



AREA TENANTS **GENISYS** **Mobil** **WALLY EDGAR**
CREDIT UNION Award Winning Chevy Dealer - Award Winning Chevy Cars & Trucks

CONTACT

6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322

P: 248 538 2000 F: 248 538 9905
www.cmprealestategroup.com



LANCE NUMAN

Inuman@cmprealestategroup.com

CHRIS JONNA

cjonna@cmprealestategroup.com

PROPERTY INFORMATION

| | |
|-------------------|-------------|
| Space Available | 6,000 SF |
| Minimum Available | 3,075 SF |
| Asking Rate | \$30.00 PSF |
| NNN Charge's | \$5.00 PSF |

DEMOGRAPHICS

| | |
|--------------------------|--------------------|
| Population | 110,277 people |
| Households | 41,426 homes |
| Average Household Income | \$112,710/annually |
| Employees | 39,454 employees |

ADDRESS

**4117 S LAPEER ROAD
ORION CHARTER TOWNSHIP, MICHIGAN 48359**

PROPERTY HIGHLIGHTS

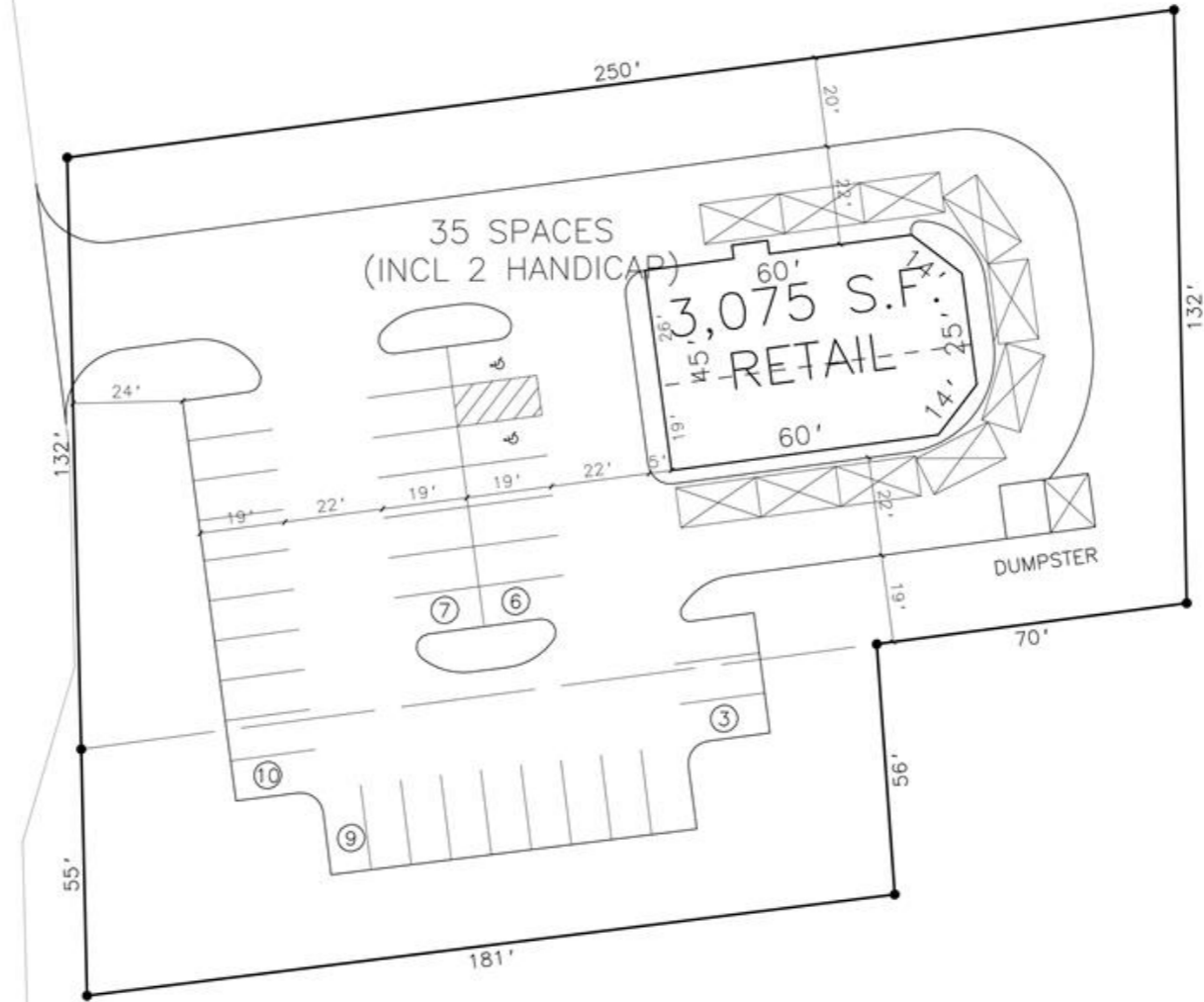
Build-To-Suit opportunity at the SEQ of Lapeer and Silverbell Roads.

