

4515 Highland Road | Waterford, MI 48328



PROPERTY HIGHLIGHTS

FOR LEASE: \$500 A Month

- 2,500 SQ FT RETAIL SPACE
- HANDICAP ACCESSIBLE
- GARDEN UNIT
- HIGH TRAFFIC OFFICE LOCATED ON M-59
- READY TO FINISH FOR YOUR NEEDS
- MODIFIED GROSS LEASE: PLUS UTILITIES
- SIGNAGE AVAILABLE
- IMMEDIATE OCCUPANCY



For more information: [Wilhelm & Associates \(248\) 625-9500](http://www.wilhelmrealtors.com) | www.wilhelmrealtors.com



Commercial Full_w/Photos

4515 HIGHLAND Road, Waterford Twp, Michigan 48328-1132

MLS#: **218115658**
P Type: **Real Estate Only**
Status: **Active**

Area: **02131 - Waterford Twp**
DOM: **N/2051/2051**

Short Sale:
Trans Type:

No Lease
ERTL/FS

LP: **\$500**
OLP: **\$1,100**



Location Information

County: **Oakland**
Township: **Waterford Twp**
Mailing City: **Waterford**
School Dist: **Waterford**
Location: **S of M-59/E of PONTIAC LAKE RD**
Directions: **SOUTH SIDE OF HIGHLAND EAST OF PONTIAC LAKE RD**

Side of Str:

Lot Information

Acres: **0.47**
Rd/Wtr Frt Ft: **195 /**
Lot Dim: **195X180X195X194**

General Information

Year Blt/Rmd: **1964**
#Units/ % Lsd: **0 / -%**
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:**No**

Business Information

Zoning: **Commercial**
Current Use: **Medical/Dental, VACANT OFFICE**
Bus Type: **Service, Medical, Office, Retail**
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:

Zone Conform: **Yes**
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales: **0**
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Interstate: **/ 5**
Railroad:
Airport:
Waterway:

Square Footage

Est Sqft Ttl: **2,500** (LP/SqFt: \$.20)
Est Sqft Main: **2,500**
Est Sqft Ofc: **2,500**
Sqft Source: **Public Records**

Listing Information

Listing Date: **12/05/2018** Off Mkt Date:
Exclusions: **No** Protect Period: **360** Pending Date:
Terms Offered: **Cash, Gross Lease** ABO Date:
Lease Length: **Negotiable** Possession: **At Close** BMK Date:
Access: **Appointment/LockBox** MLS Source: **REALCOMP** Contingency Date:
Originating MLS# **218115658**
LB Location: **See Remarks**

Features

Arch Level: **2 Story** Exterior: **Brick**
Foundation: **Slab** Foundation Mtrl: **Poured**
Exterior Feat: Roof Mtrl: **Rubber**
Accessibility:
Fencing:
Heating Fuel: **Natural Gas** Heating: **Forced Air**
Wtr Htr Fuel: **Natural Gas** Plant Heating: **Forced Air**
Water Source: **Public (Municipal)** Office Heating: **Forced Air**
Sewer: **Public Sewer (Sewer-Sanitary)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1322177006** Ownership: **Standard (Private)**
Tax Summer:
SEV: Tax Winter:
Legal Desc: **T3N, R9E, SEC 22 HURON SIDE INDUSTRIAL DEVELOPMENT THAT PART OF LOTS 28, 29 & 30 LYING SELY OF A LINE BEG AT PT ON SWLY LINE OF LOT 28 DIST N 60-13-40 W 8.56 FT FROM SE COR LOT 28, TH NELY TO PT ON NELY LINE OF LOT 30 DIST S 60-13-40 E 8.56 FT FROM NW COR LOT 30** Oth/Sp Assmnt:
Subdivision: **HURON SIDE INDUSTRIAL DEVELOPMENT** Existing Lease: **No** Occupant:

