



4515 Highland Road | Waterford, MI 48328



PROPERTY HIGHLIGHTS

FOR LEASE: \$1,000 Month

- 2,500 SQ FT RETAIL SPACE
- HANDICAP ACCESSIBLE
- GARDEN UNIT
- HIGH TRAFFIC OFFICE LOCATED ON M-59
- READY TO FINISH FOR YOUR NEEDS
- MODIFIED GROSS LEASE: PLUS UTILITIES
- SIGNAGE AVAILABLE
- IMMEDIATE OCCUPANCY



For more information: [Wilhelm & Associates \(248\) 625-9500](http://www.wilhelmrealtors.com) | www.wilhelmrealtors.com



Commercial Full_w/Photos

4515 HIGHLAND Road, Waterford Twp, Michigan 48328-1132

MLS#: **218115658**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **N/1429/1429**

Short Sale: **No**
 Trans Type: **Lease**
ERTL/FS

LP: **\$1,000**
 OLP: **\$1,100**



Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **S of M-59/E of PONTIAC LAKE RD**
 Directions: **SOUTH SIDE OF HIGHLAND EAST OF PONTIAC LAKE RD**

Side of Str:

Lot Information

Acres: **0.47**
 Rd/Wtr Frt Ft: **195 /**
 Lot Dim: **195X180X195X194**

General Information

Year Blt/Rmd: **1964**
 # Units/ % Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments: **No**

Business Information

Zoning: **Commercial**
 Current Use: **Medical/Dental, VACANT OFFICE**
 Bus Type: **Service, Medical, Office, Retail**
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:
 Zone Conform: **Yes**
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: **0**
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate: **/ 5**
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **2,500** (LP/SqFt: \$.40)
 Est Sqft Main: **2,500**
 Est Sqft Ofc: **2,500**
 Sqft Source: **Public Records**

Recent CH: **11/03/2022 : DOWN : \$1,250->\$1,000**

Listing Information

Listing Date: 12/05/2018	Off Mkt Date:	Pending Date:	BMK Date:
Exclusions: No	Protect Period: 360	ABO Date:	Contingency Date:
Terms Offered: Cash, Gross Lease	LB Description:	Possession: At Close	Originating MLS# 218115658
Access: Appointment/LockBox		MLS Source: REALCOMP	
		LB Location: See Remarks	

Features

Arch Level: 2 Story	Exterior: Brick
Foundation: Slab	Foundation Mtrl: Poured
Exterior Feat:	Roof Mtrl: Rubber
Accessibility:	Heating: Forced Air
Fencing:	Plant Heating: Forced Air
Heating Fuel: Natural Gas	Office Heating: Forced Air
Wtr Htr Fuel: Natural Gas	Sewer: Public Sewer (Sewer-Sanitary)
Water Source: Public (Municipal)	

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/Financial

Property ID: 1322177006	Ownership: Standard (Private)
Tax Summer:	Oth/Sp Assmnt:
SEV:	Taxable Value:
Legal Desc: T3N, R9E, SEC 22 HURONside INDUSTRIAL DEVELOPMENT THAT PART OF LOTS 28, 29 & 30 LYING SELY OF A LINE BEG AT PT ON SWLY LINE OF LOT 28 DIST N 60-13-40 W 8.56 FT FROM SE COR LOT 28, TH NELY TO PT ON NELY LINE OF LOT 30 DIST S 60-13-40 E 8.56 FT FROM NW COR LOT 30	Existing Lease: No
Subdivision: HURONside INDUSTRIAL DEVELOPMENT	Occupant:

Agent/Office/Contact Information

Sub Ag Comp: Yes: 1/2 MONTH	List Ofc Ph: (248) 625-9500
Buy Ag Comp: Yes: 1/2 MONTH	List Agt Ph:
Trn Crd Comp:	Co-List Agt Ph:
Compensation Arrangements:	Contact Phone:
Listing Office: Wilhelm & Assoc Inc, REALTOR®	
Listing Agent:	
Co-List Agent:	
Contact Name:	