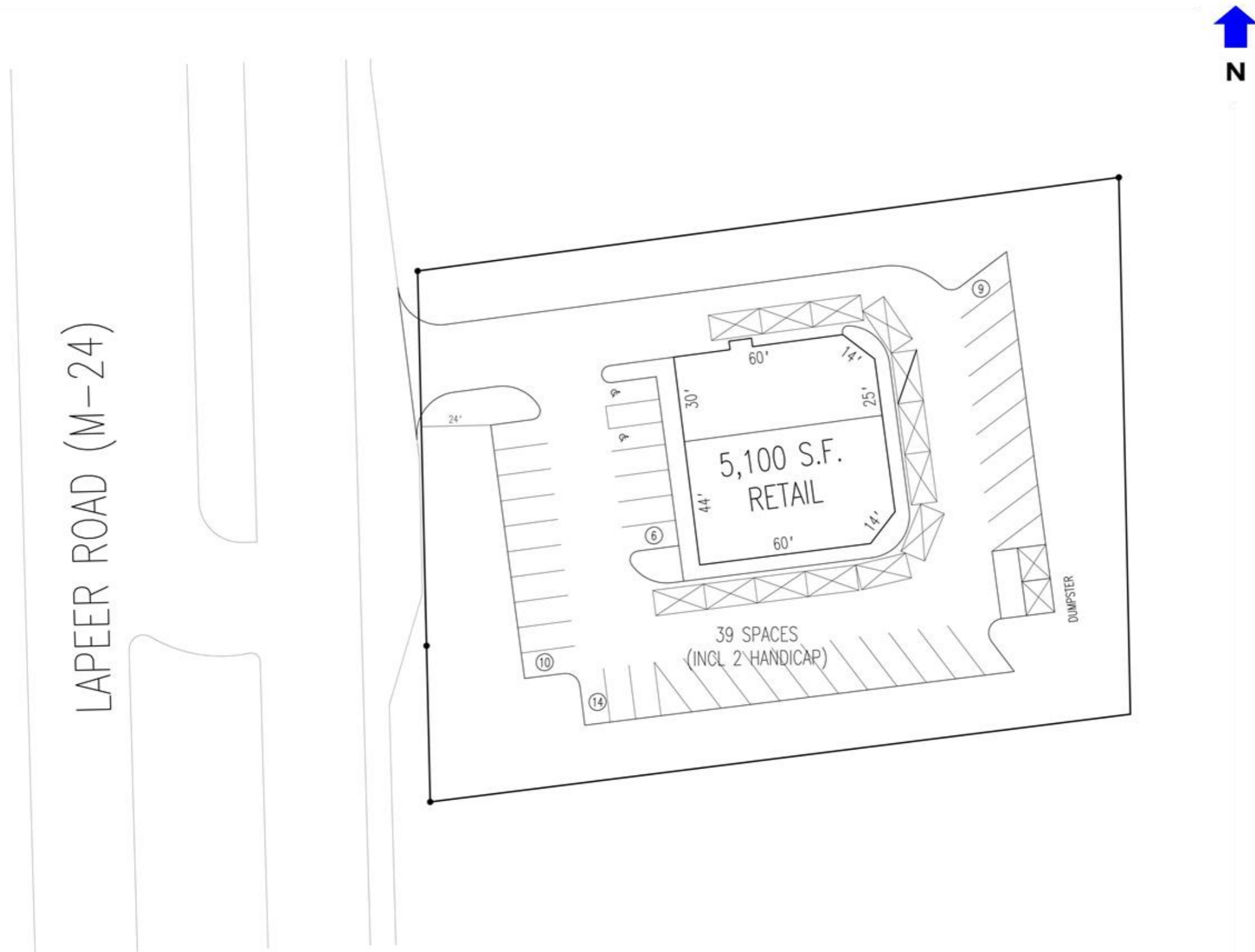
Great site for a drive-thru restaurant/service user.

