

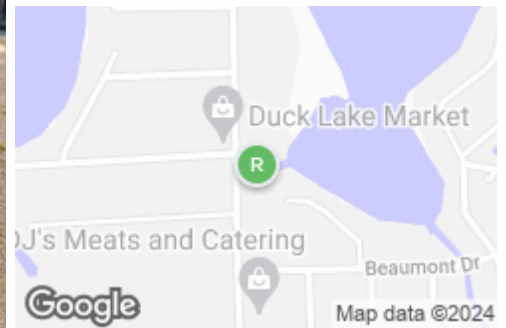
# Retail For Sale

## Duck Lake Road

3620 Duck Lake Rd N, Highland, MI, 48356

Retail For Sale

Prepared on July 25, 2024



### Listing Details | Retail For Sale

Secondary Uses	<b>Flex/R&amp;D, Office</b>	Available Date	<b>Now</b>
Total Available Space	<b>Unknown</b>	Date Listed	<b>7/25/2024</b>
Asking Price	<b>\$300,000</b>	Last Modified	<b>7/25/2024</b>
Listing Price Per SF	<b>\$127.44</b>	Listing ID	<b>40803355</b>
Cap Rate (Actual)	-	Owner Occupied	<b>Yes</b>
Vacant	<b>No</b>	Parking Spaces	-

### Property Details

Building Class	<b>B</b>	Floors	<b>1</b>
Property Type	<b>Retail /Office</b>	Year Built/Renovated	-
Sub Type	<b>General</b>	Primary Construction	<b>Masonry</b>
Zoning	<b>C-1</b>	Occupancy Type	<b>Multi-tenant</b>
Building Status	<b>Existing</b>	Parcels	<b>1112402001</b>
Building Size	<b>2,354 SF</b>	Legal Owner	-
Land Size	<b>0.43 Acres / 18,687 SF</b>	Submarket	-
Number of Buildings	<b>1</b>	County	<b>Oakland</b>

### Description

Prime Commercial Space for Sale  
Take a closer look at this exceptional commercial property, strategically located close to home and designed to meet the needs of various businesses. With an open floor plan and ample parking, this space is ideal for contractors, building companies, and professional offices alike. Conveniently situated near local amenities, this property ensures easy access for clients and employees. The open layout allows customization for your specific business requirements. Abundant parking spaces accommodate visitors and staff. Whether you're an insurance agency, CPA, attorney, or other professional, this space offers a welcoming environment. Don't miss out on this opportunity! Contact us today to schedule a viewing.

