

INDUSTRIAL PROPERTY // FOR LEASE

7,500 SF OF VERSATILE SPACE ON HIGHLAND RD: RETAIL SHOWROOM, OFFICE & WAREHOUSE

7675 HIGHLAND ROAD
WATERFORD , MI 48327



- 7,500 SF of retail showroom, offices, and warehouse space
- Office features several private offices and cubicle space
- 4,060 SF warehouse located in the rear has 16' clear height and an overhead door
- High-visibility location across from the airport on Highland Rd with 45,000 vehicles per day
- 3,440 SF of retail showroom & office space has large display windows and high exposed ceilings with modern lighting
- Building & monument signage for brand visibility
- Flexible BI Zoning - Many uses possible
- Abundant parking for customers and employees



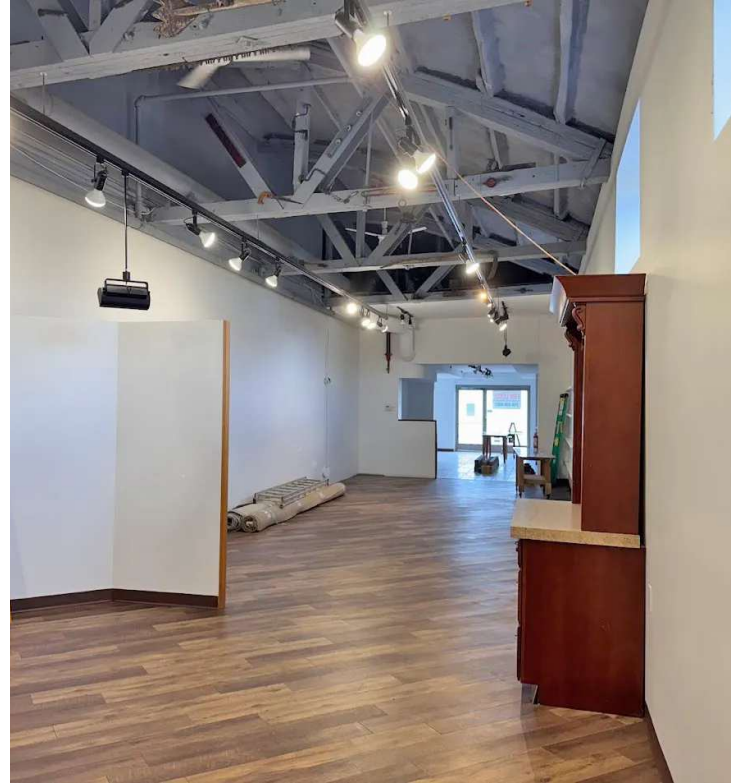
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$11 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	17,740 SF
Available SF:	7,500 SF
Lot Size:	2.44 Acres
Year Built:	1947
Renovated:	2001
Zoning:	BI
Market:	Detroit
Submarket:	Lakes Area
Traffic Count:	45,000

PROPERTY OVERVIEW

This versatile property offers 7,500 SF of retail showroom, office, and warehouse space, catering to a wide range of business needs. The 4,060 SF warehouse at the rear boasts a 16' clear height and an overhead door, while the 3,440 SF retail showroom and office space features large display windows and high exposed ceilings with modern lighting, creating a welcoming ambiance. With several private offices and cubicle space, the office area is designed for productivity and comfort. Boasting a high-visibility location across from the airport on Highland Rd, along with flexible BI Zoning, abundant parking, and prominent signage, this property is the perfect canvas for your business vision.

LOCATION OVERVIEW

Nestled in a thriving commercial hub, these properties are ideally located directly across from Oakland County International Airport, a hub for business and private aviation, and just steps from Pontiac Lake Recreation Area, a major regional attraction. The location also boasts an array of dining options, retail centers, and community services, providing a favorable environment for professionals and employees. With its strategic position and local charm, Waterford presents an enticing proposition for investors seeking a dynamic and vibrant locale for their next venture.



