

Auburn Square

2546 N Squirrel, Auburn Hills, MI

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers



**MULTI-TENANT SHOPPING CENTER
SIGNALIZED CORNER**



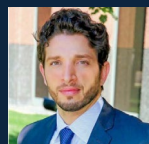
**50k+ VEHICLES PER DAY
EXCELLENT TENANT MIX**



**1,800 - 14,900 SF
\$25 PSF + NNN**



Simon Jonna
Executive Vice President
248 226 1610
simon@jonnagroup.com



Raymond Jonna
Senior Vice President
248 226 1611
raymond@jonnagroup.com



Tony Fayne
Vice President
248 226 1608
tony@jonnagroup.com

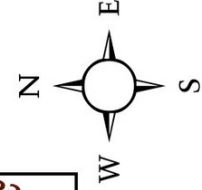
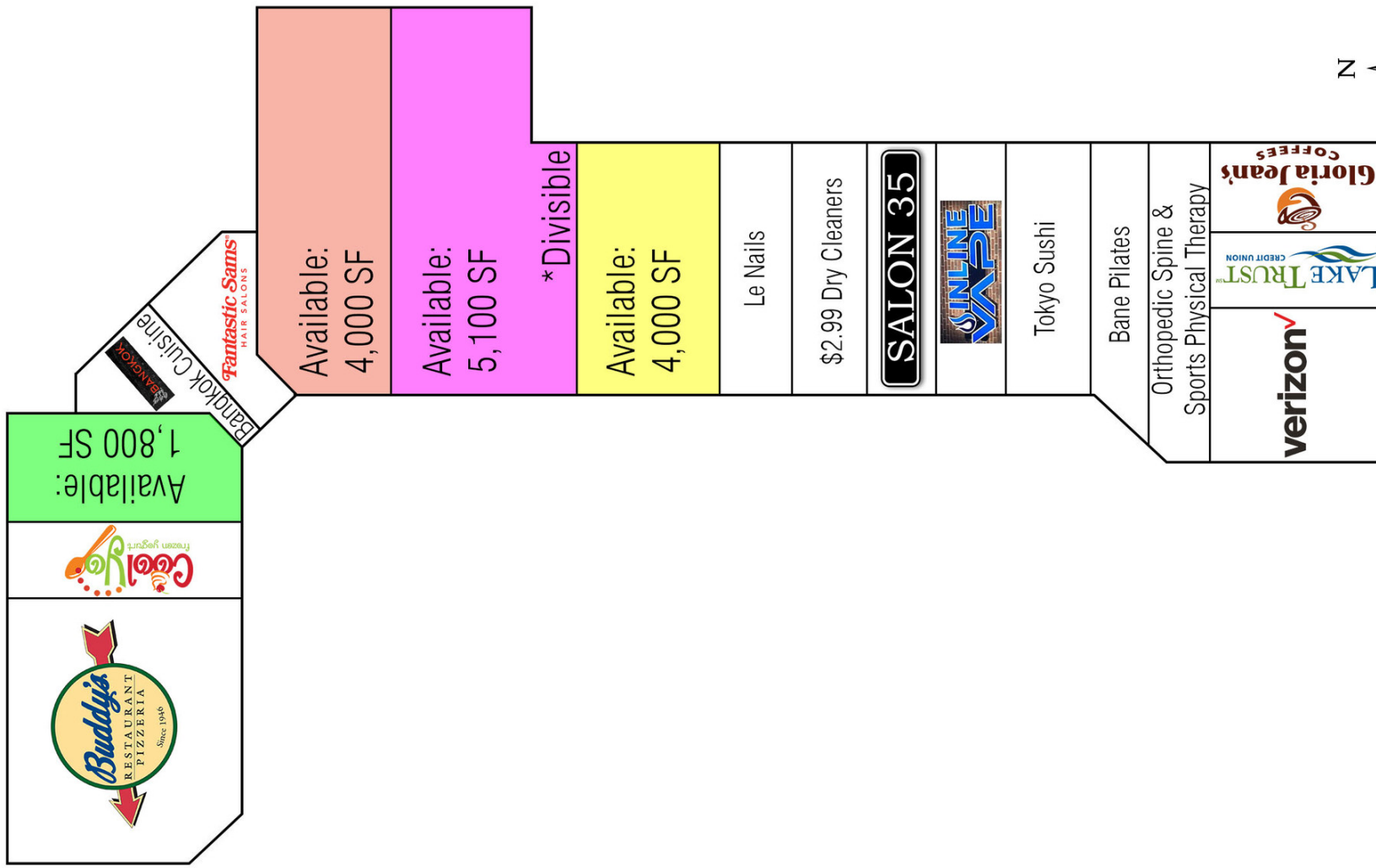
PROPERTY HIGHLIGHTS

Available for Lease:
1,800 to 14,900 SF



- Lease Price: \$25 PSF + NNN
- Excellent Mix of National & Regional Tenants
- Directly Across from Oakland University Campus
- Near Developed Subdivisions & Apartments
- Minutes from I-75 and The Palace of Auburn Hills
- Signalized Corner: N. Squirrel & E. Walton
- Frontage: 556 FT. on Squirrel Road and 310 FT. on Walton w/ 2 Curb Cuts on Each
- 243 Surface Parking Spots
- Built 1989
- Building Amenities: Drive Thru & Signage
- Plaza Tenants: Buddy's Pizza, Verizon, LeNails, In Line Vape, Wing Stop, Fantastik Val's Hair, Coolyo Yogurt, Tokyo Sushi, Orthopedic Spinal Therapy, Lake Trust Credit Union, Bangkok Cuisine Express, & Sarah's Coffee
- Stellar Demographics in 5-Mile Radius:
 - 61,400 Households
 - \$121,792 Average Household Income
 - 5,896 Businesses
 - 102,497 Daytime Worker Population