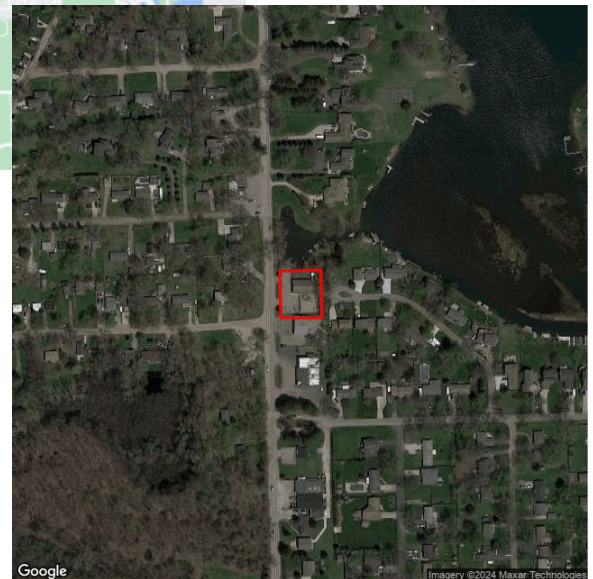
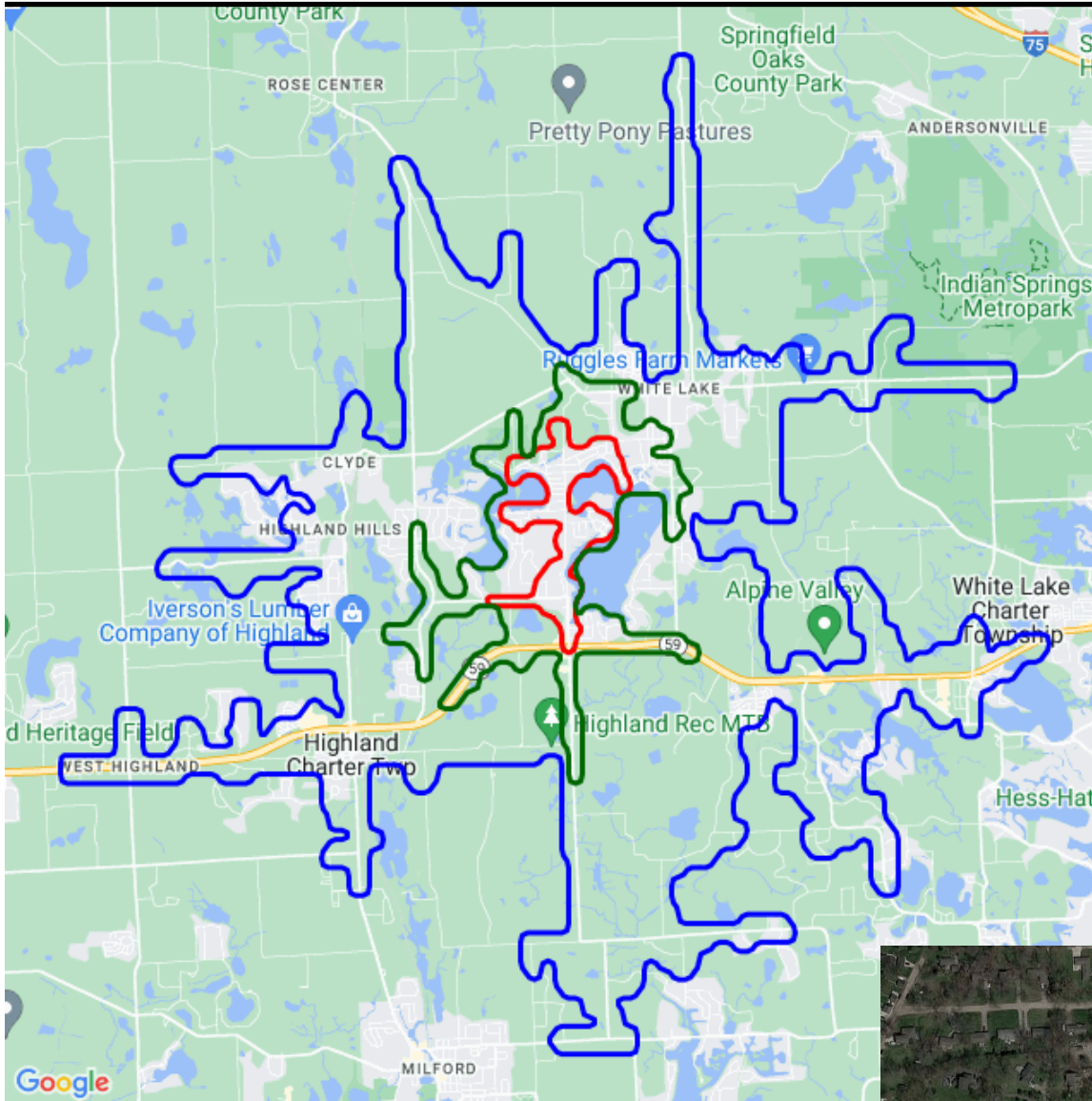
### Contact



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Coldwell Banker Realty

## Demographic Report



## 3620 Duck Lake Rd N

### Population

Distance	Male	Female	Total
3- Minute	1,138	1,162	2,300
5- Minute	2,713	2,775	5,488
10 Minute	12,473	12,810	25,283