Remarks

Public Remarks: **2,500 SF, Basement Garden Unit, Handicap Assessable, Plumbing, Electrical, and Wall studs are currently in space. Can be finished as is or modified to suit. Modified Gross Lease plus utility's. HIGH TRAFFIC OFFICE LOCATED ON M-59 ZONED C-4 COMMERCIAL.**

REALTOR® Remarks: **2,500 SF, Basement Garden Unit, Handicap Assessable, Plumbing, Electrical, Wall studs are currently in space. Can be finished as is or modified to suit. Modified Gross Lease plus utility's. HIGH TRAFFIC OFFICE LOCATED ON M-59 ZONED C-4 COMMERCIAL. Lockbox Located on Exterior HANDRAIL to stair case (right of the entrance door to 4515)**



IMG_1280 (3).jpg



Floor Plan.JPG



IMG_1218.JPG



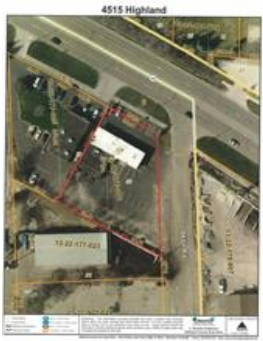
IMG_1219.JPG



IMG_1220.JPG



IMG_1221.JPG



[Untitled]_2018120509283600.jpg



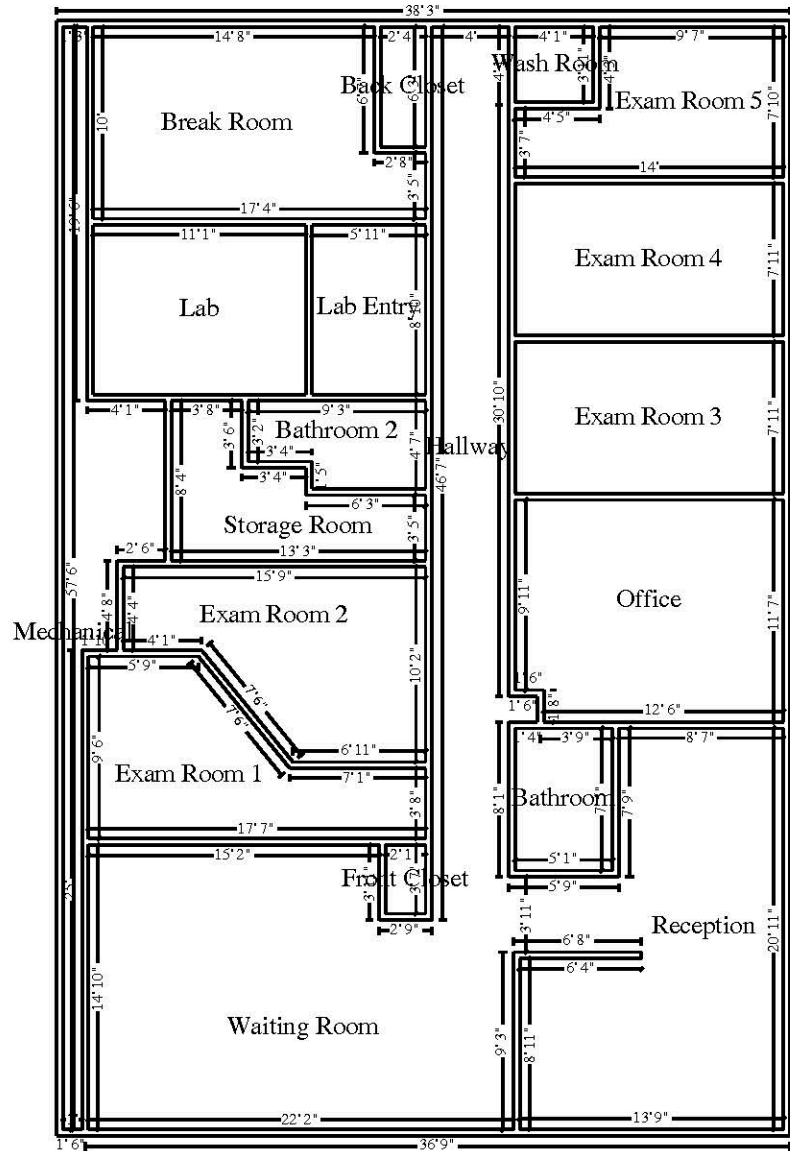
Exterior Pic 2.jpg



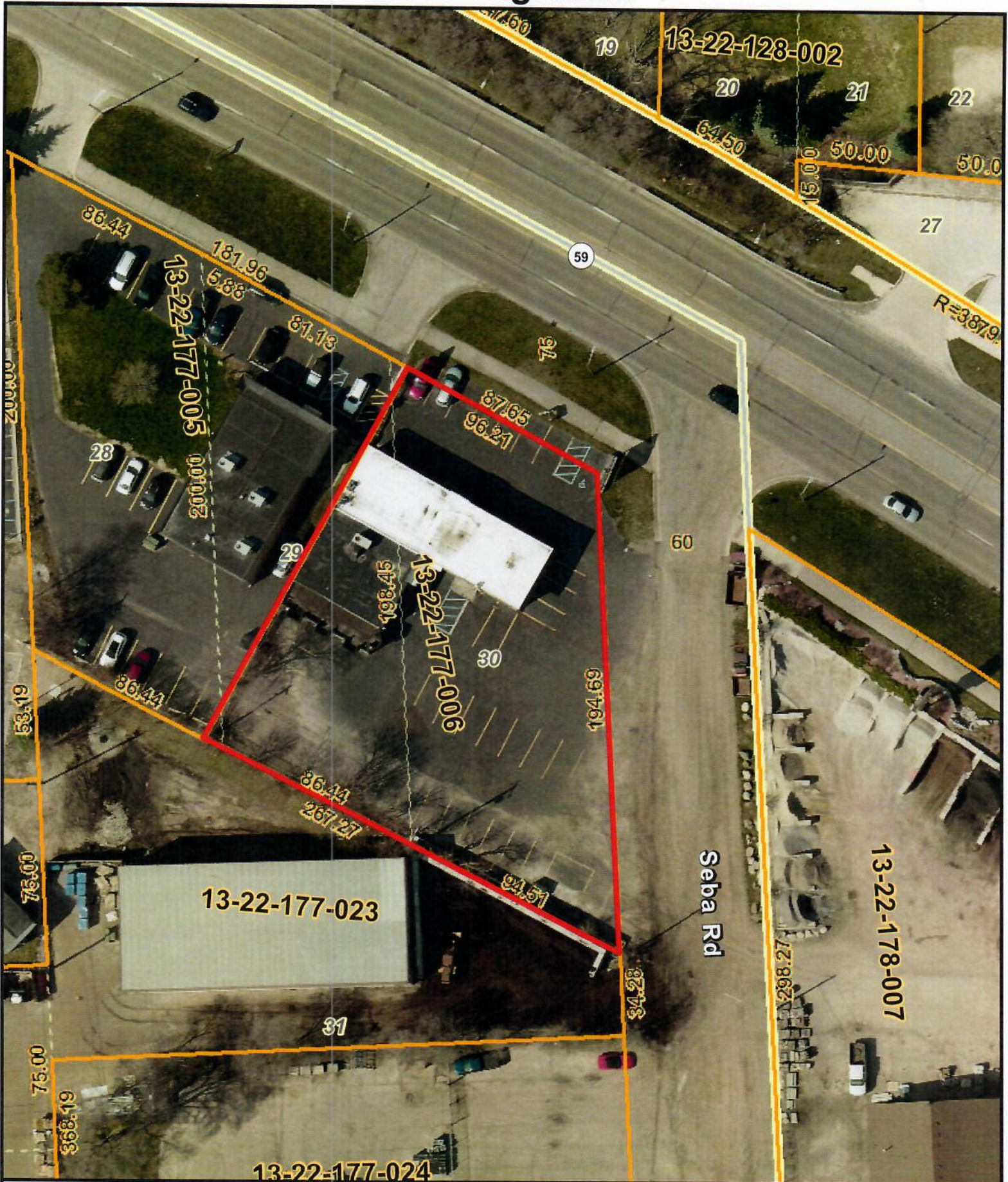
4515-4517Highland.jpg



Exterior Pic 4.jpg



4517 Highland



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
L. Brooks Patterson
 Oakland County Executive

