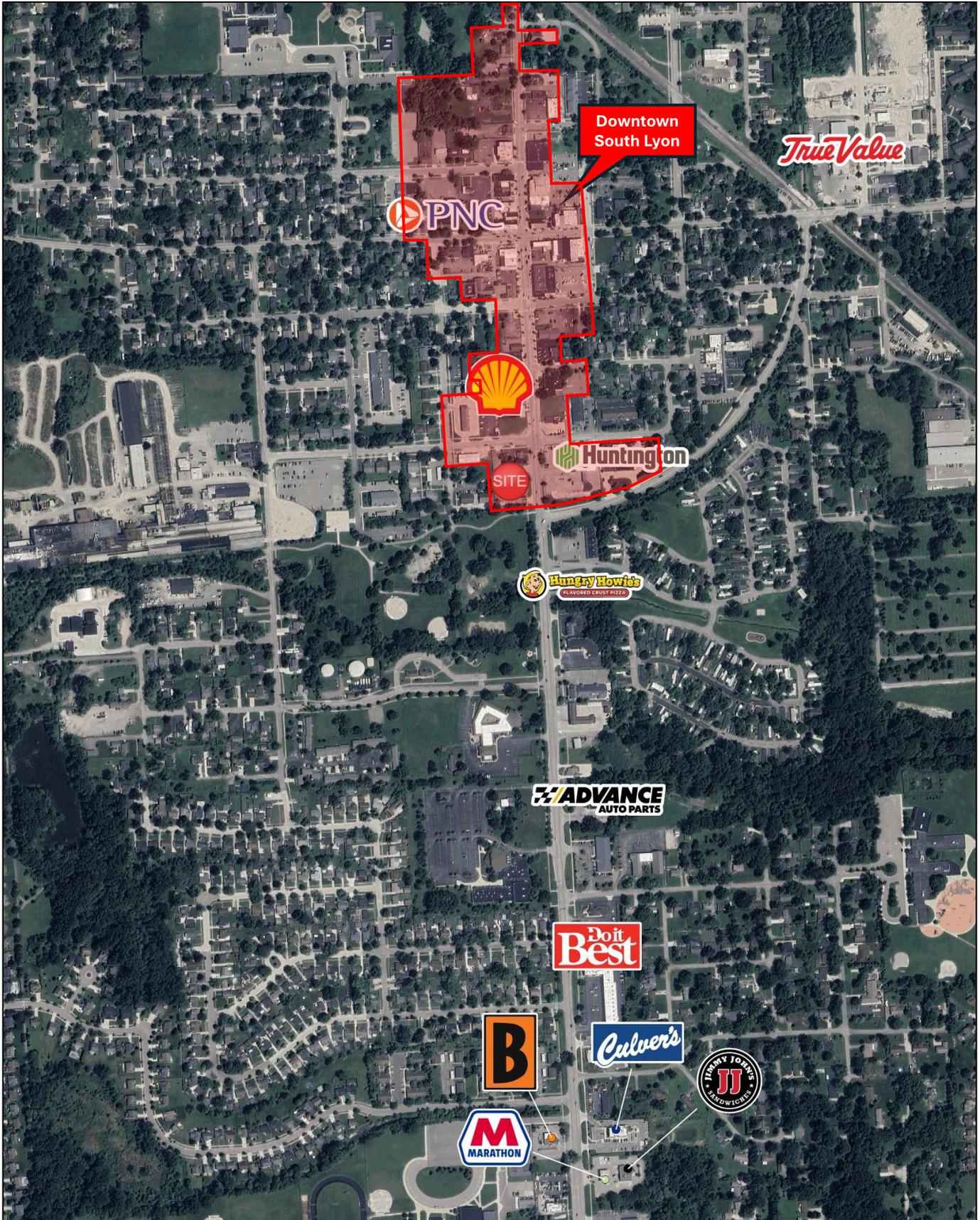
Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	3,267 SF
Lot Size:	0.96 Acres
Zoning:	CBD
Year Built:	1989

DEMOGRAPHICS

- **Population:** 54,290 people
- **Households:** 20,785 homes
- **Avg. HH Income:** \$158,108 USD
- **Traffic Counts:** 18,757 VPD