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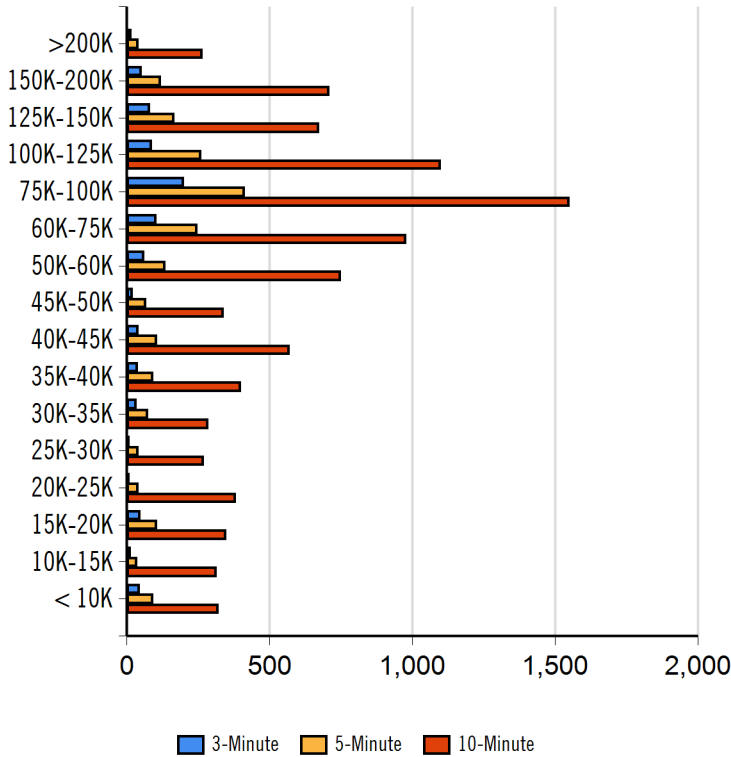
**MOODY'S**  
 ANALYTICS

Catylist

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	2	131	285	27	158	70	23	105	183	113	17	26
5-Minute	0	3	283	608	74	439	191	55	285	415	248	49	96
10-Minute	14	8	1,274	2,357	391	1,898	570	262	1,697	2,113	1,107	313	692

## Household Income



Radius	Median Household Income
5-Minute	\$71,764.57
10-Minute	\$73,992.93
3-Minute	\$74,292.20

Radius	Average Household Income
5-Minute	\$79,263.29
3-Minute	\$81,756.20
10-Minute	\$82,755.44

Radius	Aggregate Household Income
3-Minute	\$67,394,780.94
5-Minute	\$159,474,607.19
10-Minute	\$744,457,682.00

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,572	3,738	17,140
High School Grad	503	1,206	5,422
Some College	507	1,152	4,786
Associates	164	391	1,444
Bachelors	142	388	2,409
Masters	77	178	951
Prof. Degree	7	19	141
Doctorate	3	9	73

