



**VALUE-ADD INVESTMENT**

# **37,740 SF FOUR BUILDING PORTFOLIO**

**15 UNITS | 63% OCCUPIED | 4.05% CAP RATE | 12.9% PRO FORMA CAP RATE**

**7669, 7675, 7677-7683 HIGHLAND RD & 1497-1509 TULL DR, WATERFORD, MI, 48327**



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

P.A. Commercial is pleased to present the rare opportunity to acquire a four-building, multi-tenant portfolio strategically positioned along Highland Road (M-59) in Waterford, Michigan. Situated on 3.26 acres with Business Improved (BI) zoning, this offering combines a diverse mix of retail, office, showroom, and warehouse product—providing both immediate income and significant value-add potential.

The portfolio consists of 15 units across 37,740 SF with a current occupancy of 63%, creating an attractive opportunity for investors to unlock upside through active leasing and repositioning. With 310 feet of prime frontage along Highland Road—exposed to over 38,460 vehicles per day—the properties offer excellent visibility and accessibility. Tenants also benefit from ample on-site parking, a mix of pylon, monument, and building signage, and close proximity to regional anchors.

## INVESTMENT HIGHLIGHTS

- Four-building portfolio totaling 37,740 SF on 3.26 acres
- 15 units provide diverse income streams
- Mix of retail, showroom, office, and warehouse uses—offering tenant diversity and flexibility
- 63% occupancy presents a clear value-add leasing opportunity
- Zoned for Business and Industrial use
- 310' of prime frontage on Highland Rd (M-59) with 38,460 VPD
- Ample parking, 12 overhead doors, signage opportunities, and storage
- Located in the desirable Waterford area
- Close proximity to amenities and services
- Directly across from Oakland County International Airport and near Pontiac Lake
- **Cap Rate: 4.05% | Pro Forma Cap Rate: 12.9%**

## PROPERTY INFORMATION

ADDRESSES	7675 Highland Rd
	7669 Highland Rd
	7677-7683 Highland Rd
	1497-1509 Tull Dr
TYPE	Retail & Industrial
TOTAL BUILDING SIZE	37,740 SF
LAND SIZE	3.26 Acres
FRONTAGE	310' (approximate)
ZONING	Light Industrial & BI
TENANCY	Multiple
NUMBER OF UNITS	15
OCCUPANCY	63%
VACANT SF	14,050 SF
CONSTRUCTION	Masonry & Steel
PARKING SPACES	85
TRAFFIC COUNT	38,460 VPD
MARKET	Detroit
SUBMARKET	Lakes Area
LOCATION TYPE	Suburban
SALE PRICE	<b>\$3,499,000</b>
PRICE PER SF	<b>\$92.71</b>

# PROPERTY INFORMATION



	7675 HIGHLAND RD	7669 HIGHLAND RD	7677 - 7683 HIGHLAND RD	1497-1509 TULL DR
<b>BUILDING TYPE</b>	Retail/Office	Retail	Industrial	Industrial
<b>ADDITIONAL TYPES</b>	Showroom/Warehouse	Office/Apartment	Warehouse	Warehouse
<b>BUILDING SIZE</b>	17,740 SF	3,000 SF 1,500 SF Garage	9,500 SF	6,000 SF
<b>STORIES</b>	2	2	1	1
<b>PARCEL #</b>	13-18-378-002 13-18-378-009	13-18-378-003	13-18-378-002	13-18-378-0100
<b>LOT SIZE</b>	2.44 Acres	0.36 Acres	(included in 7675 Highland)	0.46 Acres
<b>ZONING</b>	Light Industrial	BI	Light Industrial	Light Industrial
<b>CONSTRUCTION TYPE</b>	Masonry	Masonry	Steel	Steel
<b>YEAR BUILT/RENOVATED</b>	1947 / 2001	1940	1989	1990
<b>PARKING SPACES</b>	27 Spaces	13 Spaces	25 Spaces	12 Spaces
<b>RENTABLE UNITS</b>	5	3	3	4
<b>OCCUPANCY</b>	34%	50%	100%	100%
<b>VACANT SF</b>	11,800 SF	2,250 SF	0	0
<b>BUILDING FEATURES</b>	Pylon Sign Building Sign Display Windows Warehouse Space Five Overhead Doors	Pylon Sign Display Windows Individual Suite Entrances Garage for Storage	Monument Sign Building Sign Display Windows Three Overhead Doors 16' Clear Height	Building Sign Four Overhead Doors 16' Clear Height Storage Yard



# INVESTMENT HIGHLIGHTS



## SIGNIFICANT PORTFOLIO SIZE

This four-building portfolio offers 37,740 SF of leasable space situated on 3.26 acres. With ample parking and functional layouts, the properties can accommodate a wide range of tenant needs across retail, office, showroom, and industrial uses.