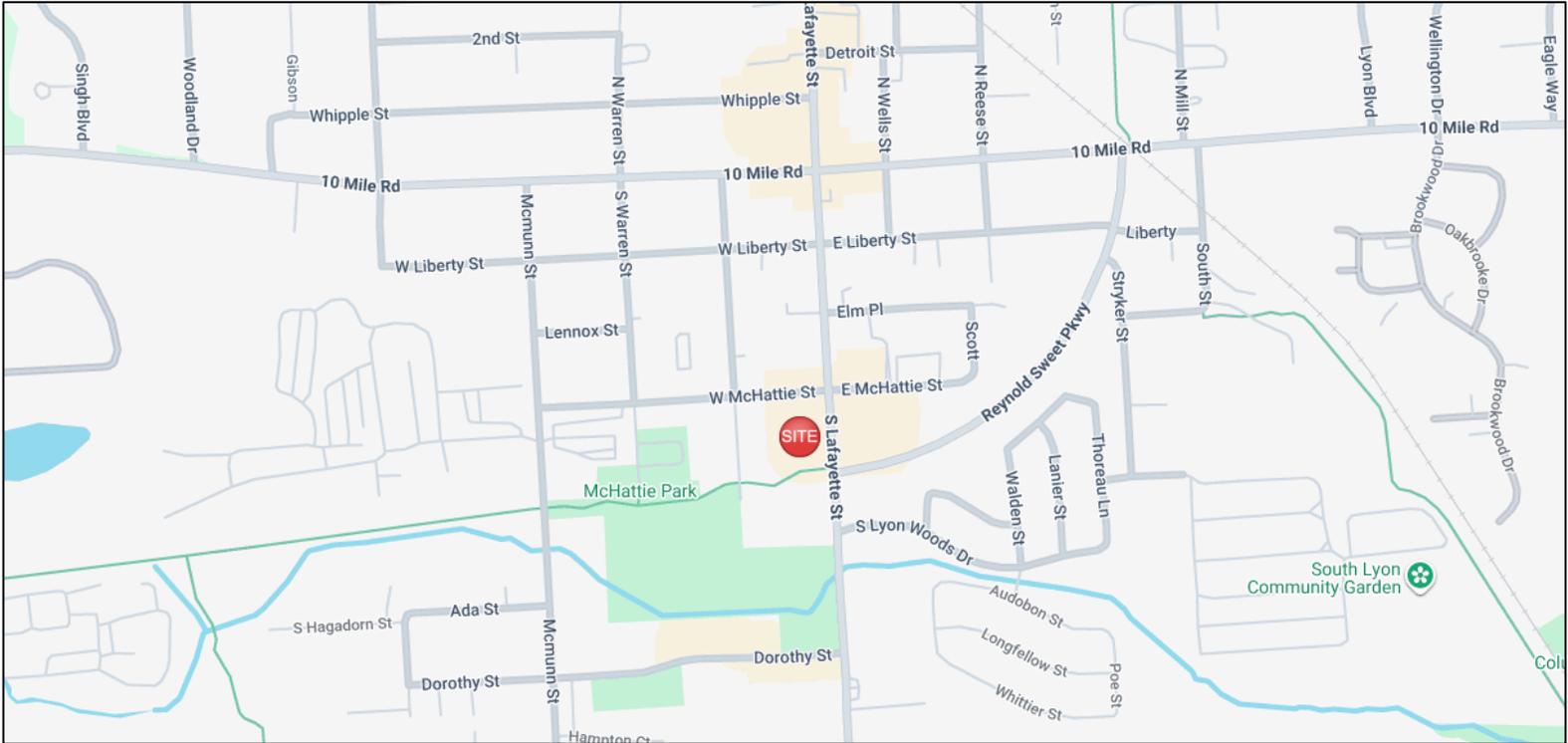
LOCATION INFORMATION

Retailer Map



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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCAL



