

FOR SALE



717 Brown Road | Lake Orion, MI

DRIVE-THRU RESTAURANT

LANCE NUMAN

SENIOR ASSOCIATE

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CHRIS JONNA

PRESIDENT

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	717 Brown Rd
City/Township	Lake Orion, MI
Building Size	796 SF
Land Size	1.19 AC
Parking	16 Surface Spaces
Zoning	B1
Asking Price	\$1,800,000

DEMOGRAPHICS (5-MILE RADIUS)

 130,632 PEOPLE	 \$96,387 AVG. HOUSEHOLD INCOME
 50,858 HOUSEHOLDS	 \$1.6 B OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Strategically positioned in a high-visibility corridor with strong daily traffic counts, making it an ideal site for fast food, quick-service, or other high-volume retail users.
- Surrounded by established residential neighborhoods and national retailers, providing a built-in customer base and consistent daytime and evening traffic.
- Excellent accessibility and visibility support drive-thru potential and convenient ingress/egress—key attributes for successful quick-service restaurant operations.
- Flexible site with strong underlying land value, offering long-term upside for investors or developers seeking repositioning or ground-up redevelopment in a growing market.

AREA TENANTS



PHOTOS



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	845	36,807	128,949
2024 Population	948	37,566	130,632
2029 Population Projection	962	37,461	130,078
Annual Growth 2020-2024	3.0%	0.5%	0.3%
Annual Growth 2024-2029	0.3%	-0.1%	-0.1%
HOUSEHOLDS			
2020 Households	323	14,790	50,303
2024 Households	362	15,040	50,858
2029 Household Projection	366	14,982	50,610
Annual Growth 2020-2024	3.4%	0.8%	0.6%
Annual Growth 2024-2029	0.2%	-0.1%	-0.1%
Avg Household Size	2.50	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$120,158	\$90,567	\$96,387
Median Household Income	\$93,333	\$65,229	\$70,085

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$316,667	\$226,755	\$268,866
Median Year Built	1993	1980	1976
Owner Occupied Households	241	8,880	31,374
Renter Occupied Households	126	6,101	19,236
HOUSING COMPOSITION			
1-Person Households	92	4,599	15,218
2-Person Households	124	4,783	16,502
3-Person Households	51	2,376	8,152
4-Person Households	63	2,024	6,828
5-Person Households	26	815	2,754
6-Person Households	5	304	971
7-Person Households	2	139	434
EMPLOYMENT			
Civilian Employed	533	19,601	66,494
Civilian Unemployed	21	910	2,842
Civilian Non-Labor Force	229	9,612	36,111

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