



FORMER BANK WITH DRIVE-THRU FOR SALE OR LEASE

3805 Highland Road | Waterford Twp., MI 48328



STRONG LOCAL
DEMOGRAPHICS



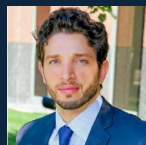
LOCATED IN
COMMERCIAL CORRIDOR



DOUBLE CAR
DRIVE-THRU



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



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PROPERTY HIGHLIGHTS

- ✓ **Available for Sale or Lease**
- ✓ **Prime Location:** High visibility on Highland Rd with excellent foot & vehicle traffic.
- ✓ **Spacious Interior:** Versatile layout adaptable to various business needs.
- ✓ **Updated** HVAC system, energy-efficient lighting, & modern fixtures.
- ✓ **Double Car Canopy Drive-Thru** & Ample on-site parking for customers & employees.
- ✓ **Strong Demographics:** Located in a thriving area with a desirable customer base.
- ✓ **Flexible Lease Terms:** Negotiable lease length & terms to accommodate your business.
- ✓ **Nearby Retailers:** Kroger, Meijer, Jet's Pizza, Healthy Fever, Tim Horton's, Burger King, McDonald's, & more.
- ✓ **Nearby Institutions:** Crary Junior High School, Waterford Mott High School, & **Pontiac General Hospital.**
- ✓ 4 Miles South of **Oakland County International Airport** & 3 Miles North of Cass Lake.



PROPERTY SUMMARY	
Sale Price	Best Offer
Lease Rate	\$11/SF NNN
Est. NNN	Taxes: \$2.68 PSF Est. Insurance: \$0.50 PSF CAM: Tenant Pays Direct Total: \$3.18 PSF + CAM
Year Built/Remodeled	1973/2006
Property Size	8,248 +/- SF
Lot Size	2.10 Acres
Parking	30+/- Surface Spots
Zoning	C-4 (Extensive Business)
Parcel #	W -13-26-103-016