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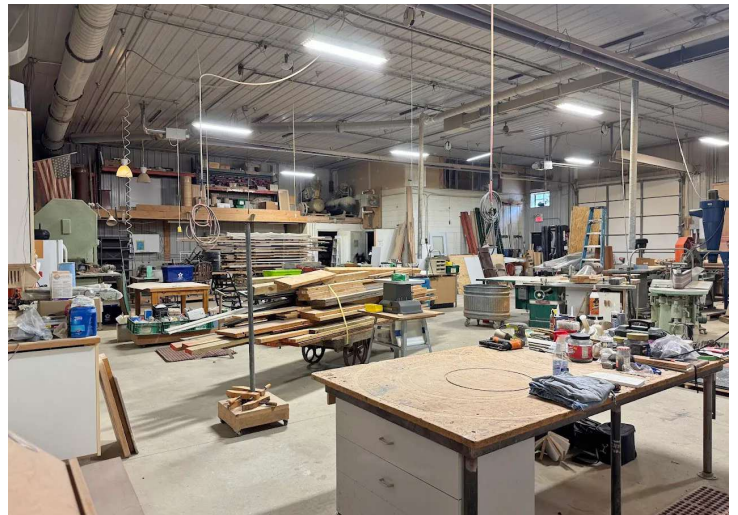
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ADDITIONAL PHOTOS



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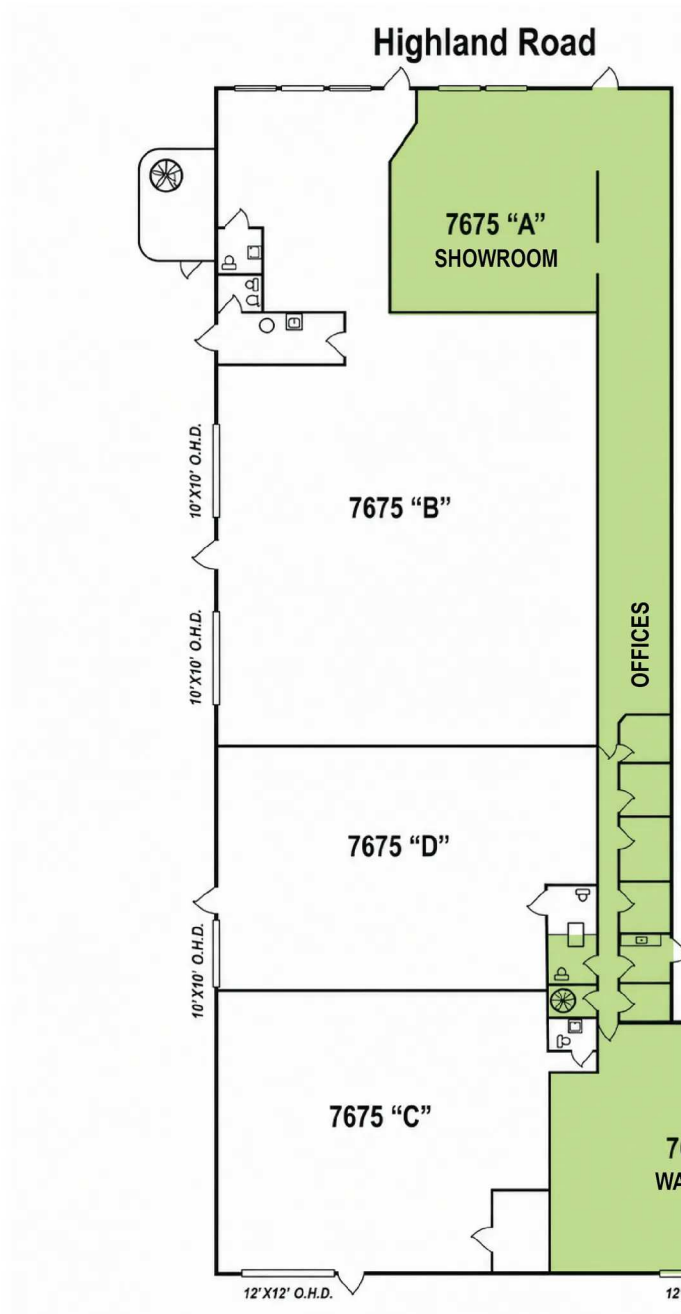
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FLOOR PLANS



