

3053-3063 UNION LAKE ROAD

3053-3063 UNION LAKE ROAD | COMMERCE TOWNSHIP, MI 48382

Retail Property For Sale/Lease



PROPERTY HIGHLIGHTS

- 15,371 SF building for sale
- ± 11,000 SF former CVS space available for lease
- 4,000 SF occupied by long-term Med Spa tenant
- Large 2.4-acre lot
- Building and monument signage opportunities
- Dedicated drive-thru; contact municipality for further information
- Ideal for retail, medical, or service-oriented tenants
- High exposure with visibility to over 31,000 vehicles per day



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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OFFERING SUMMARY

Sale Price:	Contact Brokers
Lease Rate:	\$18.00 PSF, NNN
Estimated NNN:	\$5.00 PSF
Parcel:	17-12-426-049
Zoning:	B-2, Community Business
Year Built:	1996
Land Size:	2.4 Acres
Building Size:	15,371 SF
Parking:	± 35 with ability to add more

AVAILABLE SPACES

	SIZE (SF)
3053	11,000 SF

2026 TAXES

Approximately \$39,600

PROPERTY DESCRIPTION

Now available for sale, this 15,371 SF building includes ± 11,000 SF of former CVS space available for lease. Another 4,000 SF is occupied by a long-term Med Spa tenant. The property sits on a large 2.4-acre lot and offers building and monument signage opportunities, along with a dedicated drive-thru; contact municipality for further information. Ideal for retail, medical, or service-oriented tenants, the space offers high exposure with visibility to over 31,000 vehicles per day.

LOCATION DESCRIPTION

Located on the east side of Union Lake Road, just south of Commerce Road in Commerce Township, MI.

CURRENT OCCUPANCY

S2G Med Spa

SURROUNDING BUSINESSES

Kroger/Starbucks, Kroger Gas, Speedway, Burger King, Planet Fitness, Fifth Third Bank, Mobil, Saroki's, S2G Medical Spa, Henry Ford Health Center, Hungry Howie's, Urban Air, Fire & Feast, Dollar Tree, Athletico, Kickstand Brewing Company, Magoo's Pet Outlet, ACE Hardwar, H&R Block, GNS, The UPS Store, Wild Bill's Tobacco, Jimmy John's, and more

TRAFFIC (VEHICLES PER DAY)

Union Lake Road	31,929
(2WAY/ADT/CoStar 2024)	