## UNMATCHED VISIBILITY ON HIGHLAND RD

Featuring 310 feet of frontage along Highland Road (M-59), one of Waterford's busiest corridors, the portfolio benefits from 38,460 vehicles per day. Prominent pylon, monument, and building signage ensure maximum exposure for tenants.



## DIVERSE BUILDING MIX WITH 15 UNITS

The portfolio consists of retail, showroom, office, and warehouse assets, spread across 15 multi-tenant units. This mix provides tenant diversity and income stability while allowing flexibility to adapt to shifting market demand.



## STRATEGIC LAKES AREA SUBMARKET

Located in the Lakes Area submarket of Oakland County, the properties are directly across from Oakland County International Airport and near Pontiac Lake Recreation Area. The corridor is a destination for both businesses and consumers, driving consistent tenant demand.



## BI AND INDUSTRIAL ZONING FLEXIBILITY

With Business Improved (BI) and industrial zoning in place, the properties offer investors multiple leasing strategies. From retail and office users to warehouse and light industrial tenants, the portfolio is well-positioned to capture a broad spectrum of businesses.



## COMPELLING VALUE-ADD OPPORTUNITY

With current occupancy at 63%, the portfolio offers a clear value-add investment. Active leasing and repositioning present significant upside potential, allowing investors to enhance cash flow and increase long-term asset value.

# MARKET OVERVIEW

Waterford, Michigan, presents a compelling opportunity for commercial real estate investors. Its central location in Oakland County (about 30 miles northwest of Detroit) offers excellent connectivity and regional business integration.

## QUALITY OF LIFE & LAKESIDE APPEAL

What sets Waterford apart is its abundant natural amenities: spanning over 35 square miles, with 11% water coverage, the township includes 34 named lakes—creating enduring residential appeal, lifestyle desirability, and supportive demand for nearby commercial assets

## ECONOMIC GROWTH

Waterford is positioning itself for growth with new infrastructure and civic development. A prime example is the Oakland Expo Center, a modern convention and events facility that opened in November 2023—bringing enhanced visibility and foot traffic to the area. Looking ahead, the township's long-term vision through 2040 includes plans for a vibrant commercial core, revitalized town center, and enhanced connectivity with the region's lakes and park network

## INFRASTRUCTURE

Waterford's infrastructure adds to its strategic appeal. The township hosts the Oakland County International Airport, providing vital access for regional business aviation and potential commercial tenants. Government services are centralized in Waterford, too—with the Oakland County Service Center and associated facilities located within the township—further bolstering its role as a commercial and administrative hub.

## WITHIN 5 MILES OF SUBJECT:



**111,895**  
POPULATION



**46,345**  
HOUSEHOLDS



**\$100,743**  
AVERAGE  
HOUSEHOLD INCOME



**\$258,710**  
MEDIAN  
HOME VALUE



**44**  
MEDIAN AGE



**\$1.5B**  
TOTAL SPECIFIED  
CONSUMER SPENDING

# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 POPULATION	3,185	41,315	110,561
2029 POPULATION PROJECTION	3,158	40,948	109,556
MEDIAN AGE	43.2	44.2	44.2
BACHELOR'S DEGREE OR HIGHER	25%	28%	31%
WORKDAY POPULATION	1,618	9,210	32,401
<b>HOUSEHOLDS</b>			
2024 HOUSEHOLDS	1,412	17,632	46,345
2029 HOUSEHOLD PROJECTION	1,400	17,464	45,915
AVERAGE HOUSEHOLD SIZE	2.1	2.3	2.3
TOTAL SPECIFIED CONSUMER SPENDING	\$41.6M	\$573.1M	\$1.5B
<b>INCOME</b>			
AVG HOUSEHOLD INCOME	\$87,404	\$94,238	\$100,743
MEDIAN HOUSEHOLD INCOME	\$67,909	\$77,978	\$79,336
<b>HOUSING</b>			
OWNER OCCUPIED HOUSEHOLDS	930	13,690	35,784
RENTER OCCUPIED HOUSEHOLDS	470	3,775	10,130
MEDIAN HOME VALUE	\$251,647	\$241,900	\$258,710



