

Former School Building Freedom Twp

11700 E Pleasant Lake, Manchester, MI 48158



For Sale & Lease

FOR SALE & LEASE



OFFERING SUMMARY

Sale Price:	\$299,000
Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	13,290 SF
Lot Size:	3.87 Acres
Zoning:	C-1 (Convenience Commercial District)
APN:	N -14-21-190-460

PROPERTY HIGHLIGHTS

- Freedom Township
- 13,290 SF of contiguous space
- Zoned for retail, office, medical and professional service uses
- Located on Pleasant Lake Road directly across from Pleasant Lake
- New Roof in 2024
- Existing Gymnasium
- Can be subdivided to accommodate single or multiple tenants
- Short commute to Ann Arbor

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	138	479	1,920
Total Population	309	1,080	4,749
Average HH Income	\$135,003	\$134,694	\$127,761

Scott Schmunk

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PROPERTY DESCRIPTION

Position your business in a high-visibility location directly across from Pleasant Lake. This versatile property, located a short drive from Ann Arbor, offers up to 13,290 square feet of space, ideally suited for a range of retail, office, and service uses. Located on Pleasant Lake Road with excellent frontage, this site benefits from strong daily traffic and a scenic setting that enhances its curb appeal.

Property Highlights:

Zoned C-1 (Convenience Commercial District): Allows for a wide variety of uses including retail, medical, office, and professional services. Designed to support neighborhood-scale businesses that meet the day-to-day needs of residents.

New Roof (2024): Recent capital improvement adds value and peace of mind.

Existing Gymnasium: Potential for fitness, recreation, or adaptive reuse.

Flexible Layout: Space can be subdivided to accommodate single or multiple tenants.

Potential Tenant Improvement Incentives: Landlord may offer TI allowance based on lease term and tenant qualifications.

This is an outstanding opportunity for businesses looking to serve the Freedom Township and surrounding community with a high-traffic, highly visible location. Whether you're launching a new concept or expanding an existing one, 11700 E Pleasant Lake Rd offers the flexibility, location, and zoning to support your vision.

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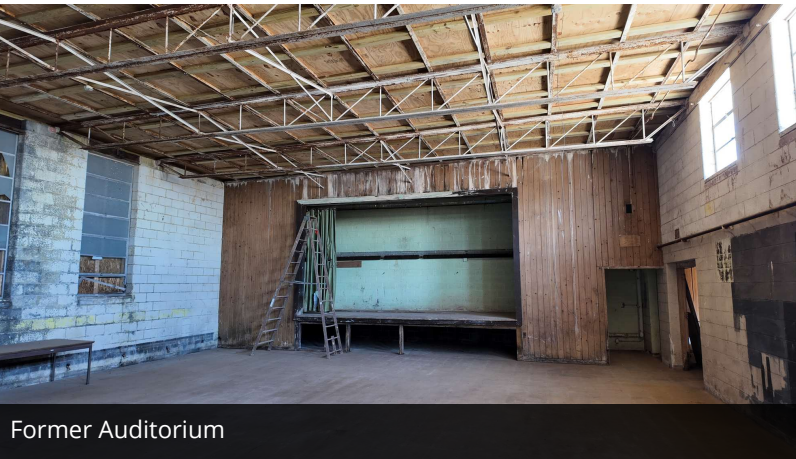
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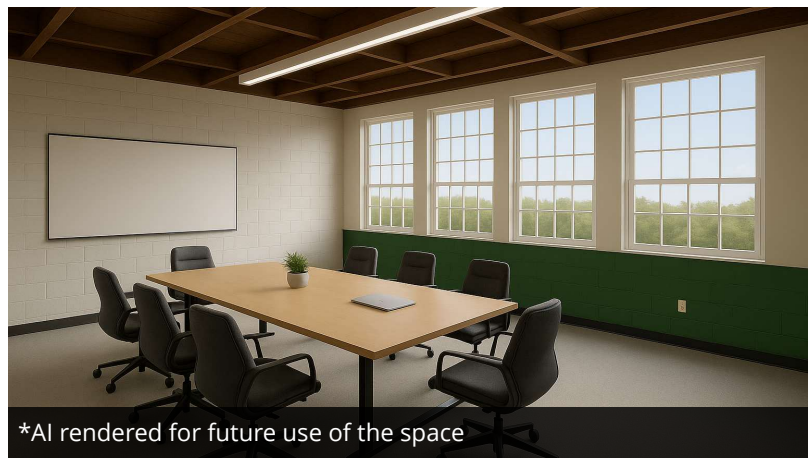
Former Auditorium



*AI rendered for future use of the space



Former Classroom



*AI rendered for future use of the space



Former Classroom



*AI rendered for future use of the space

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	309	1,080	4,749
Total households	138	479	1,920
Total persons per HH	2.2	2.3	2.5
Average HH income	\$135,003	\$134,694	\$127,761
Average house value	\$528,388	\$527,217	\$457,761

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