OFFERING MEMORANDUM

FOR LEASE | FORMER BANK W/ DRIVE-THRU | WATERFORD TWP., MI



PROPERTY OUTLINE



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AERIAL VIEW



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

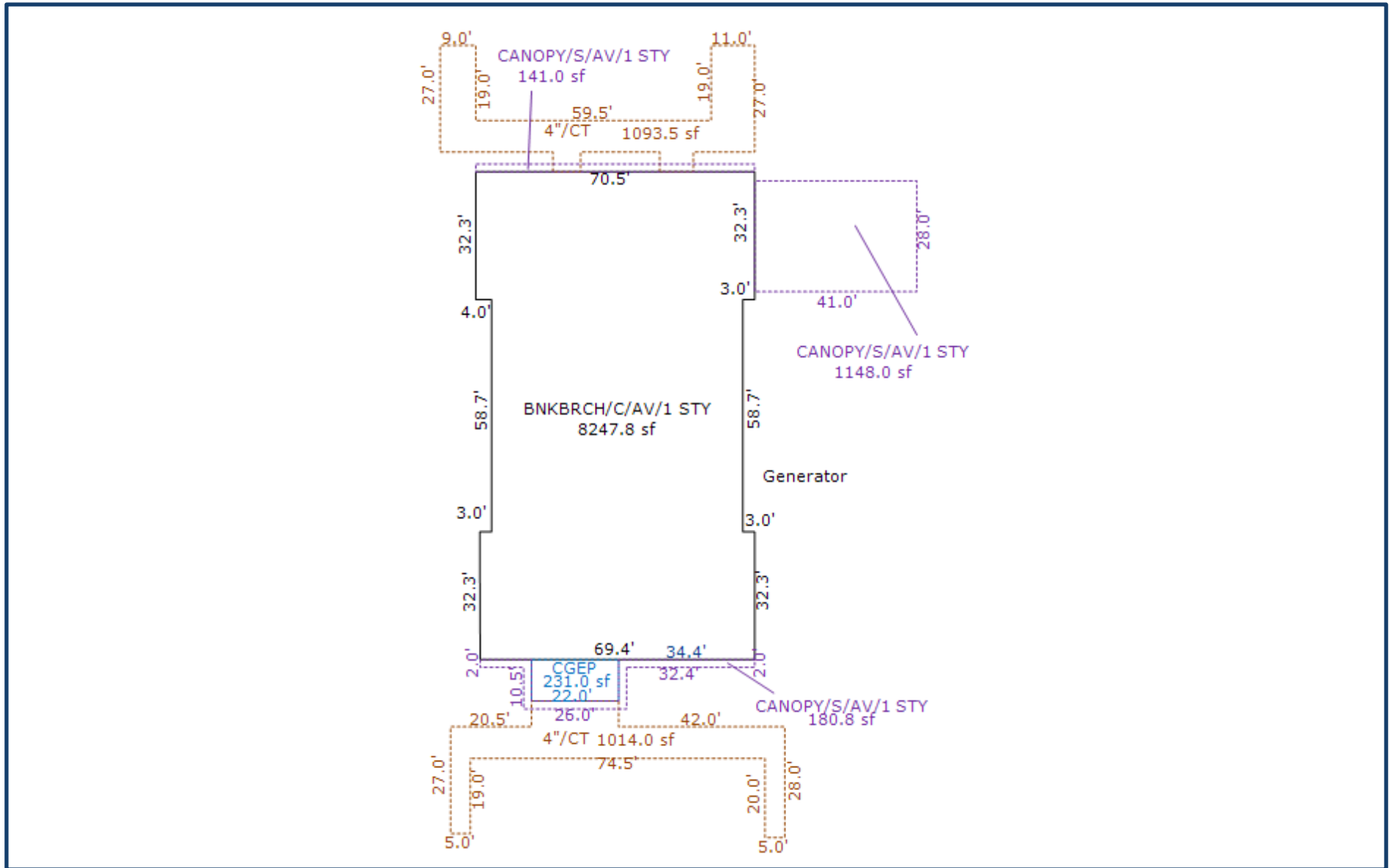


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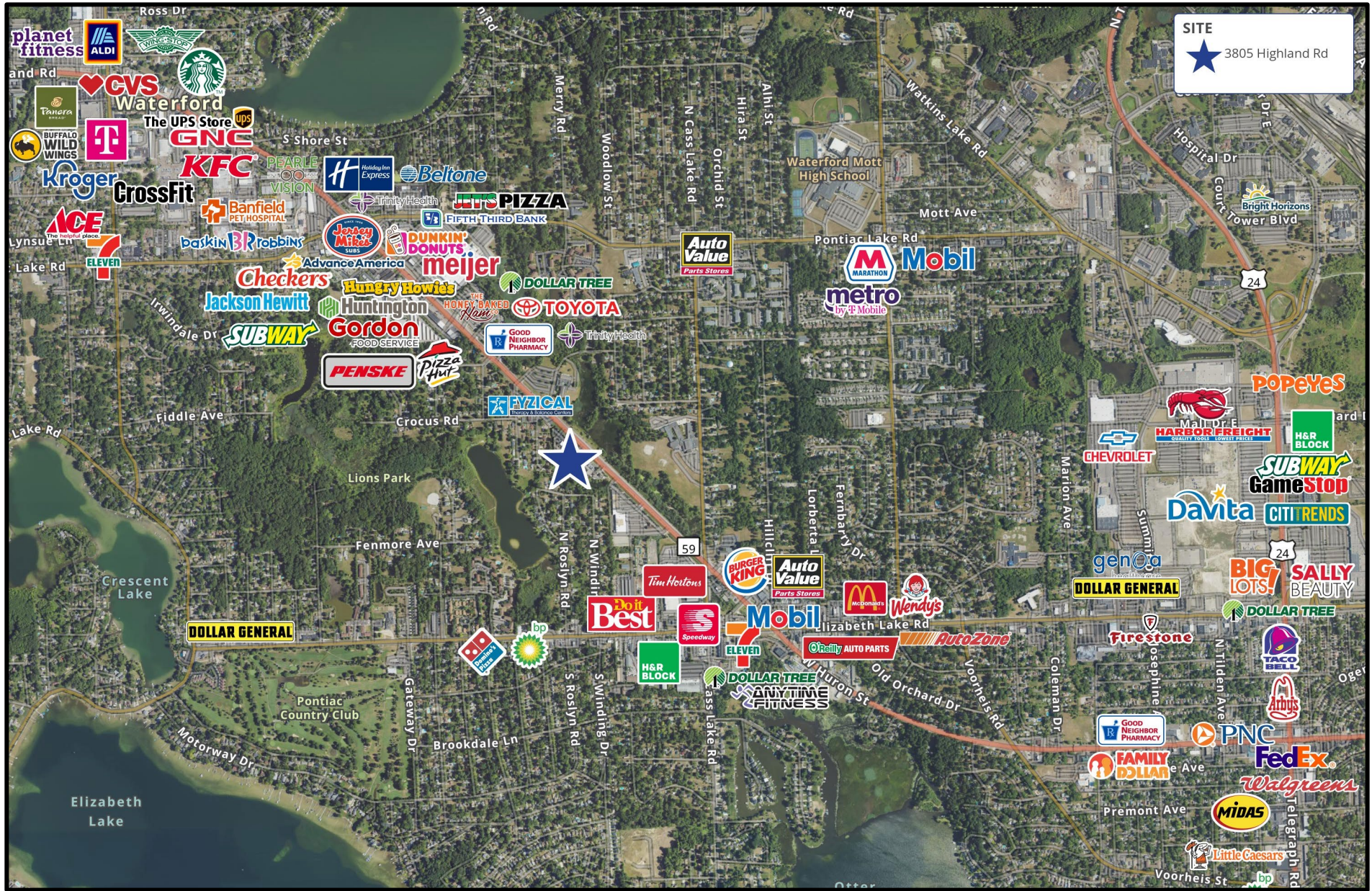
INTERIOR PHOTOS