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	19 %	27 %	29 %
Teen's	37 %	56 %	60 %
Expensive Homes	5 %	16 %	16 %
Mobile Homes	1 %	20 %	154 %
New Homes	63 %	116 %	105 %
New Households	29 %	50 %	44 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	45 %	78 %	108 %
Public Transportation Users	2 %	6 %	5 %
Young Wealthy Households	0 %	0 %	6 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	44,470,550		105,695,787		484,174,147	
<b>Average annual household</b>	53,597		52,617		52,978	
<b>Food</b>	6,876	12.83 %	6,767	12.86 %	6,788	12.81 %
Food at home	4,419		4,362		4,316	
Cereals and bakery products	627		619		613	
Cereals and cereal products	222		219		217	
Bakery products	405		399		396	
Meats poultry fish and eggs	857		851		847	
Beef	200		198		198	
Pork	153		152		150	
Poultry	158		158		158	
Fish and seafood	139		138		138	
Eggs	71		70		68	
Dairy products	456		448		444	
Fruits and vegetables	904		889		880	
Fresh fruits	133		131		130	
Processed vegetables	170		168		165	
Sugar and other sweets	164		162		159	
Fats and oils	140		138		136	
Miscellaneous foods	836		826		813	
Nonalcoholic beverages	373		369		362	
Food away from home	2,457		2,405		2,472	
Alcoholic beverages	404		393		401	
<b>Housing</b>	18,851	35.17 %	18,595	35.34 %	18,570	35.05 %
Shelter	11,368		11,221		11,244	
Owned dwellings	7,151		6,988		7,058	
Mortgage interest and charges	3,716		3,614		3,637	
Property taxes	2,388		2,335		2,377	
Maintenance repairs	1,046		1,038		1,043	
Rented dwellings	3,271		3,302		3,176	
Other lodging	946		931		1,009	
Utilities fuels	4,350		4,302		4,216	
Natural gas	415		408		403	
Electricity	1,699		1,688		1,648	
Fuel oil	172		168		168	
Telephone services	1,367		1,351		1,320	
Water and other public services	696		686		675	
<b>Household operations</b>	1,330	2.48 %	1,304	2.48 %	1,323	2.50 %
Personal services	406		394		400	
Other household expenses	923		910		922	
Housekeeping supplies	623		618		627	
Laundry and cleaning supplies	172		170		167	
Other household products	367		363		370	
Postage and stationery	83		84		89	
Household furnishings	1,179		1,148		1,158	
Household textiles	87		85		86	
Furniture	260		254		269	
Floor coverings	28		28		31	
Major appliances	150		145		136	
Small appliances	89		89		93	
Miscellaneous	563		546		540	
<b>Apparel and services</b>	1,441	2.69 %	1,415	2.69 %	1,428	2.70 %
Men and boys	301		291		292	
Men 16 and over	256		246		245	
Boys 2 to 15	45		45		46	
Women and girls	494		489		501	



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**MOODY'S**  
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Women 16 and over	413	410	427
Girls 2 to 15	81	79	73
Children under 2	90	90	89

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	44,470,550		105,695,787		484,174,147	
<b>Average annual household</b>	53,597		52,617		52,978	
<b>Transportation</b>	7,414	13.83 %	7,255	13.79 %	7,214	13.62 %
Vehicle purchases	1,841		1,776		1,770	
Cars and trucks new	916		894		914	
Cars and trucks used	871		831		809	
Gasoline and motor oil	2,278		2,243		2,194	
Other vehicle expenses	2,775		2,723		2,699	
Vehicle finance charges	195		190		188	
Maintenance and repairs	961		946		949	
Vehicle insurance	1,255		1,233		1,206	
Vehicle rental leases	362		353		355	
Public transportation	519		511		550	
<b>Health care</b>	4,089	7.63 %	4,014	7.63 %	3,981	7.51 %
Health insurance	2,640		2,598		2,570	
Medical services	903		878		873	
Drugs	412		406		405	
Medical supplies	133		131		132	
<b>Entertainment</b>	3,254	6.07 %	3,181	6.05 %	3,170	5.98 %
Fees and admissions	645		627		661	
Television radios	1,099		1,084		1,054	
Pets toys	1,182		1,158		1,161	
Personal care products	700		685		691	
Reading	56		56		58	
Education	1,378		1,360		1,499	
Tobacco products	394		397		381	
<b>Miscellaneous</b>	825	1.54 %	821	1.56 %	850	1.60 %
<b>Cash contributions</b>	1,428		1,396		1,376	
<b>Personal insurance</b>	6,482		6,277		6,566	
Life and other personal insurance	196		190		190	
Pensions and Social Security	6,286		6,087		6,375	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	835	808	6.41 %	166	624	741	94	117
5-Minute	2020	1,996	1,924	16.51 %	383	1,501	1,765	231	282
10-Minute	2020	9,066	8,670	63.48 %	1,678	6,904	8,255	811	1,132
3-Minute	2023	876	808	16.20 %	174	656	765	111	89
5-Minute	2023	2,094	1,924	36.68 %	402	1,574	1,822	272	216
10-Minute	2023	9,496	8,670	144.52 %	1,756	7,233	8,534	962	848



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3620 Duck Lake Rd N, Highland, MI 48356