Agent/Office/Contact Information

Listing Office: **Wilhelm & Associates** List Ofc Ph:
Listing Agent: List Agt Ph:
Co-List Agent: Co-List Agt Ph:
Contact Name: Contact Phone:

Remarks

Public Remarks: **This Garden Unit is Ready for you to customize it to your needs!!! 2,500 SF, Ground Level Garden Unit is Handicap Assessable, Currently there is Plumbing, Electrical, and Wall studs are in space. Free Rent during your Build Out!! Customize it to what you need!! Modified Gross Lease plus utility's. Plenty of parking! HIGH TRAFFIC OFFICE LOCATED ON M-59/ HIGHLAND RD. ZONED C-4 COMMERCIAL.**

REALTOR® Remarks: **2,500 SF, Basement Garden Unit, Handicap Assessable, Plumbing, Electrical, Wall studs are currently in space. Can be finished as is or modified to suit. Modified Gross Lease plus utility's. HIGH TRAFFIC OFFICE LOCATED ON M-59 ZONED C-4 COMMERCIAL. Lockbox Located on Exterior HANDRAIL to stair case (right of the entrance door to 4515)**

Notices and Disclaimers

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Exterior Pic 2.jpg



Exterior Pic 3.jpg



IMG_1280 (3).jpg



IMG_1219.JPG



IMG_1220.JPG



IMG_1221.JPG



Floor Plan.JPG



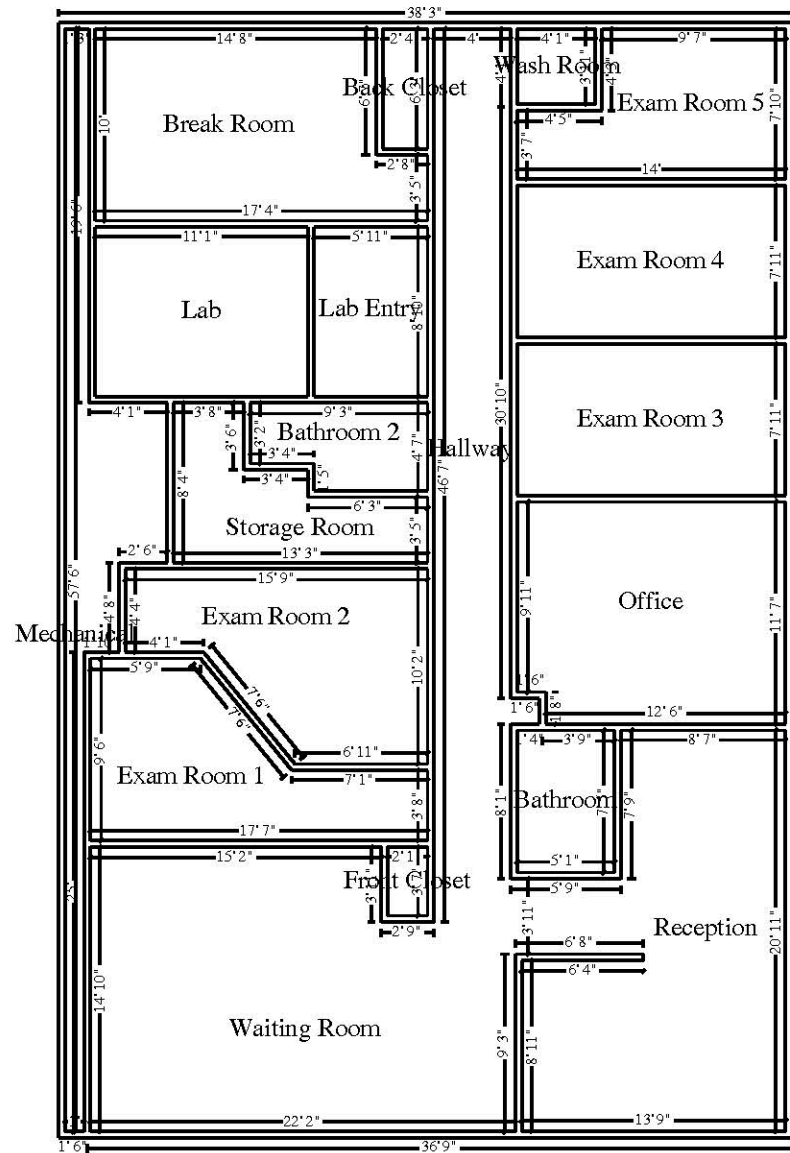
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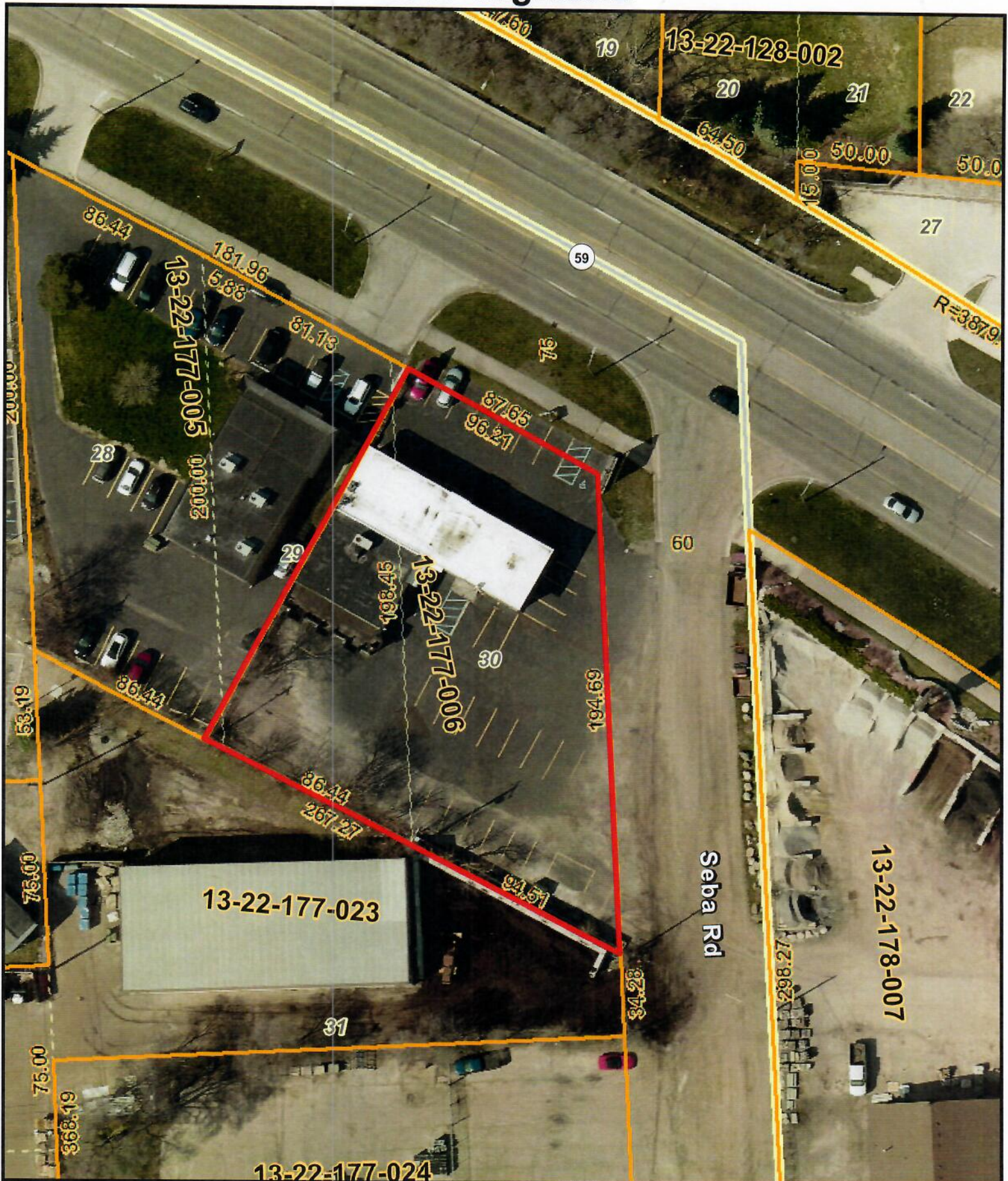
4515-4517Highland.jpg