Property provides tremendous accessibility and visibility to the heavily traveled Lapeer Road.

Site is located in Lake Orion within close proximity to Rochester Hills, Auburn Hills and Oxford.

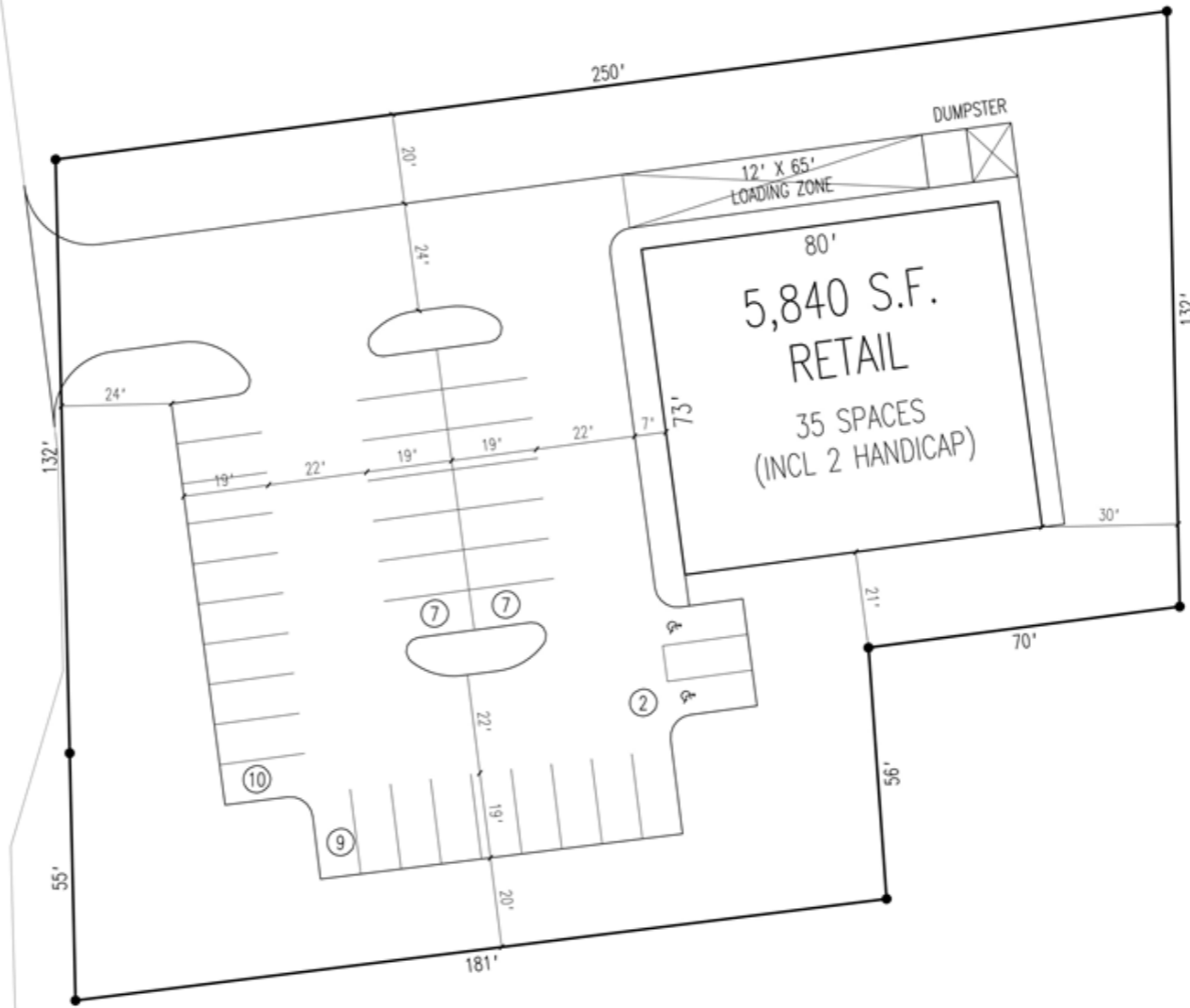
LAPEER ROAD (M-24)