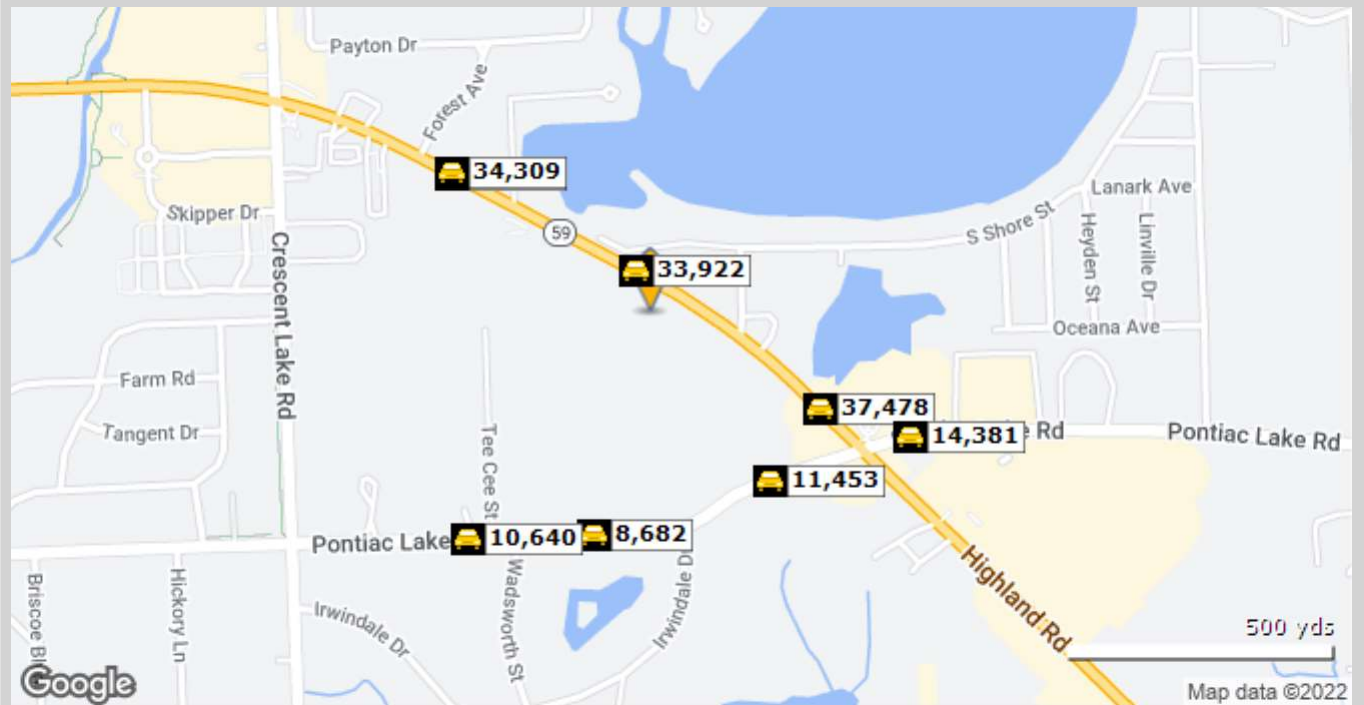
Date Created: 12/5/2018

NORTH
 1 inch = 50 feet

Traffic Count Report

4517-4523 Highland Rd, Waterford, MI 48328

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,000 SF**
 Typical Floor: **2,291 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Highland Rd	Seba Rd	0.06 SE	2018	31,329	MPSI	.05
2	Highland Rd	Seba Rd	0.06 SE	2020	35,663	MPSI	.05
3	Highland Rd	Seba Rd	0.06 SE	2022	33,922	MPSI	.05
4	Highland Rd	Pontiac Lake Rd	0.07 SE	2022	37,478	MPSI	.21
5	Pontiac Lake Rd	Irwindale Dr	0.11 SW	2022	11,453	MPSI	.22
6	Pontiac Lake Rd	Wadsworth St	0.08 W	2022	8,682	MPSI	.25
7	Highland Rd	Forest Ave	0.04 NW	2018	35,874	MPSI	.26
8	Highland Rd	Forest Ave	0.04 NW	2022	34,309	MPSI	.27
9	Pontiac Lake Rd	Tee Cee St	0.03 E	2022	10,640	MPSI	.31
10	Pontiac Lake Rd	Highland Rd	0.05 W	2022	14,381	MPSI	.31

Demographic Summary Report

4517-4523 Highland Rd, Waterford, MI 48328

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **8,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **2,291 SF**



Radius	1 Mile	2 Mile	5 Mile
Population			
2027 Projection	6,725	30,242	159,020
2022 Estimate	6,687	30,075	159,232
2010 Census	6,122	27,555	151,802
Growth 2022 - 2027	0.57%	0.56%	-0.13%
Growth 2010 - 2022	9.23%	9.15%	4.89%
2022 Population by Hispanic Origin	534	3,073	16,952
