

**7688 Highland Road, Waterford**  
**RETAIL/SHOWROOM/WAREHOUSE**



**Asking Sales Price: \$680,000**

**Building Square Footage: 4,487sf**

**Building**

**Open Showrooms: East (1,123sf) & West (960sf – 1,261sf)**

- Large checkout counter on the west side**
- Slat Walls for products**
- High ceilings with clear spans**
- 1000 amps**
- Epoxy Floors**
- Street facing east wall is framed for additional windows**

**Rear Warehouse (1,178sf)**

- double exterior doors**
- 18' ceilings with clear spans**
- small mezzanine (208sf)**
- area can be expanded / 12 ft. roll up door could be installed**

**NOTE: Wall between the Showrooms and Warehouse can be moved or removed.**

**2<sup>nd</sup> Floor Office Area (925sf)**

- 3 offices, open area, kitchenette**



**Valerie Kemp**

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**Parking Spaces: 15**

**Note: Additional Parking may be available to use (parcel to the east)**

**Location: Just west of Williams Lake Rd., at the White Lake Township border.**

**Traffic Counts:**

Traffic		
Collection Street	Cross Street	Traffic Volume
Highland Rd	N Williams Lake Rd W	28,245
Highland Rd	Sherwin Ct E	34,576

**Surrounding Population:**

Population			
	3 mile	5 mile	10 mile
2010 Population	40,871	111,471	396,030
2023 Population	42,331	114,354	410,487
2028 Population Projection	42,534	114,703	412,503

**Zoning:**

**C2 – Small Business:** Convenience stores, limited merchandise stores, drug stores, and specialty retail stores, animal grooming, building systems repair, commercial school, household service repair, laundry, media production, media communications, personal advice, personal grooming, personal improvement service, personal service, and pet shop, Child day care centers, Drop-off dry cleaning establishments, Professional medical care offices, Office establishments, Bar/lounges, carryout restaurants and fast food/delicatessen/sandwich shop restaurants, Used book shops.



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