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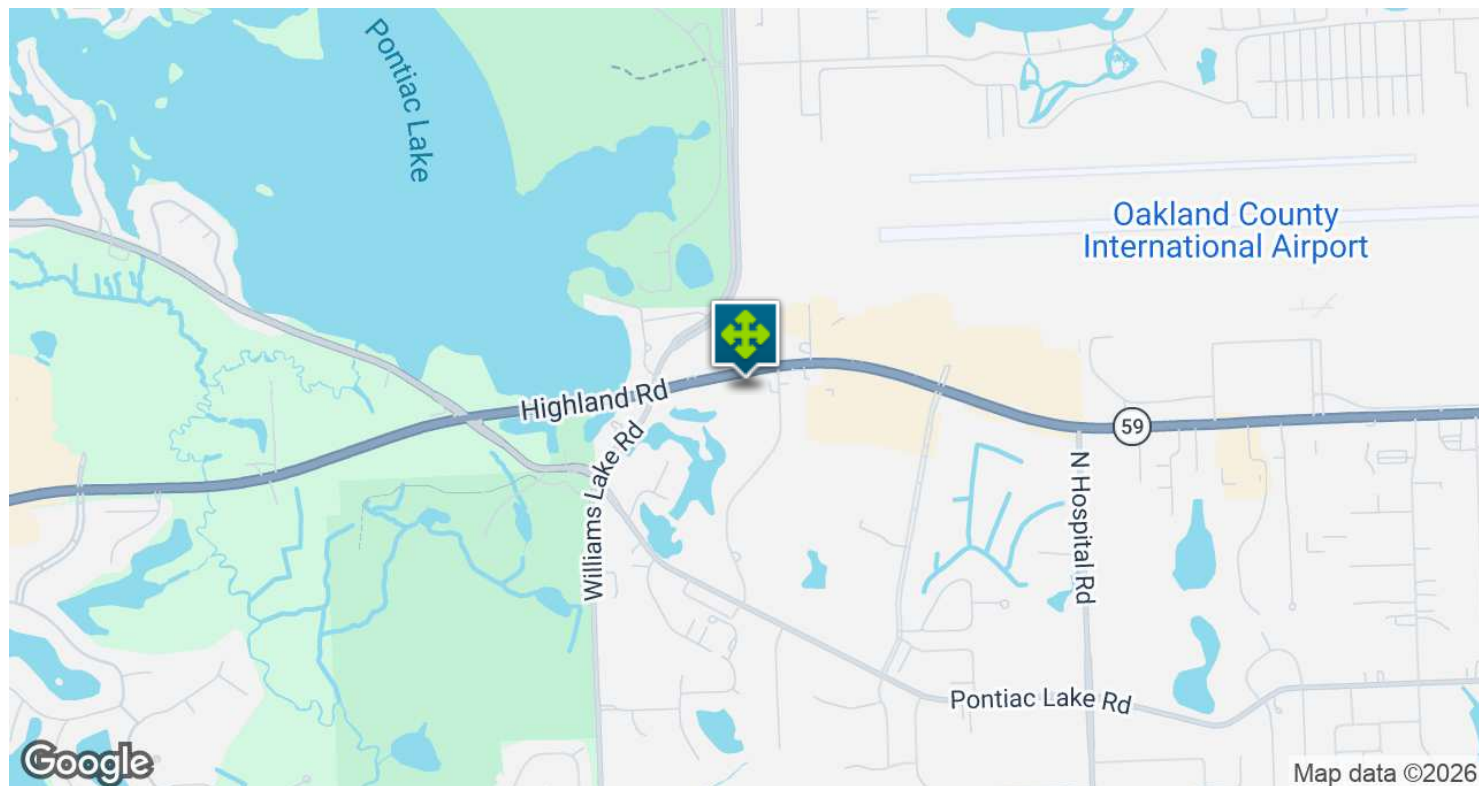
