

CAPITOL GROUP

*AGENT CONTACT INFO*

**LUC FLUENT** O: 586.254.0900 x127 • C: 586.651.3337 • luc@pilotpg.com    **ANTHONY RUBINO** O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

*38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060*

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# PROPERTY SUMMARY

## NEW DEVELOPMENT

146 S BROADWAY, LAKE ORION, MI 48362

Type: ..... Retail/Office  
Cross Streets: ..... West Side of S. Broadway,  
just North of M-24  
Total Square Footage: ..... 5,239  
Minimum Sq. Ft. Available: ..... 1,528  
Maximum Sq. Ft. Available: ..... 2,353  
Year Built/Renovated: ..... 1926/2024  
Zoning: ..... DC (Downtown Center)  
Parcel Size: ..... 0.72 Acres  
Parking: ..... Surface Lot and Street  
Lease Rate: ..... \$25.00 PSF  
Lease Type: ..... NNN



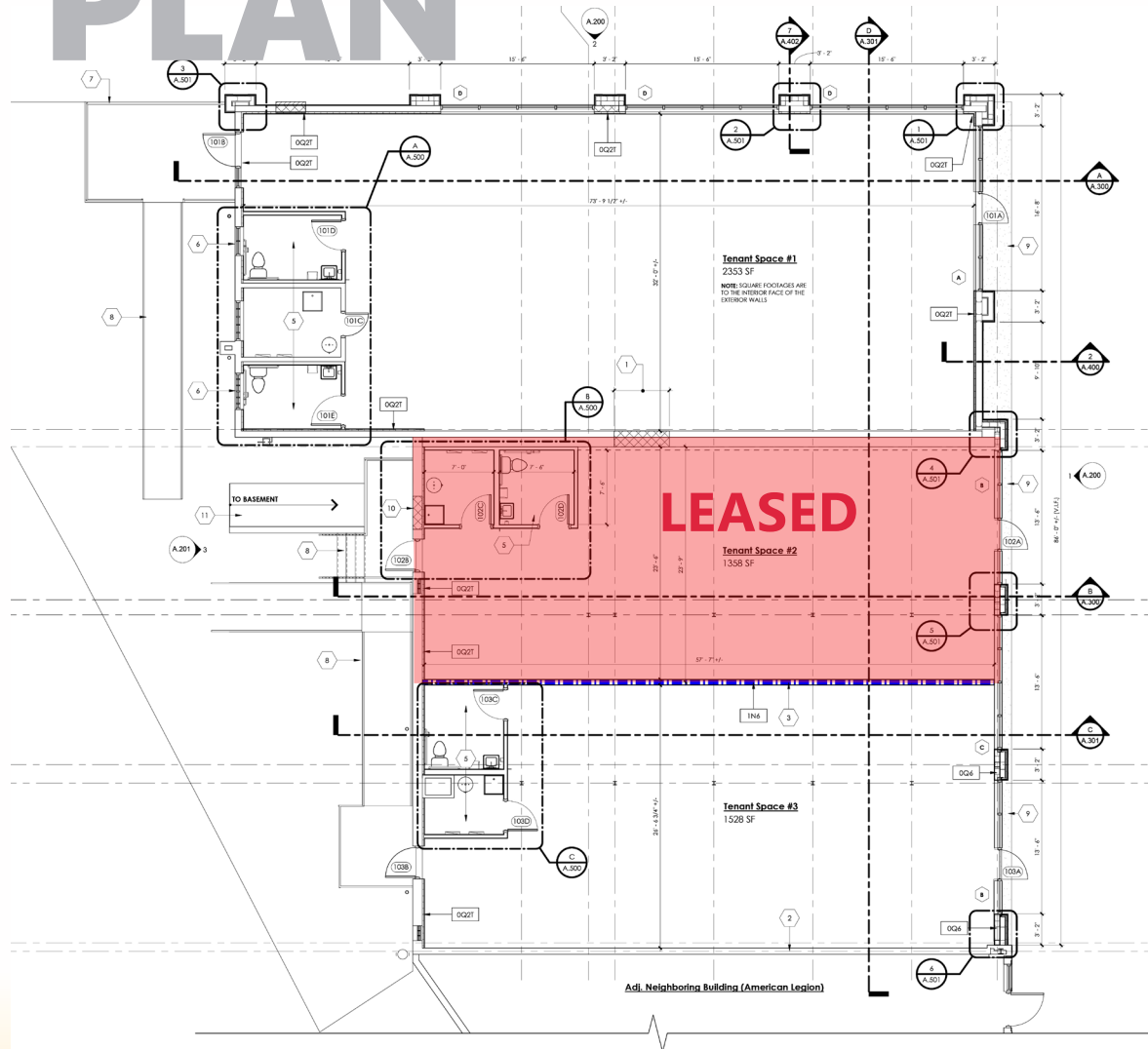
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# SITE PLAN



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# TRADE AREA MAP



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# DEMOGRAPHICS

Households	2 mile	5 mile	10 mile
2020 Households	6,243	24,204	100,660
2024 Households	6,274	24,638	100,731
2029 Household Projection	6,237	24,551	100,050
Annual Growth 2020-2024	0.5%	1.0%	0.5%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.1%
Owner Occupied Households	5,111	20,183	73,855
Renter Occupied Households	1,126	4,367	26,195
Avg Household Size	2.5	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spend...	\$236.7M	\$972.1M	\$3.7B

Population	2 mile	5 mile	10 mile
2020 Population	15,782	64,764	263,394
2024 Population	15,863	65,776	263,648
2029 Population Projection	15,771	65,529	261,928
Annual Growth 2020-2024	0.1%	0.4%	0%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.1%
Median Age	43.5	41.5	41
Bachelor's Degree or Higher	40%	45%	43%
U.S. Armed Forces	0	0	48

Income	2 mile	5 mile	10 mile
Avg Household Income	\$118,772	\$129,112	\$119,169
Median Household Income	\$99,502	\$105,972	\$93,229
< \$25,000	656	2,332	12,944
\$25,000 - 50,000	871	3,394	15,247
\$50,000 - 75,000	796	3,013	13,227
\$75,000 - 100,000	830	2,962	12,271
\$100,000 - 125,000	857	2,585	11,247
\$125,000 - 150,000	782	2,625	7,983
\$150,000 - 200,000	608	3,488	11,983
\$200,000+	873	4,238	15,830



This is your opportunity to break into one of the fastest growing municipalities that Southeast Michigan has to offer. This development offers a downtown feel with main road accessibility as it is visible from bustling M-24. Lake Orion boasts a number of growing businesses on M-24 and in the Downtown District of Lake Orion. This upscale modern development will become the entry way on any consumers visit to the Village of Lake Orion.



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# GALLERY



**PILOT**  
PROPERTY GROUP

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