



**OAKLAND COUNTY**  
BUSINESS CENTER

# FOR SALE / LEASE / BUILD-TO-SUIT

NWC TELEGRAPH RD & ELIZABETH LAKE RD  
WATERFORD, MICHIGAN

**920,000**

*SF WAREHOUSE /  
DISTRIBUTION /  
BUILD-TO-SUIT*

**70**

*ACRES*  
*58.21 Industrial*  
*11.74 Commercial*

**4,000**

*SF RETAIL  
COMMERCIAL  
BUILDING*



## OPPORTUNITY:

- Large scale custom sites and buildings
- Create your unique company environment
- Heavy power and infrastructure in place
- 10-Year Tax Abatement
- Opportunity Zone
- Located in the center of Oakland County
- Zoned for business uses including commercial, industrial, hi-tech, retail, office, hotel and call center

For more information, please contact:

**STEVE GORDON**

(248) 948 0101 | [sgordon@signatureassociates.com](mailto:sgordon@signatureassociates.com)



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

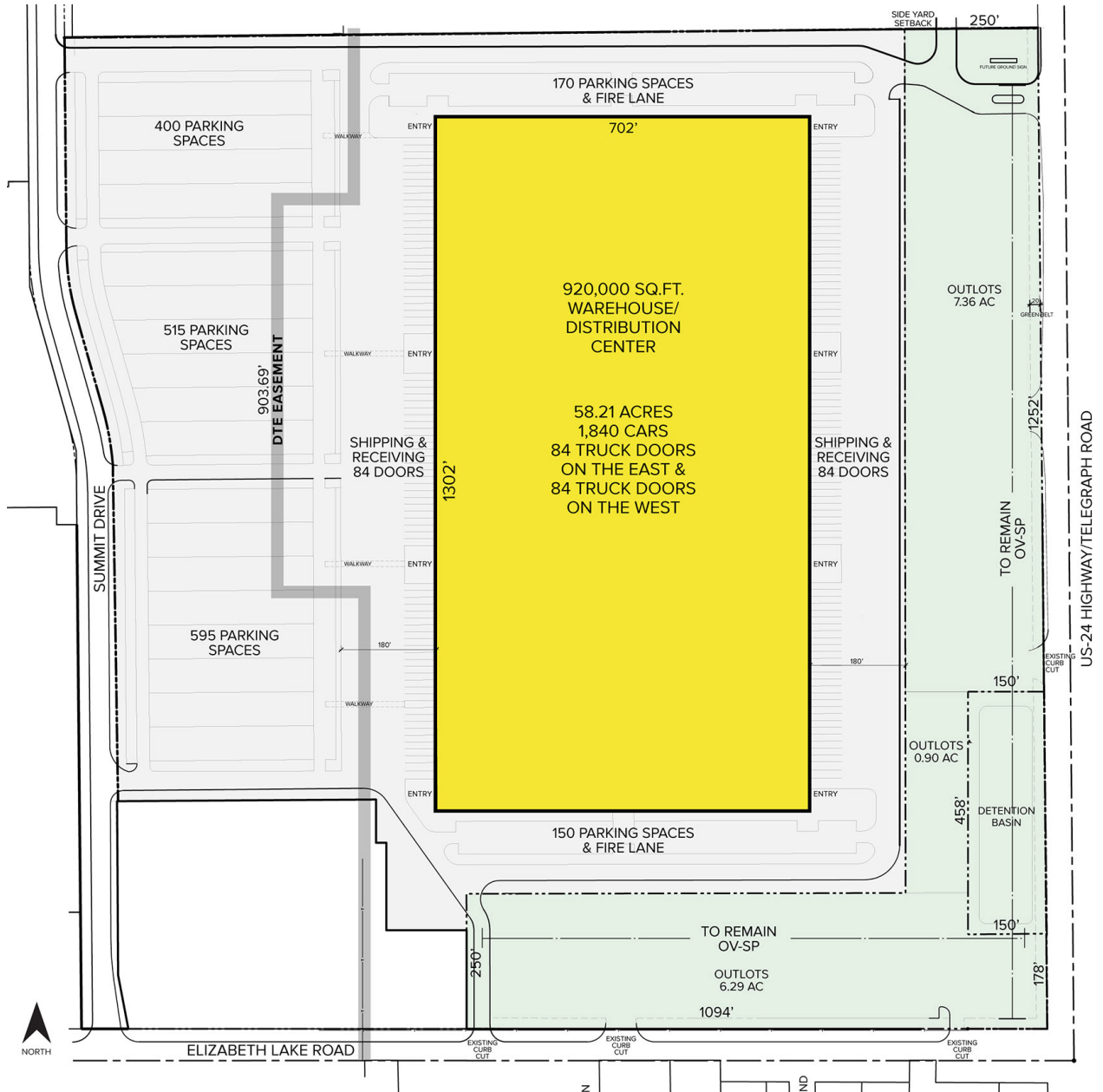


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## CONCEPTUAL SITE PLAN



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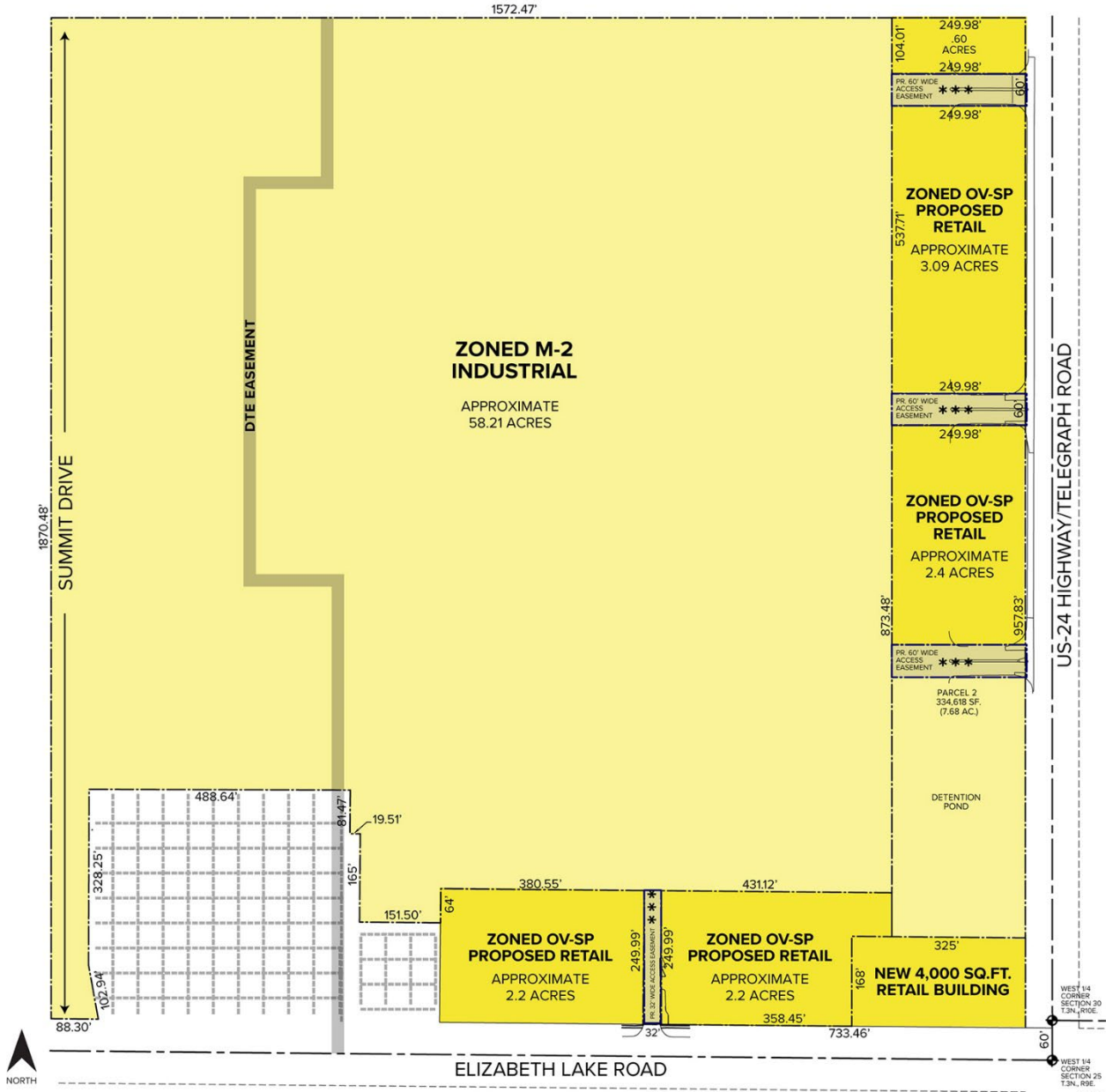