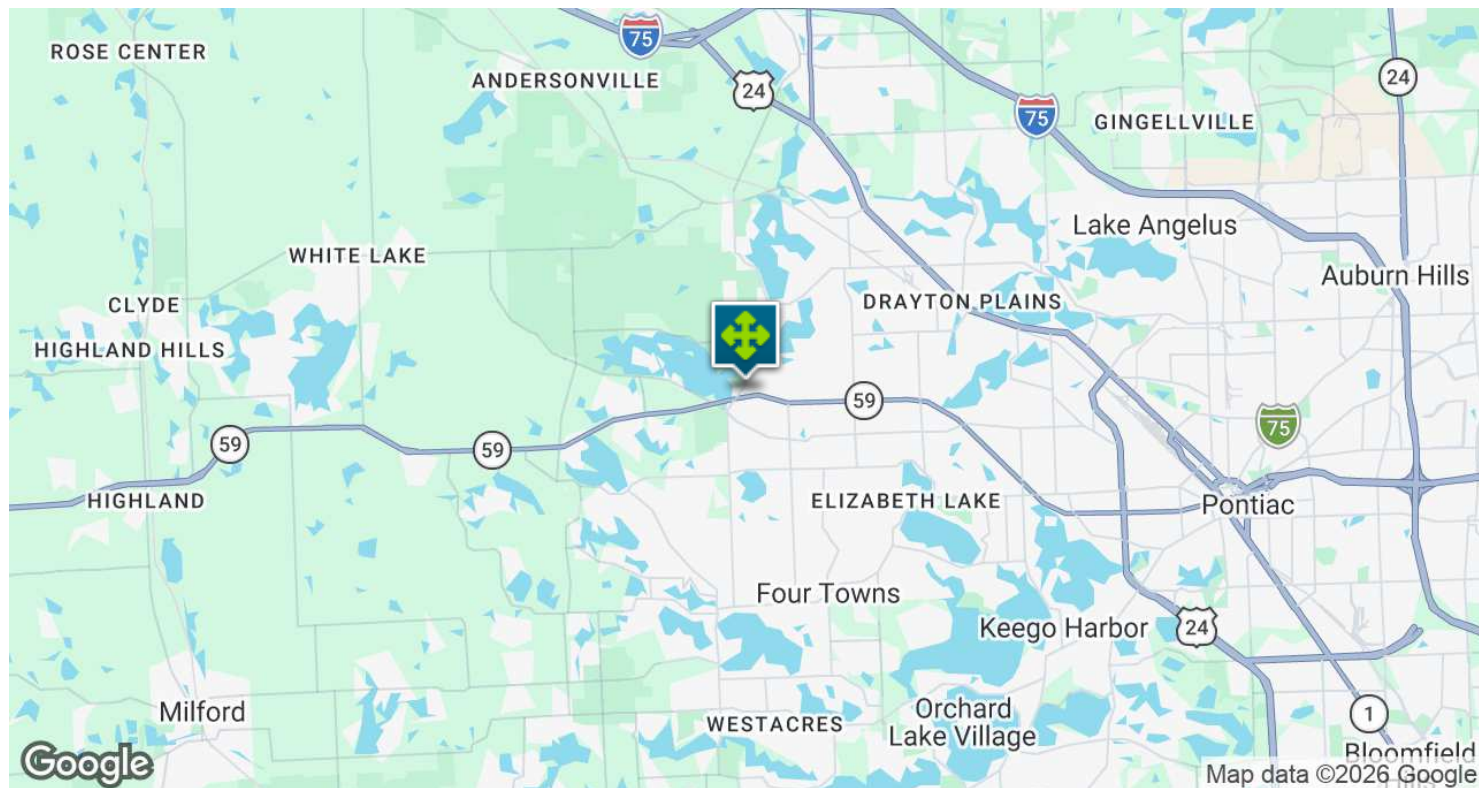
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RETAILER MAP