Exterior Pic 4.jpg



4517 Highland



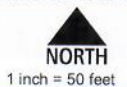
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 12/5/2018



Traffic Count Report

4517-4523 Highland Rd, Waterford, MI 48328

Building Type: **Class B Office**

Class: **B**

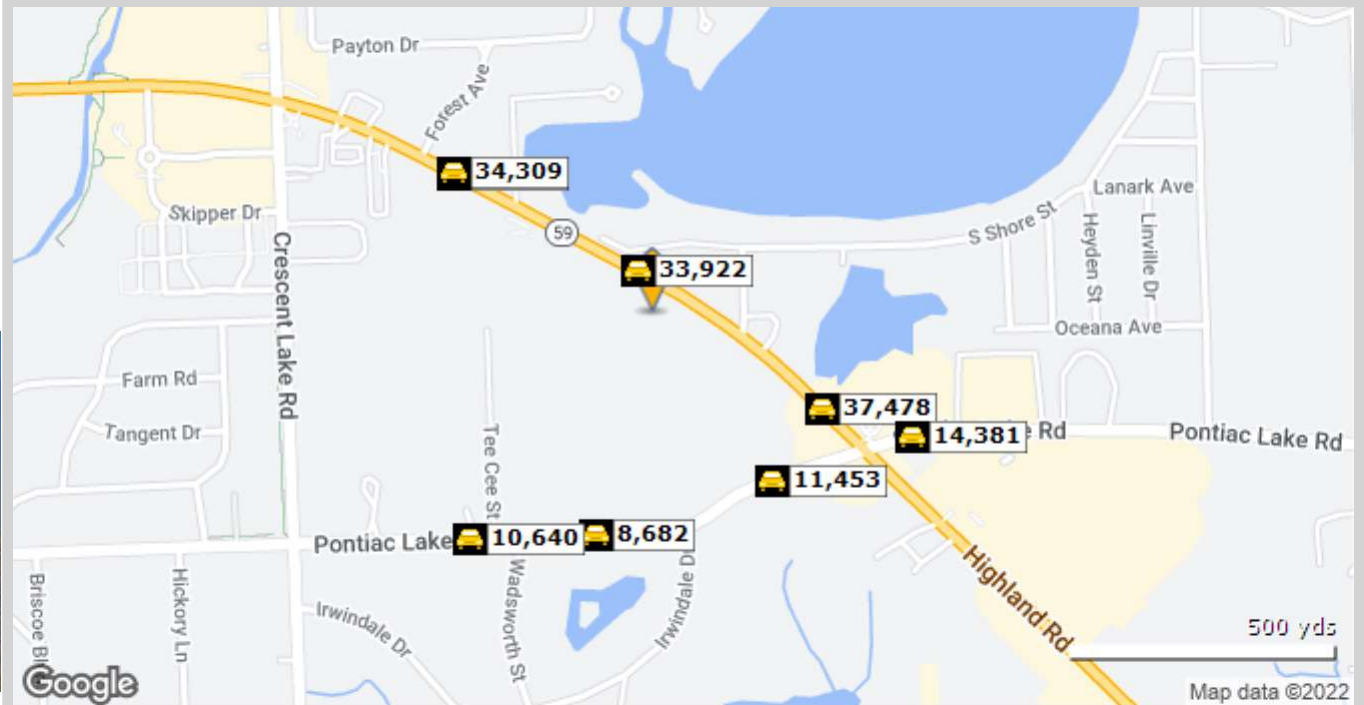
RBA: **8,000 SF**

Typical Floor: **2,291 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Highland Rd	Seba Rd	0.06 SE	2018	31,329	MPSI	.05
2	Highland Rd	Seba Rd	0.06 SE	2020	35,663	MPSI	.05
3	Highland Rd	Seba Rd	0.06 SE	2022	33,922	MPSI	.05
4	Highland Rd	Pontiac Lake Rd	0.07 SE	2022	37,478	MPSI	.21
5	Pontiac Lake Rd	Irwindale Dr	0.11 SW	2022	11,453	MPSI	.22
6	Pontiac Lake Rd	Wadsworth St	0.08 W	2022	8,682	MPSI	.25
7	Highland Rd	Forest Ave	0.04 NW	2018	35,874	MPSI	.26
8	Highland Rd	Forest Ave	0.04 NW	2022	34,309	MPSI	.27
9	Pontiac Lake Rd	Tee Cee St	0.03 E	2022	10,640	MPSI	.31
10	Pontiac Lake Rd	Highland Rd	0.05 W	2022	14,381	MPSI	.31

Demographic Summary Report

4517-4523 Highland Rd, Waterford, MI 48328

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,000 SF**
 Typical Floor: **2,291 SF**

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 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		2 Mile		5 Mile	
Population						
2027 Projection	6,725		30,242		159,020	
2022 Estimate	6,687		30,075		159,232	
2010 Census	6,122		27,555		151,802	
Growth 2022 - 2027	0.57%		0.56%		-0.13%	