2022 Population	6,687	30,075	159,232
White	6,038 90.29%	26,231 87.22%	128,535 80.72%
Black	302 4.52%	2,033 6.76%	19,404 12.19%
Am. Indian & Alaskan	33 0.49%	151 0.50%	888 0.56%
Asian	147 2.20%	825 2.74%	5,760 3.62%
Hawaiian & Pacific Island	4 0.06%	12 0.04%	68 0.04%
Other	164 2.45%	822 2.73%	4,577 2.87%
U.S. Armed Forces	0	5	27
Households			
2027 Projection	2,884	12,890	63,320
2022 Estimate	2,865	12,793	63,365
2010 Census	2,609	11,594	60,214
Growth 2022 - 2027	0.66%	0.76%	-0.07%
Growth 2010 - 2022	9.81%	10.34%	5.23%
Owner Occupied	2,066 72.11%	8,545 66.79%	43,797 69.12%
Renter Occupied	799 27.89%	4,248 33.21%	19,569 30.88%
2022 Households by HH Income	2,864	12,794	63,365
Income: <\$25,000	409 14.28%	2,117 16.55%	11,307 17.84%
Income: \$25,000 - \$50,000	815 28.46%	3,428 26.79%	13,770 21.73%
Income: \$50,000 - \$75,000	567 19.80%	2,560 20.01%	10,868 17.15%
Income: \$75,000 - \$100,000	383 13.37%	1,836 14.35%	8,928 14.09%
Income: \$100,000 - \$125,000	276 9.64%	1,235 9.65%	5,849 9.23%
Income: \$125,000 - \$150,000	146 5.10%	620 4.85%	3,696 5.83%
Income: \$150,000 - \$200,000	127 4.43%	540 4.22%	4,331 6.84%
Income: \$200,000+	141 4.92%	458 3.58%	4,616 7.28%
2022 Avg Household Income	\$77,553	\$73,452	\$86,504
2022 Med Household Income	\$58,524	\$57,058	\$64,916