## CITY, STATE

**Highland, MI**

## POPULATION

**25,283**

## AVG. HHSIZE

**2.66**

## MEDIAN HH INCOME

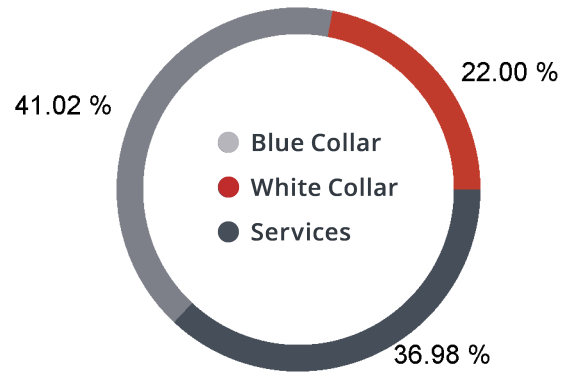
**\$73,993**

## HOME OWNERSHIP

Renters: **949**

Owners: **8,289**

## EMPLOYMENT

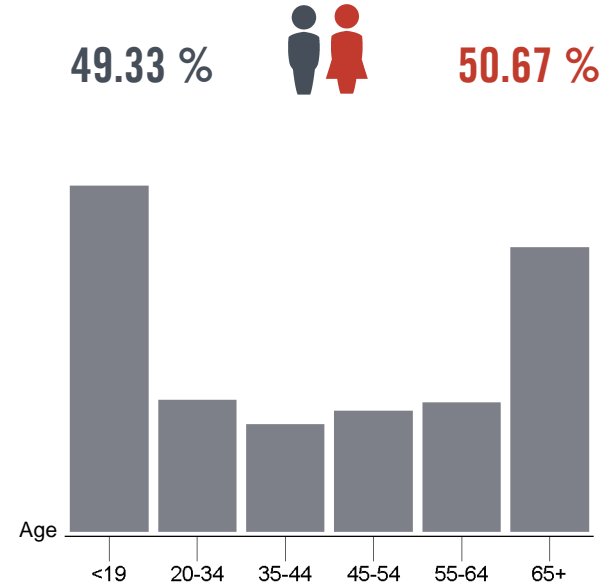


**52.08 %** Employed  
**1.67 %** Unemployed

## EDUCATION

High School Grad: **31.63 %**  
Some College: **27.92 %**  
Associates: **8.43 %**  
Bachelors: **25.57 %**