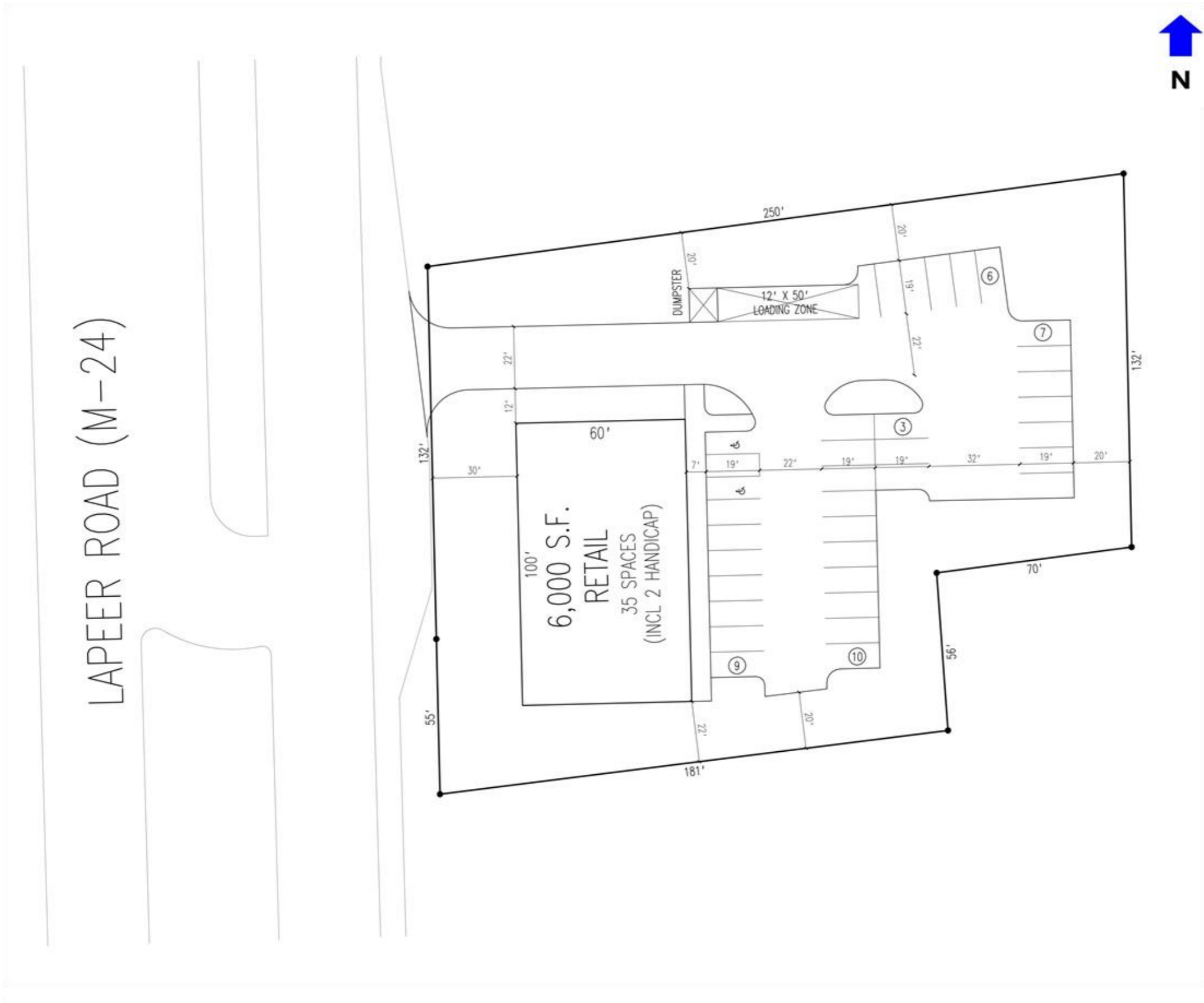






LAPEER ROAD (M-24)







Milosch's
PALACE
CHRYSLER DODGE JEEP RAM

WALLY EDGAR
Award Winning Chevy Dealer - Award Winning Chevy Cars & Trucks

Mobil

E Silverbell Road

SITE

GENISYS
CREDIT UNION

M-24

JJ **ANYTIME FITNESS**

Brown Road

McDonald's

TACO BELL

SUMMIT PLACE
KIA



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|---------------|---------------|---------------|
| 2010 Population | 1,514 | 30,552 | 102,574 |
| 2021 Population | 2,647 | 35,122 | 110,277 |
| 2026 Population Projection | 2,852 | 35,901 | 111,497 |
| Annual Growth 2010-2021 | 6.80% | 1.40% | 0.70% |
| Annual Growth 2021-2026 | 1.50% | 0.40% | 0.20% |
| Median Age | 37.4 | 38.2 | 37.6 |
| Bachelor's Degree or Higher | 49% | 53% | 43% |
| U.S. Armed Forces | 10 | 70 | 81 |