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LOCATION MAP

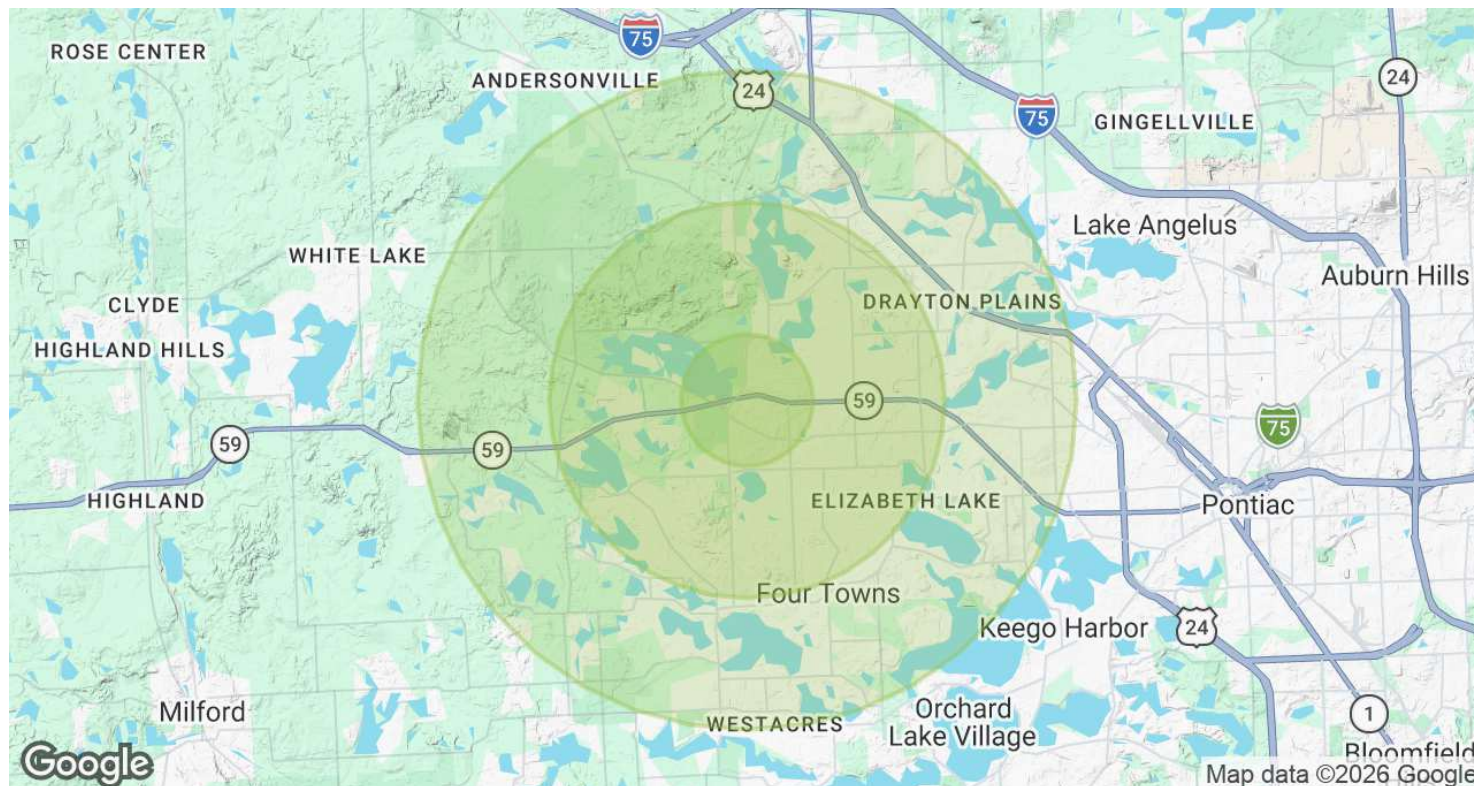


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,194	42,027	110,959
Average Age	50.0	44.6	44.3
Average Age (Male)	46.8	42.4	43.1
Average Age (Female)	51.9	45.9	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,553	18,071	46,522
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$101,932	\$100,136	\$111,541
Average House Value	\$287,370	\$281,037	\$303,551

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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