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## SITE PLAN



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*4,000 SF RETAIL COMMERCIAL SPACE*



**RETAIL OPPORTUNITY:**

- 4,000 sq. ft. available
- New construction
- Ample parking
- Heavily trafficked corner
- In the Summit Place Overlay Zoning District
- Immediate occupancy



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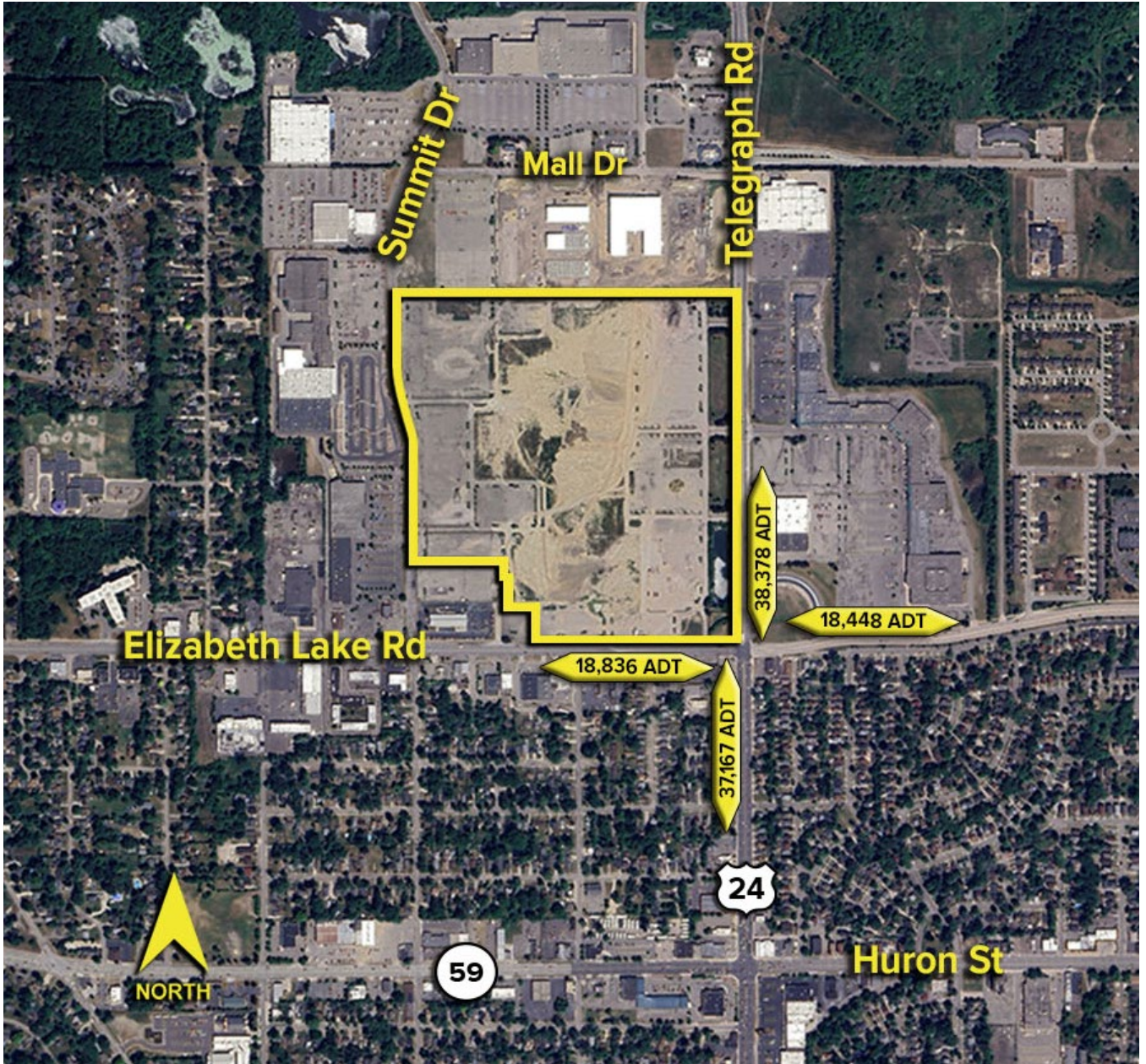