2020 Population by Race:

| | | | |
|--------------------------------|-------|--------|--------|
| White | 2,316 | 27,203 | 83,750 |
| Black | 114 | 3,497 | 15,335 |
| American Indian/Alaskan Native | 13 | 139 | 485 |
| Asian | 128 | 3,443 | 7,780 |
| Hawaiian & Pacific Islander | 3 | 10 | 62 |
| Two or More Races | 74 | 829 | 2,865 |
| Hispanic Origin | 441 | 2,579 | 10,337 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|------------------|------------------|------------------|
| 2010 Households | 534 | 11,771 | 38,422 |
| 2021 Households | 937 | 13,520 | 41,426 |
| 2026 Household Projection | 1,010 | 13,822 | 41,915 |
| Annual Growth 2010-2021 | 5.00% | 1.20% | 0.60% |
| Annual Growth 2021-2026 | 1.60% | 0.40% | 0.20% |
| Owner Occupied Households | 876 | 9,283 | 28,415 |
| Renter Occupied Households | 134 | 4,539 | 13,499 |
| Avg Household Income | \$128,483 | \$128,551 | \$112,710 |
| Median Household Income | \$91,880 | \$97,127 | \$84,413 |

2020 Households by Household Inc:

| | | | |
|---------------------|-----|-------|-------|
| < \$25,000 | 229 | 1,483 | 5,628 |
| \$25,000 - 50,000 | 102 | 1,796 | 6,813 |
| \$50,000 - 75,000 | 59 | 1,832 | 6,283 |
| \$75,000 - 100,000 | 117 | 1,863 | 5,280 |
| \$100,000 - 125,000 | 71 | 1,437 | 4,122 |
| \$125,000 - 150,000 | 28 | 905 | 3,013 |
| \$150,000 - 200,000 | 114 | 1,589 | 4,328 |
| \$200,000+ | 218 | 2,615 | 5,957 |

DAYTIME EMPLOYMENT

| | 1 Mile | | | 3 Mile | | | 5 Mile | | |
|-------------------------------------|--------------|------------|------------------------|---------------|--------------|------------------------|---------------|--------------|------------------------|
| | Employees | Businesses | Employees Per Business | Employees | Businesses | Employees Per Business | Employees | Businesses | Employees Per Business |
| Service-Producing Industries | 1,401 | 107 | 13 | 14,377 | 934 | 15 | 39,454 | 3,362 | 12 |
| Trade Transportation & Utilities | 640 | 31 | 21 | 5,434 | 198 | 27 | 13,378 | 751 | 18 |
| Information | 115 | 6 | 19 | 249 | 23 | 11 | 913 | 87 | 10 |
| Financial Activities | 82 | 14 | 6 | 685 | 122 | 6 | 2,687 | 461 | 6 |
| Professional & Business Services | 239 | 27 | 9 | 2,324 | 154 | 15 | 5,022 | 495 | 10 |
| Education & Health Services | 96 | 6 | 16 | 2,188 | 256 | 9 | 6,849 | 830 | 8 |
| Leisure & Hospitality | 137 | 11 | 12 | 2,467 | 75 | 33 | 7,867 | 364 | 22 |
| Other Services | 92 | 12 | 8 | 861 | 99 | 9 | 2,227 | 341 | 7 |
| Public Administration | 0 | 0- | | 169 | 7 | 24 | 511 | 33 | 15 |
| Goods-Producing Industries | 1,419 | 47 | 30 | 7,098 | 179 | 40 | 11,812 | 416 | 28 |
| Natural Resources & Mining | 0 | 0- | | 5 | 2 | 3 | 25 | 10 | 3 |
| Construction | 271 | 20 | 14 | 867 | 71 | 12 | 1,775 | 211 | 8 |
| Manufacturing | 1,148 | 27 | 43 | 6,226 | 106 | 59 | 10,012 | 195 | 51 |
| Total | 2,820 | 154 | 18 | 21,475 | 1,113 | 19 | 51,266 | 3,778 | 14 |



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

CONTACT

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