REGIONAL



440 S Lafayette St South Lyon, MI 48178	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,701	32,806	54,290
2030 Projected Population	8,715	33,395	55,666
2020 Census Population	8,481	30,033	49,410
2010 Census Population	8,129	25,685	39,857
Projected Annual Growth 2025 to 2030	-	0.4%	0.5%
Historical Annual Growth 2010 to 2025	0.5%	1.8%	2.4%
Households			
2025 Estimated Households	3,618	12,789	20,785
2030 Projected Households	3,688	13,281	21,729
2020 Census Households	3,464	11,757	19,181
2010 Census Households	3,106	9,765	15,128
Projected Annual Growth 2025 to 2030	0.4%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	1.1%	2.1%	2.5%
Age			
2025 Est. Population Under 10 Years	10.7%	11.4%	12.1%
2025 Est. Population 10 to 19 Years	12.9%	13.1%	12.8%
2025 Est. Population 20 to 29 Years	11.5%	9.2%	9.1%
2025 Est. Population 30 to 44 Years	21.2%	20.2%	21.1%
2025 Est. Population 45 to 59 Years	20.1%	20.3%	19.7%
2025 Est. Population 60 to 74 Years	16.7%	18.2%	17.9%
2025 Est. Population 75 Years or Over	7.0%	7.6%	7.2%
2025 Est. Median Age	40.3	42.3	41.8
Marital Status & Gender			
2025 Est. Male Population	49.5%	49.1%	49.4%
2025 Est. Female Population	50.5%	50.9%	50.6%
2025 Est. Never Married	29.4%	26.2%	25.3%
2025 Est. Now Married	54.2%	58.9%	58.8%
2025 Est. Separated or Divorced	13.1%	10.5%	10.7%
2025 Est. Widowed	3.4%	4.5%	5.1%
Income			
2025 Est. HH Income \$200,000 or More	17.6%	22.5%	25.9%
2025 Est. HH Income \$150,000 to \$199,999	16.0%	16.7%	15.2%
2025 Est. HH Income \$100,000 to \$149,999	15.9%	17.7%	17.0%
2025 Est. HH Income \$75,000 to \$99,999	15.2%	12.2%	12.0%
2025 Est. HH Income \$50,000 to \$74,999	16.3%	13.3%	11.8%
2025 Est. HH Income \$35,000 to \$49,999	8.6%	7.0%	8.3%
2025 Est. HH Income \$25,000 to \$34,999	3.0%	2.5%	2.7%
2025 Est. HH Income \$15,000 to \$24,999	3.2%	3.8%	3.1%
2025 Est. HH Income Under \$15,000	4.2%	4.4%	3.9%
2025 Est. Average Household Income	\$132,063	\$145,643	\$158,108
2025 Est. Median Household Income	\$109,845	\$120,949	\$128,220
2025 Est. Per Capita Income	\$54,982	\$56,803	\$60,550
2025 Est. Total Businesses	386	800	1,443
2025 Est. Total Employees	3,485	6,352	14,335

440 S Lafayette St South Lyon, MI 48178	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	87.0%	86.2%	84.5%
2025 Est. Black	2.8%	3.5%	3.7%
2025 Est. Asian or Pacific Islander	5.3%	5.3%	6.6%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	4.7%	4.8%	5.0%
Hispanic			
2025 Est. Hispanic Population	354	1,314	2,296
2025 Est. Hispanic Population	4.1%	4.0%	4.2%
2030 Proj. Hispanic Population	4.8%	4.7%	4.9%
2020 Hispanic Population	3.7%	3.9%	4.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,152	23,153	38,118
2025 Est. Elementary (Grade Level 0 to 8)	0.6%	0.5%	0.7%
2025 Est. Some High School (Grade Level 9 to 11)	1.4%	2.2%	2.3%
2025 Est. High School Graduate	17.5%	19.4%	19.2%
2025 Est. Some College	25.3%	20.1%	19.4%
2025 Est. Associate Degree Only	10.5%	8.9%	8.5%
2025 Est. Bachelor Degree Only	25.8%	28.4%	28.9%
2025 Est. Graduate Degree	18.8%	20.6%	21.1%
Housing			
2025 Est. Total Housing Units	3,768	13,366	21,763
2025 Est. Owner-Occupied	71.7%	81.7%	82.5%
2025 Est. Renter-Occupied	24.3%	14.0%	13.0%
2025 Est. Vacant Housing	4.0%	4.3%	4.5%
Homes Built by Year			
2025 Homes Built 2010 or later	5.6%	16.6%	21.2%
2025 Homes Built 2000 to 2009	10.1%	15.6%	15.2%
2025 Homes Built 1990 to 1999	30.6%	26.5%	21.5%
2025 Homes Built 1980 to 1989	10.8%	9.4%	9.5%
2025 Homes Built 1970 to 1979	16.3%	10.8%	10.9%
2025 Homes Built 1960 to 1969	8.3%	6.7%	5.7%
2025 Homes Built 1950 to 1959	7.3%	5.1%	6.1%
2025 Homes Built Before 1949	7.1%	4.9%	5.4%
Home Values			
2025 Home Value \$1,000,000 or More	0.4%	0.7%	2.1%
2025 Home Value \$500,000 to \$999,999	9.0%	20.8%	25.7%
2025 Home Value \$400,000 to \$499,999	15.8%	20.5%	20.7%
2025 Home Value \$300,000 to \$399,999	27.4%	21.1%	18.7%
2025 Home Value \$200,000 to \$299,999	28.0%	15.4%	13.1%
2025 Home Value \$150,000 to \$199,999	7.7%	6.5%	5.8%
2025 Home Value \$100,000 to \$149,999	4.3%	4.8%	3.7%
2025 Home Value \$50,000 to \$99,999	1.8%	5.2%	4.4%
2025 Home Value \$25,000 to \$49,999	1.3%	1.8%	1.9%
2025 Home Value Under \$25,000	4.3%	3.2%	3.9%
2025 Median Home Value	\$311,460	\$350,449	\$388,317
2025 Median Rent	\$1,138	\$1,178	\$1,214