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## SITE AERIAL



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**\$116k**

MEDIAN INCOME

**223.3k**

HOUSEHOLDS

**549.4k**

POPULATION

*\*Based on 10-mile radius*

**27k**

BUSINESSES

**336.3k**

EMPLOYEES

2 MILES

**38,146**

POPULATION

**\$83,286**

MEDIAN HH INCOME

5 MILES

**159,427**

POPULATION

**\$80,466**

MEDIAN HH INCOME

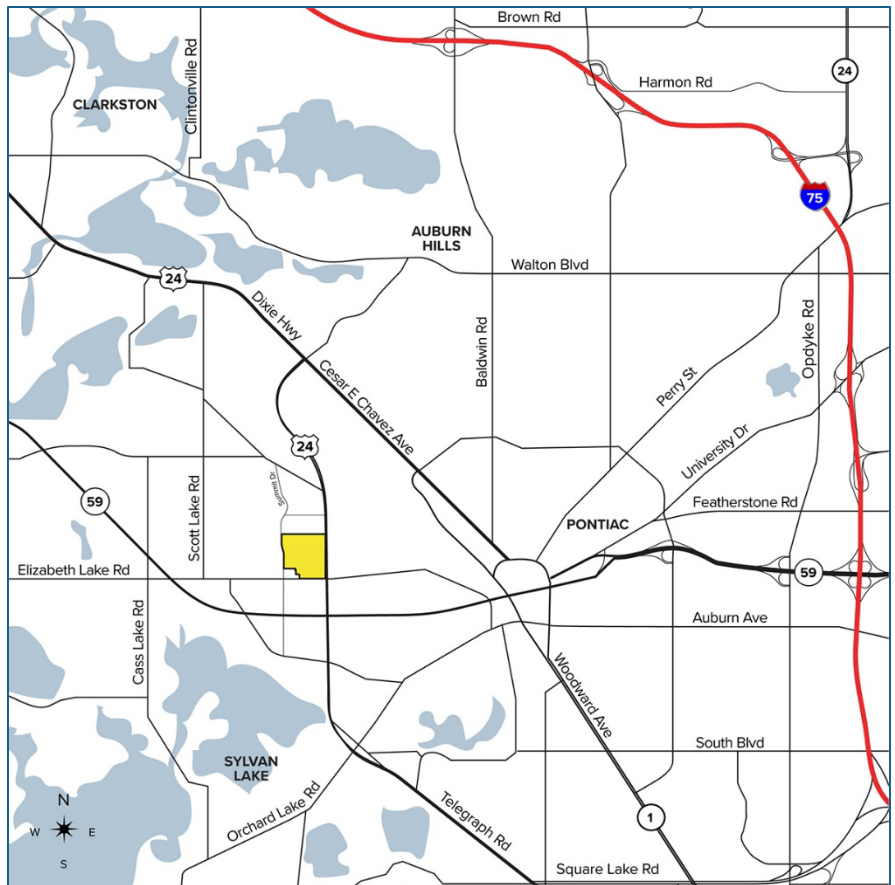
10 MILES

**549,352**

POPULATION

**\$116,316**

MEDIAN HH INCOME



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