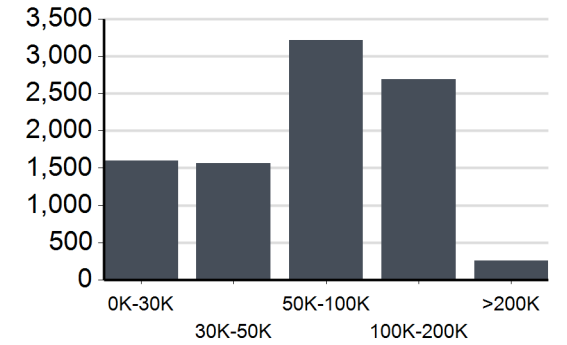
## GENDER & AGE



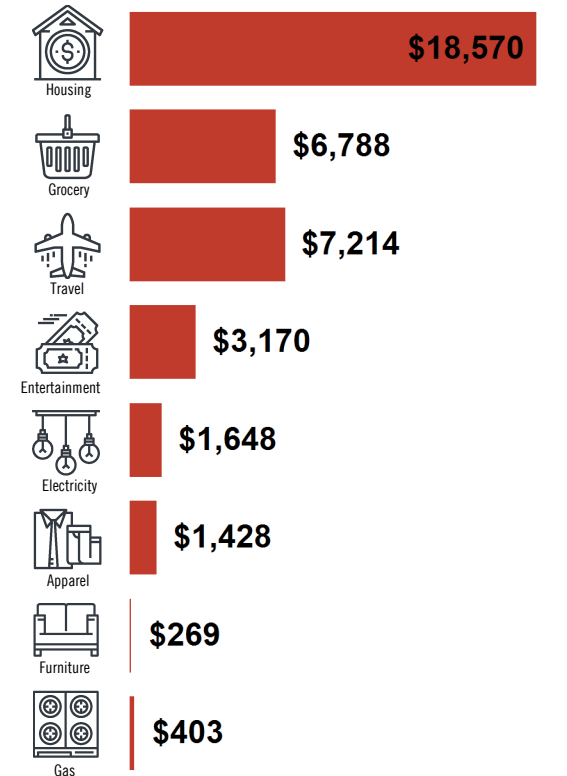
## RACE & ETHNICITY

White: **98.07 %**  
Asian: **0.02 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **0.00 %**  
Hispanic: **1.19 %**  
Two or More Races: **0.72 %**