SITE MAP



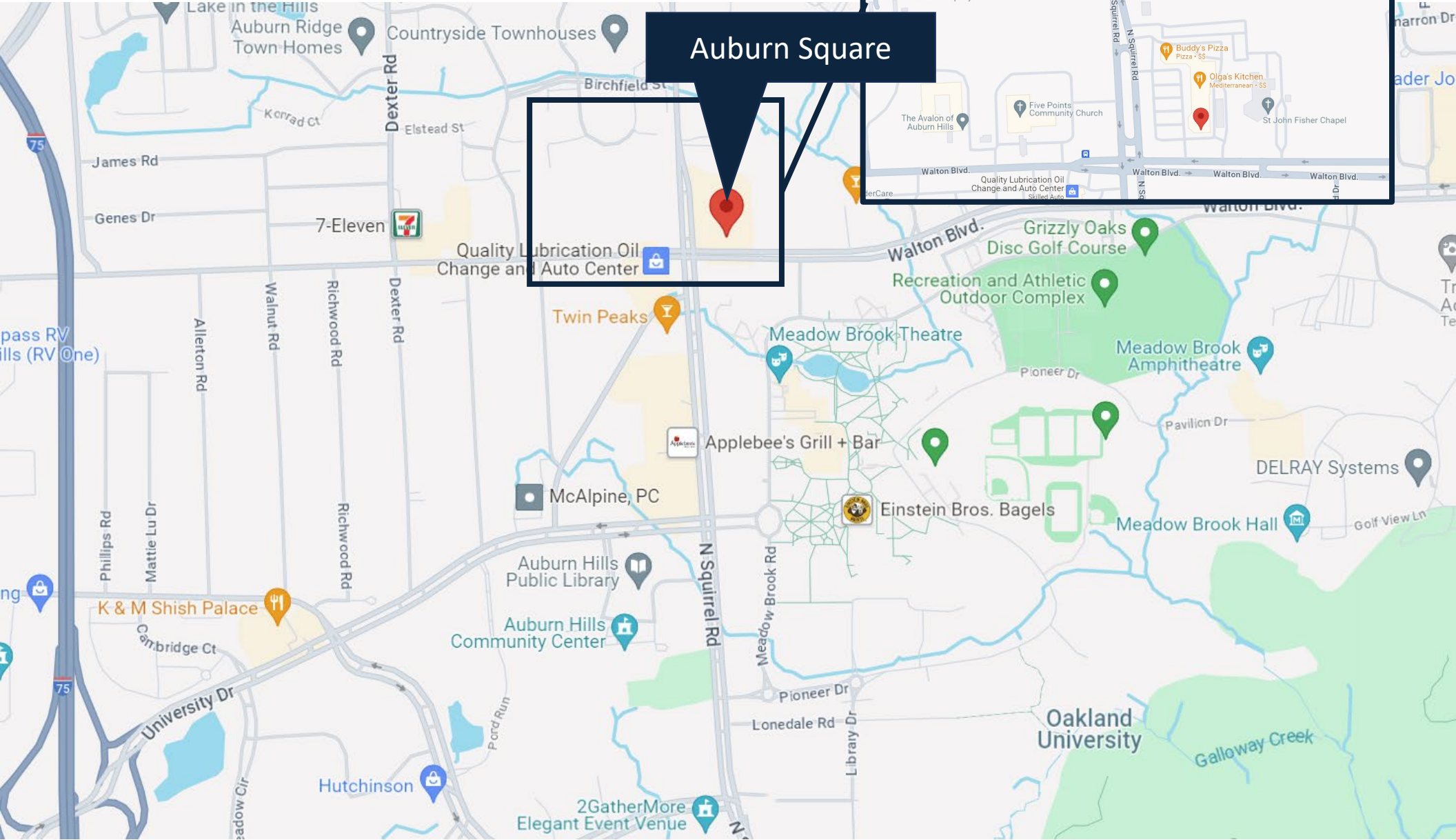
N. Squirrel Road

E. Walton Boulevard

PHOTOS



AREA OVERVIEW



LOCATION DEMOGRAPHICS

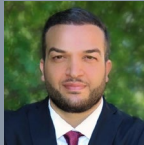
	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	12,147	54,745	153,402
Total Households	4,539	21,008	61,408
Total Family Households	2,101	13,538	38,453
Average Household Size	2.03	2.45	2.43
Median Age	27.8	37.3	39.3
Population Age 25+	6,690	35,984	104,621
Five Year Projected Trends: Annual Rate (CAGR)			
Population	0.23%	0.29%	0.11%
Households	0.54%	0.50%	0.31%
Families	0.37%	0.37%	0.22%
Median Household Income	1.81%	2.29%	2.60%
Current Year Population by Sex			
Male Population	6,035	26,940	74,777
% Male	49.7%	49.2%	48.8%
Female Population	6,112	27,805	78,625
% Female	50.3%	50.8%	51.3%
Current Year Income and Households Summary			
Median Household Income	\$76,539	\$89,926	\$81,052
Average Household Income	\$96,414	\$131,471	\$121,792
Per Capita Income	\$38,455	\$51,586	\$48,728
Current Year Summary Business Data			
Total Businesses	300	1,836	5,896
Total Daytime Population	10,936	68,371	181,807
Daytime Population: Workers	5,020	40,812	102,497
Daytime Population: Residents	5,916	27,559	79,310

IN 5-MILE RADIUS

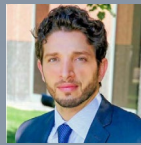
POPULATION
153,402

HOUSEHOLD
61,408

AVERAGE INCOME
\$121,792



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Jonna Group
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •
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colliers.com/detroit