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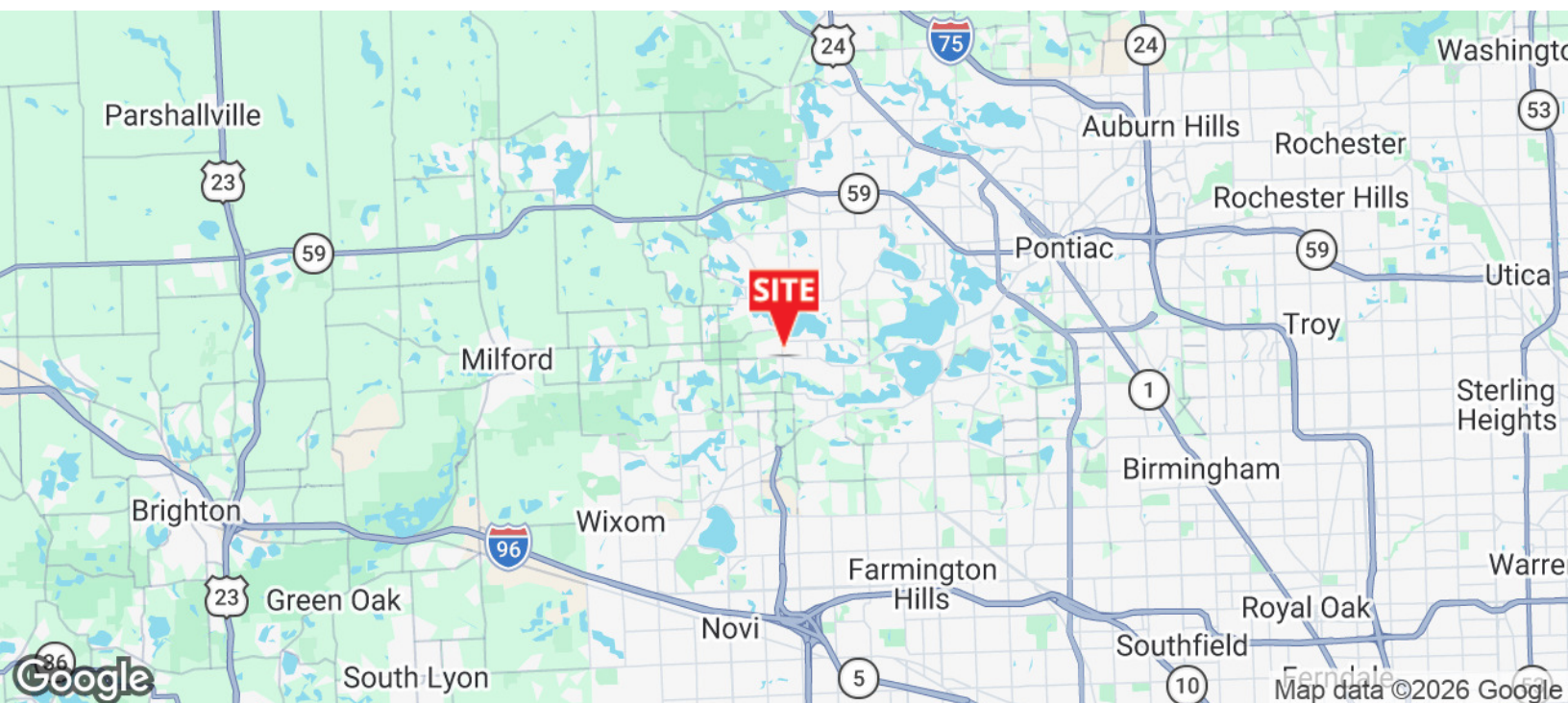
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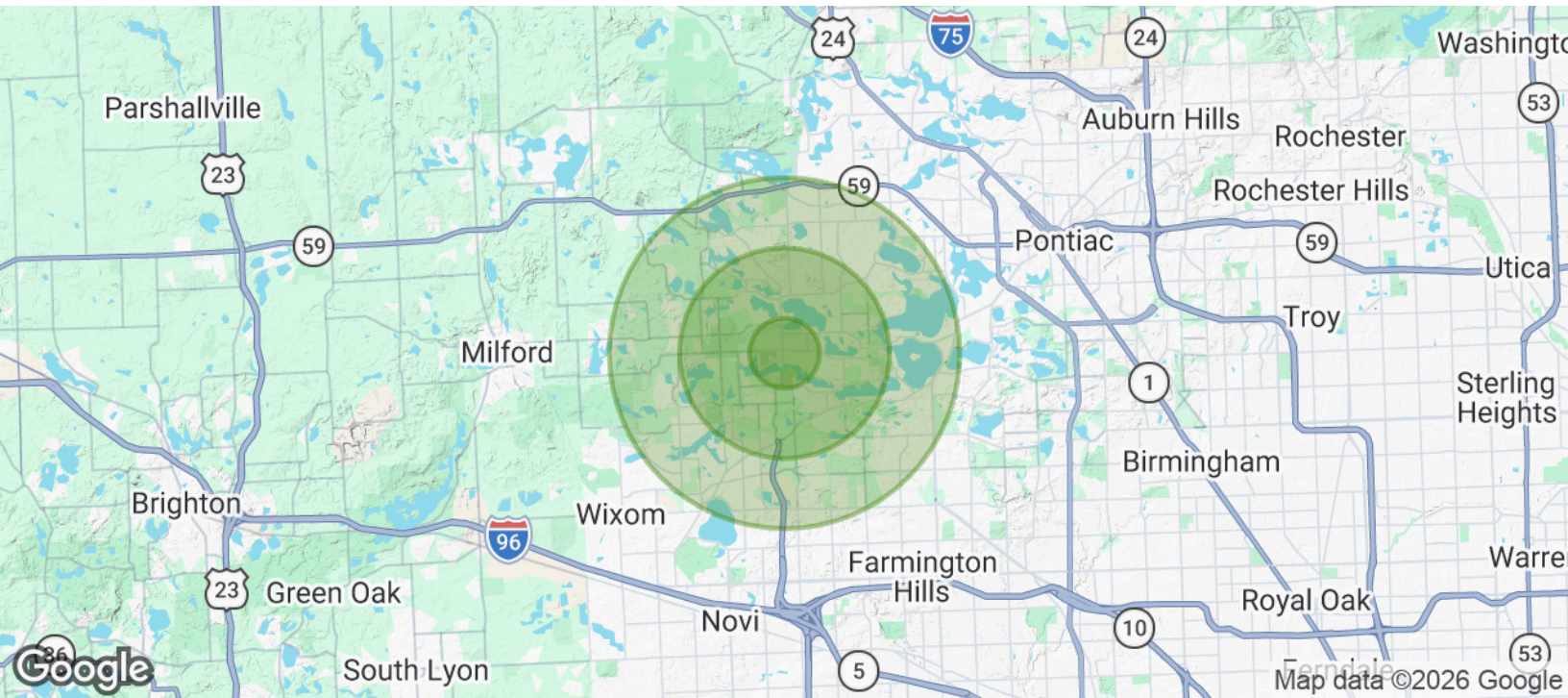
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	47,674	136,050
Average Age	47.3	45.1	45.4
Average Age (Male)	44.1	44.2	43.8
Average Age (Female)	49.0	45.7	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,994	18,419	54,499
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$178,196	\$145,787	\$137,861
Average House Value	\$437,634	\$400,685	\$376,989

2023 American Community Survey (ACS)



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