Growth 2010 - 2022	9.23%		9.15%		4.89%	
2022 Population by Hispanic Origin	534		3,073		16,952	
2022 Population	6,687		30,075		159,232	
White	6,038	90.29%	26,231	87.22%	128,535	80.72%
Black	302	4.52%	2,033	6.76%	19,404	12.19%
Am. Indian & Alaskan	33	0.49%	151	0.50%	888	0.56%
Asian	147	2.20%	825	2.74%	5,760	3.62%
Hawaiian & Pacific Island	4	0.06%	12	0.04%	68	0.04%
Other	164	2.45%	822	2.73%	4,577	2.87%
U.S. Armed Forces	0		5		27	
Households						
2027 Projection	2,884		12,890		63,320	
2022 Estimate	2,865		12,793		63,365	
2010 Census	2,609		11,594		60,214	
Growth 2022 - 2027	0.66%		0.76%		-0.07%	
Growth 2010 - 2022	9.81%		10.34%		5.23%	
Owner Occupied	2,066	72.11%	8,545	66.79%	43,797	69.12%
Renter Occupied	799	27.89%	4,248	33.21%	19,569	30.88%
2022 Households by HH Income	2,864		12,794		63,365	
Income: <\$25,000	409	14.28%	2,117	16.55%	11,307	17.84%
Income: \$25,000 - \$50,000	815	28.46%	3,428	26.79%	13,770	21.73%
Income: \$50,000 - \$75,000	567	19.80%	2,560	20.01%	10,868	17.15%
Income: \$75,000 - \$100,000	383	13.37%	1,836	14.35%	8,928	14.09%
Income: \$100,000 - \$125,000	276	9.64%	1,235	9.65%	5,849	9.23%
Income: \$125,000 - \$150,000	146	5.10%	620	4.85%	3,696	5.83%
Income: \$150,000 - \$200,000	127	4.43%	540	4.22%	4,331	6.84%
Income: \$200,000+	141	4.92%	458	3.58%	4,616	7.28%
2022 Avg Household Income	\$77,553		\$73,452		\$86,504	
2022 Med Household Income	\$58,524		\$57,058		\$64,916	