

**FOR LEASE**

**FORMER SPRINT | WATERFORD, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	3127 West Huron Street
City/Township	Waterford, Michigan
Building Size	5,049 SF
Space Available	5,049 SF
Asking Rental Rate	\$15.00 PSF
Estimated NNN's	\$3.50 PSF
Land Available	1.02 Acres
Build-to-Suit/Ground Lease	Contact Broker
Taxes (Vacant Land)	\$8,425

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 165,166 PEOPLE	 <b>MEDIAN AGE</b> 40.3 YEARS OLD
 <b>HOUSEHOLDS</b> 65,246	 <b>CONSUMER SPENDING</b> \$2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$86,386/ANNUALLY	 <b>DAYTIME POPULATION</b> 74,795 PEOPLE

**AREA TENANTS & EMPLOYERS**



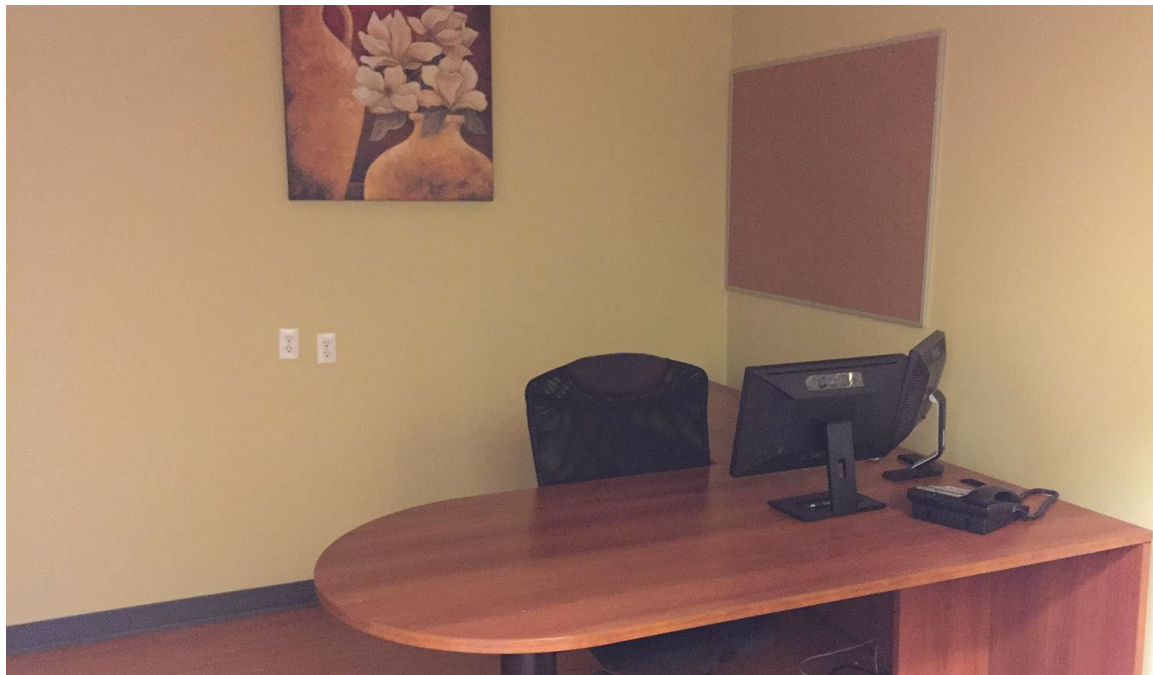
**PROPERTY HIGHLIGHTS**

- Freestanding building available for lease on Huron Street. Ownership also owns adjacent lot to the East and will consider a ground lease/BTS.
- Retail opportunity in the front of the building with fully built out offices and conference rooms in the rear.
- Within close proximity to the new 100 Acre Oakland County Business Center.
- Site is heavily traveled as over 35,000 VPD pass by the site.
- Meijer, Rite Aid, Chase Bank, and Auto Zone all operate within proximity of this site.



















<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	9,883	67,561	161,850
2023 Population	9,908	69,699	165,166
2028 Population Projection	9,898	69,984	165,515
Annual Growth 2010-2023	0%	0.2%	0.2%
Annual Growth 2023-2028	0%	0.1%	0%
Median Age	39.3	40.2	40.3
Bachelor's Degree or Higher	20%	24%	29%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	8,346	51,229	115,474
Black	890	13,038	35,697
American Indian/Alaskan Native	59	452	923
Asian	258	2,559	7,769
Hawaiian & Pacific Islander	4	32	81
Two or More Races	352	2,390	5,222
Hispanic Origin	1,357	9,197	19,413

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	4,297	27,239	63,587
2023 Households	4,329	28,297	65,246
2028 Household Projection	4,329	28,449	65,458
Owner Occupied Households	2,665	17,788	44,081
Renter Occupied Households	1,664	10,661	21,377
<b>Avg Household Income</b>	<b>\$79,917</b>	<b>\$77,672</b>	<b>\$86,386</b>
<b>Median Household Income</b>	<b>\$59,812</b>	<b>\$56,779</b>	<b>\$61,280</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	1,118	6,881	14,971
\$50,000 - 75,000	891	4,999	10,472
\$75,000 - 100,000	529	3,716	8,287
\$100,000 - 125,000	418	2,518	6,301
\$125,000 - 150,000	251	1,483	3,629
\$150,000 - 200,000	229	1,130	3,740
\$200,000+	240	1,761	5,425

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>1,839</b>	<b>330</b>	<b>6</b>	<b>30,453</b>	<b>2,768</b>	<b>11</b>	<b>68,115</b>	<b>6,544</b>	<b>10</b>
Trade Transportation & Utilities	433	63	7	4,208	456	9	10,182	1,055	10
Information	23	4	6	436	50	9	1,100	130	8
Financial Activities	169	39	4	1,461	310	5	8,200	687	12
Professional & Business Services	134	33	4	2,087	405	5	7,708	892	9
Education & Health Services	451	94	5	5,905	812	7	16,567	2,307	7
Leisure & Hospitality	391	35	11	3,163	258	12	7,049	528	13
Other Services	233	61	4	2,198	373	6	4,582	787	6
Public Administration	5	1	5	10,995	104	106	12,727	158	81
<b>Goods-Producing Industries</b>	<b>131</b>	<b>27</b>	<b>5</b>	<b>1,870</b>	<b>244</b>	<b>8</b>	<b>6,680</b>	<b>584</b>	<b>11</b>
Natural Resources & Mining	1	1	1	16	7	2	34	13	3
Construction	104	21	5	1,352	167	8	2,718	395	7
Manufacturing	26	5	5	502	70	7	3,928	176	22
<b>Total</b>	<b>1,970</b>	<b>357</b>	<b>6</b>	<b>32,232</b>	<b>3,012</b>	<b>11</b>	<b>74,795</b>	<b>7,128</b>	<b>10</b>



## EXCLUSIVELY LISTED BY:

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