PARCEL SKETCH

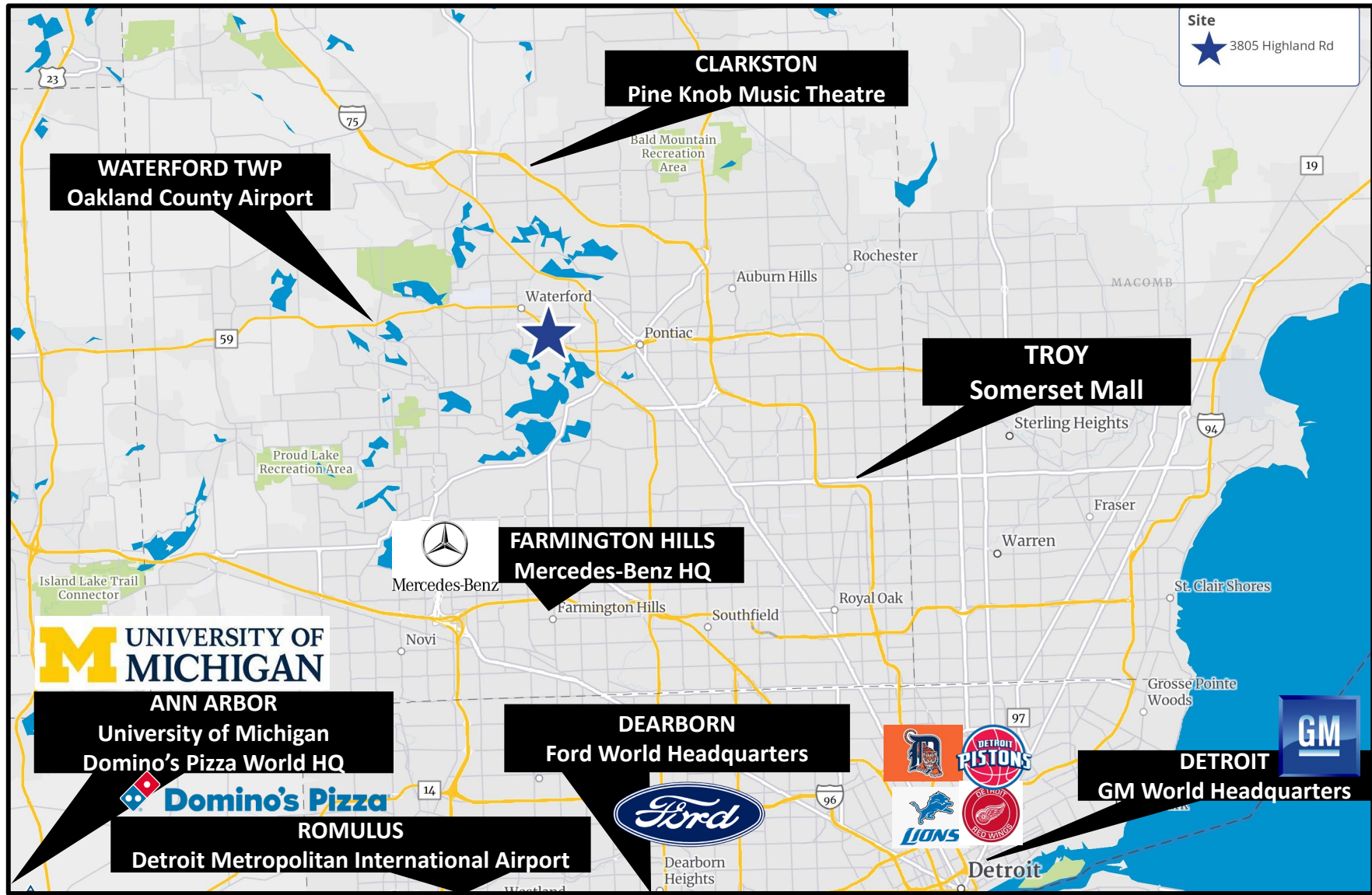


LOCAL OVERVIEW



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REGIONAL OVERVIEW



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LOCATION DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	8,519	63,683	160,781
Total Households	4,030	28,325	68,261
Total Family Households	2,107	15,611	40,288
Average Household Size	2.11	2.19	2.32
Median Age	41.0	41.4	40.7
Population Age 25+	6,261	47,053	115,421

Current Year Income and Households Summary

Median Household Income	\$62,118	\$66,816	\$70,005
Average Household Income	\$84,674	\$94,559	\$103,712
Per Capita Income	\$40,643	\$42,448	\$44,100

Current Year Summary Business Data

Total Businesses	326	2,109	5,396
Total Daytime Population	7,238	61,291	151,325
Daytime Population: Workers	3,267	31,287	71,665
Daytime Population: Residents	3,971	30,004	79,660

IN 5-MILE RADIUS

POPULATION

160k+

AVERAGE
HOUSEHOLD INCOME

\$103k+

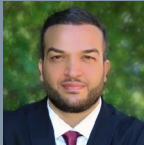
TOTAL HOUSEHOLDS

72k+

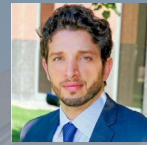
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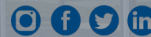


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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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