## INCOME BY HOUSEHOLD

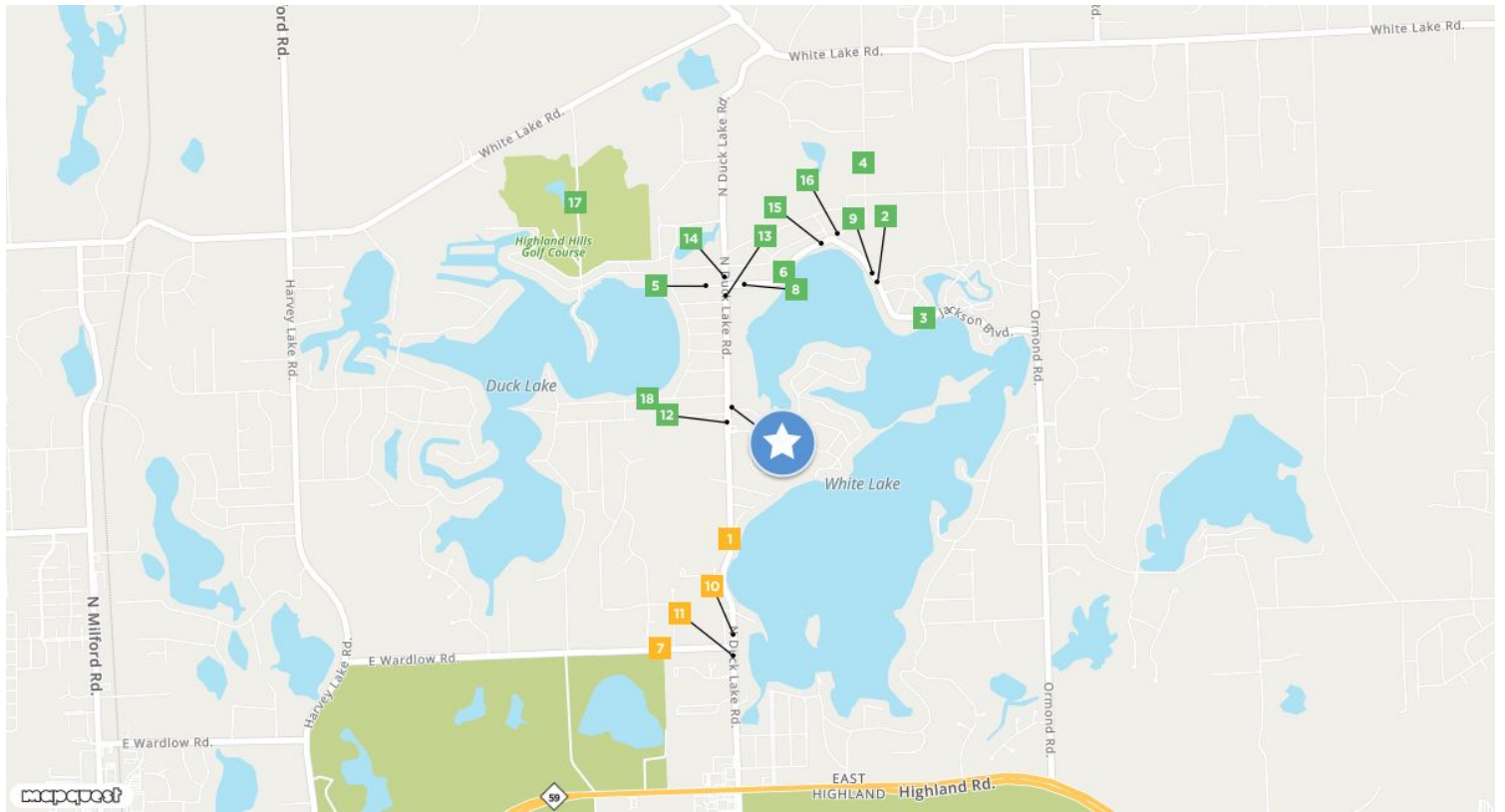


## HH SPENDING



# 3620 Duck Lake Rd N

## Traffic Counts



<b>North Duck Lake Road</b> <span style="background-color: #f4a460; padding: 2px;">1</span>	<b>Jackson Boulevard</b> <span style="background-color: #4CAF50; padding: 2px;">2</span>	<b>Leroy</b> <span style="background-color: #4CAF50; padding: 2px;">3</span>	<b>Eagle Road</b> <span style="background-color: #4CAF50; padding: 2px;">4</span>	<b>Jackson Blvd</b> <span style="background-color: #4CAF50; padding: 2px;">5</span>
Engleman	Navarra Dr		High View Rd	Duck Lake Rd N
Year: 2022 6,782	Year: 2022 715	Year: 2022 997	Year: 2022 1,032	Year: 2012 1,201
Year: 2021 6,970	Year: 2021 1,397		Year: 2003 994	Year: 2011 1,357
Year: 2020 6,304	Year: 2020 1,264		Year: 1982 212	Year: 2007 1,584
<b>Jackson Blvd</b> <span style="background-color: #4CAF50; padding: 2px;">6</span>	<b>E Wardlow Rd</b> <span style="background-color: #f4a460; padding: 2px;">7</span>	<b>Jackson Blvd</b> <span style="background-color: #4CAF50; padding: 2px;">8</span>	<b>Jackson Blvd</b> <span style="background-color: #4CAF50; padding: 2px;">9</span>	<b>Duck Lake Rd N</b> <span style="background-color: #f4a460; padding: 2px;">10</span>
Lester Dr	Foxfield	Duck Lake Rd N	Navarra Dr	E Wardlow Rd
Year: 2012 2,468	Year: 2012 6,876	Year: 2011 1,787	Year: 2011 1,381	Year: 2011 7,416
Year: 2008 2,003	Year: 2012 6,830	Year: 2007 1,551	Year: 1994 1,434	Year: 2011 7,370
	Year: 2008 6,877	Year: 2006 2,329		Year: 2007 8,781
<b>Duck Lake Rd N</b> <span style="background-color: #f4a460; padding: 2px;">11</span>	<b>Duck Lake Rd N</b> <span style="background-color: #4CAF50; padding: 2px;">12</span>	<b>Duck Lake Rd N</b> <span style="background-color: #4CAF50; padding: 2px;">13</span>	<b>Duck Lake Rd N</b> <span style="background-color: #4CAF50; padding: 2px;">14</span>	<b>Jackson Blvd</b> <span style="background-color: #4CAF50; padding: 2px;">15</span>
E Wardlow Rd	Beaumont Dr	Golfers Dr	Jackson Blvd	Giddings Blvd
Year: 2011 9,987	Year: 2008 4,931	Year: 2007 4,131	Year: 2007 2,257	Year: 2007 2,258
Year: 2011 9,950	Year: 2007 9,005			Year: 2004 2,035
Year: 2007 11,770				
<b>Eagle Rd</b> <span style="background-color: #4CAF50; padding: 2px;">16</span>	<b>Duck Lake Rd</b> <span style="background-color: #4CAF50; padding: 2px;">17</span>	<b>Davista Dr</b> <span style="background-color: #4CAF50; padding: 2px;">18</span>		
Jackson Blvd	Oakland Dr	Orchard Dr		
Year: 2007 1,790	Year: 2003 446	Year: 1982 50		
Year: 2004 2,676	Year: 2000 780			
	Year: 1998 1,371			



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