7675 HIGHLAND RD, WATERFORD

# BUILDING PHOTOS





7669 HIGHLAND RD, WATERFORD

# BUILDING PHOTOS





7677-7683 HIGHLAND RD, WATERFORD

# BUILDING PHOTOS





# BUILDING PHOTOS





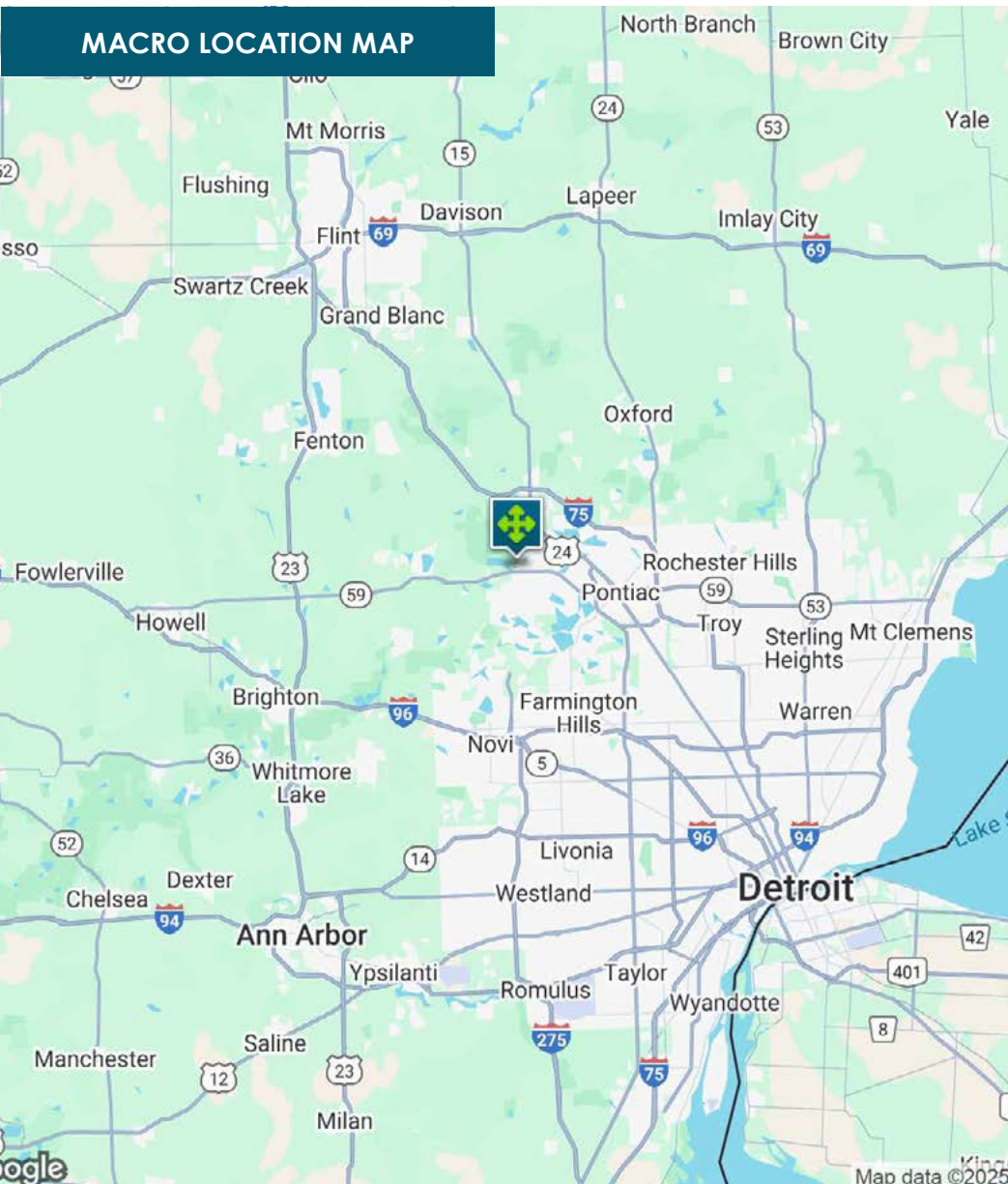
# PARCEL OUTLINE



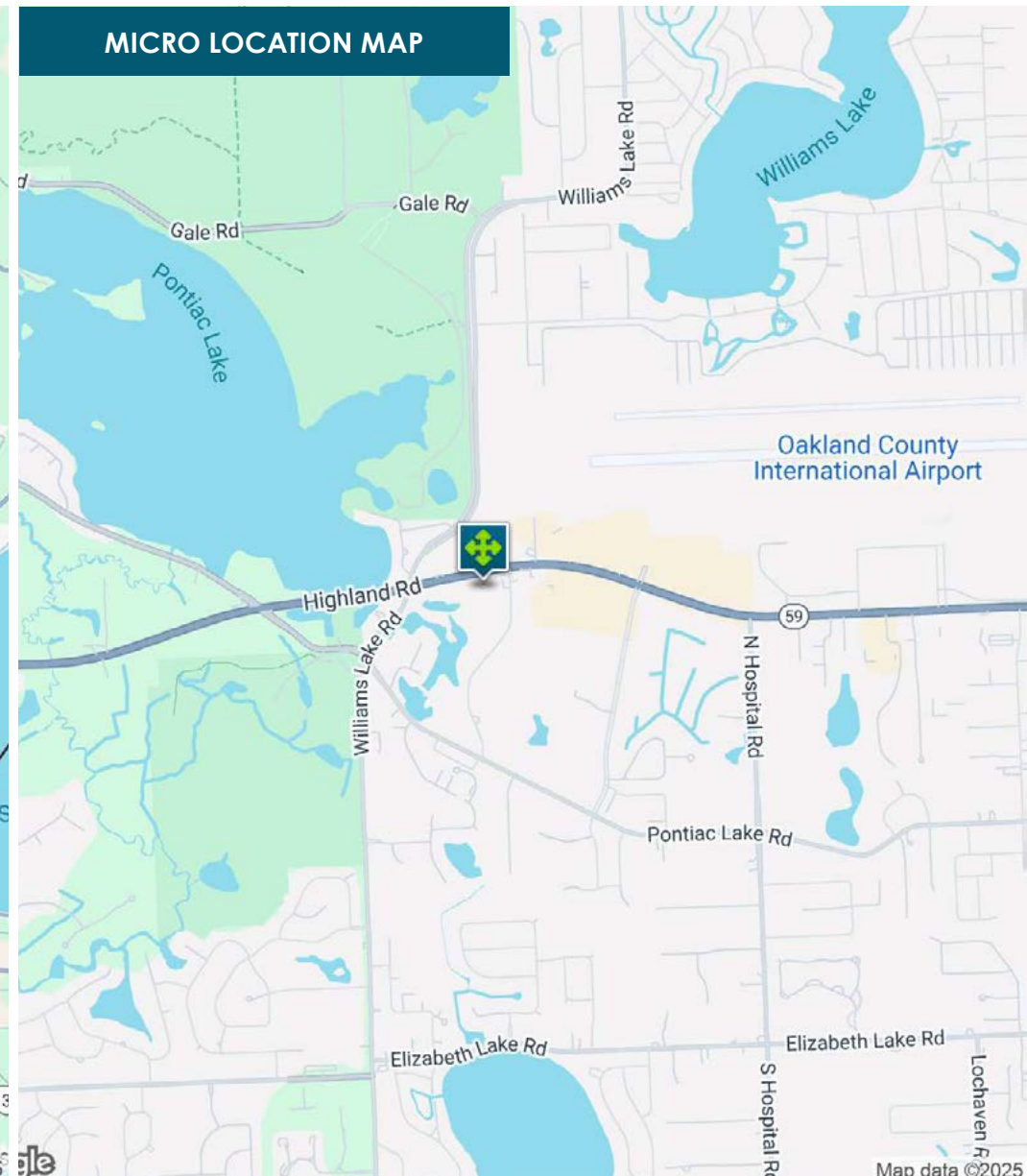


## LOCATION MAPS

## MACRO LOCATION MAP



## MICRO LOCATION MAP





# RETAILER MAP





# CONTACT US

For more information, or to schedule a tour of this exciting investment opportunity, please contact the exclusive listing agent:



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