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	7,086	26,372	43,303
2025 Est. Civilian Employed	71.4%	66.3%	65.5%
2025 Est. Civilian Unemployed	2.5%	2.3%	2.3%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	26.0%	31.4%	32.1%
2025 Labor Force Males	49.1%	48.5%	49.0%
2025 Labor Force Females	50.9%	51.5%	51.0%
Occupation			
2025 Occupation: Population Age 16 Years or Over	5,062	17,475	28,376
2025 Mgmt, Business, & Financial Operations	23.3%	26.6%	26.7%
2025 Professional, Related	29.0%	28.2%	28.5%
2025 Service	12.8%	11.5%	11.4%
2025 Sales, Office	23.5%	19.4%	19.3%
2025 Farming, Fishing, Forestry	0.2%	0.3%	0.2%
2025 Construction, Extraction, Maintenance	5.7%	5.9%	5.9%
2025 Production, Transport, Material Moving	5.6%	8.0%	7.9%
2025 White Collar Workers	75.7%	74.3%	74.5%
2025 Blue Collar Workers	24.3%	25.7%	25.5%
Transportation to Work			
2025 Drive to Work Alone	79.2%	75.3%	74.2%
2025 Drive to Work in Carpool	6.8%	5.5%	6.2%
2025 Travel to Work by Public Transportation	0.2%	0.3%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.8%	1.4%	1.2%
2025 Other Means	0.7%	1.2%	0.9%
2025 Work at Home	11.3%	16.3%	17.1%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	17.4%	15.2%	14.5%
2025 Travel to Work in 15 to 29 Minutes	27.4%	30.9%	32.9%
2025 Travel to Work in 30 to 59 Minutes	43.7%	43.3%	42.0%
2025 Travel to Work in 60 Minutes or More	11.5%	10.6%	10.6%
2025 Average Travel Time to Work	29.4	29.6	29.2
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$430.55 M	\$1.64 B	\$2.75 B
2025 Est. Apparel	\$7.9 M	\$30.03 M	\$50.23 M
2025 Est. Contributions, Tax and Retirement	\$133.35 M	\$524.63 M	\$895.3 M
2025 Est. Education	\$10.16 M	\$38.85 M	\$65.26 M
2025 Est. Entertainment	\$24.37 M	\$92.57 M	\$154.76 M
2025 Est. Food, Beverages, Tobacco	\$48.51 M	\$183.02 M	\$304.28 M
2025 Est. Health Care	\$24.12 M	\$88.23 M	\$142.96 M
2025 Est. Household Furnishings and Equipment	\$11.5 M	\$43.78 M	\$73.3 M
2025 Est. Household Operations, Shelter, Utilities	\$90.58 M	\$335.16 M	\$557.73 M
2025 Est. Miscellaneous Expenses	\$7.37 M	\$27.94 M	\$46.69 M
2025 Est. Personal Care	\$5.12 M	\$19.28 M	\$32.02 M
2025 Est. Transportation	\$67.57 M	\$258.63 M	\$430.44 M

LOCATION INFORMATION

Traffic Counts

