



FOR SALE/LEASE

Get**Real** *quality*
248.476.3700

LISTED BY:

Andrew Goble

Associate
agoble@thomasduke.com

Joseph Evangelista

Associate
jevangelista@thomasduke.com

FOR SALE/LEASE

2709-2715 Pontiac Lake Rd For Sale

2709-2715 Pontiac Lake Rd Waterford, MI 48328



Sale Price: \$825,000
Lease Rate: \$10.00/SF NNN

DESCRIPTION

A 10,640 SF recently renovated single story office building in the heart of the Lakes area.

PROPERTY HIGHLIGHTS

- Updated interior
- Newer roof and HVAC
- Key card access control
- Medical use permitted
- Great mixture of an open floor plan with perimeter offices/conference rooms
- 6 restrooms, 3 kitchenettes, and plenty of parking

FOR SALE/LEASE

2709-2715 Pontiac Lake Rd For Sale

2709-2715 Pontiac Lake Rd Waterford, MI 48328

BUILDING INFORMATION

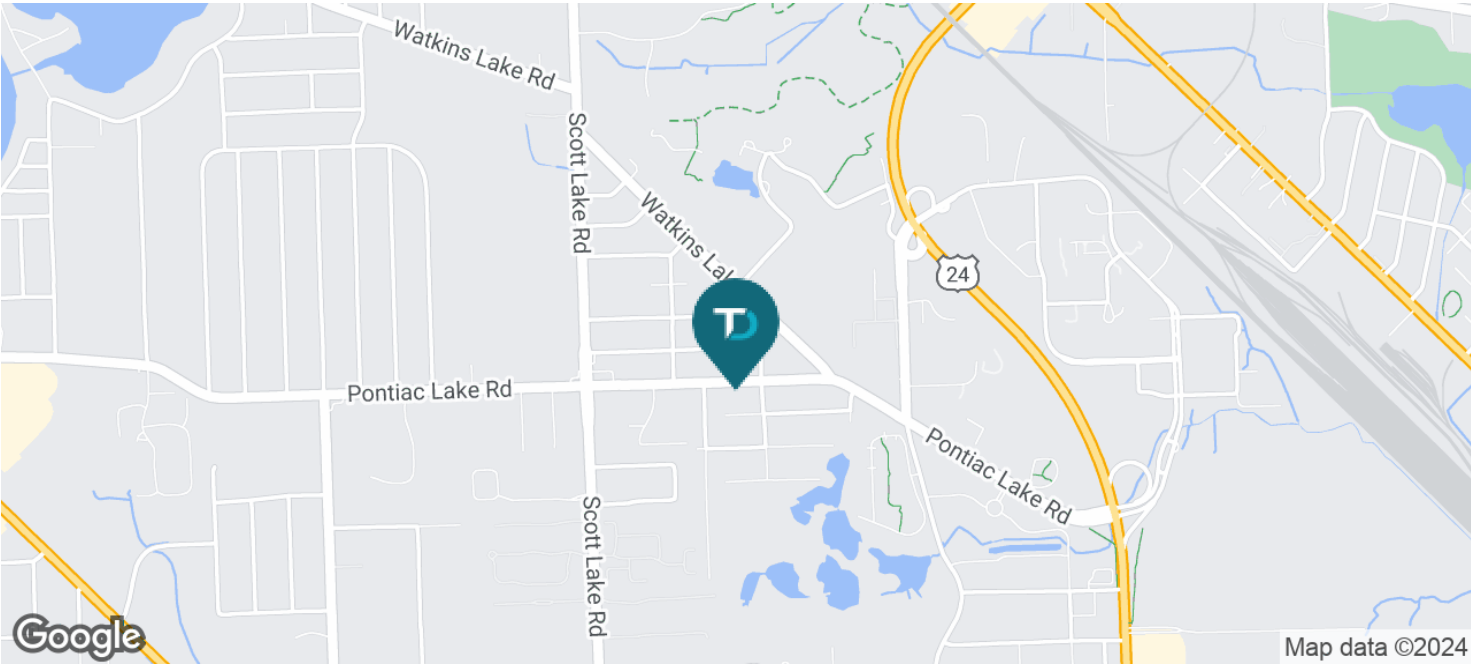
Price/SF:	\$77.54
Building Size:	10,640 SF
Lease Rate:	\$10.00/SF + NNN
Availability:	2,000 SF - 10,640 SF
Year Built:	1972
Last Renovated:	2020
Number of Floors:	1
Parking Spaces:	68

PROPERTY INFORMATION

Lot Size:	0.74 Acres
Property Type:	Office
Property Subtype:	Office Building
2023 Summer Tax:	\$11,148
2022 Winter Tax:	\$4,018
Zoning	O-1 Local Office
Traffic Count:	11,438 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	13-24-326-001; 002

LOCATION INFORMATION

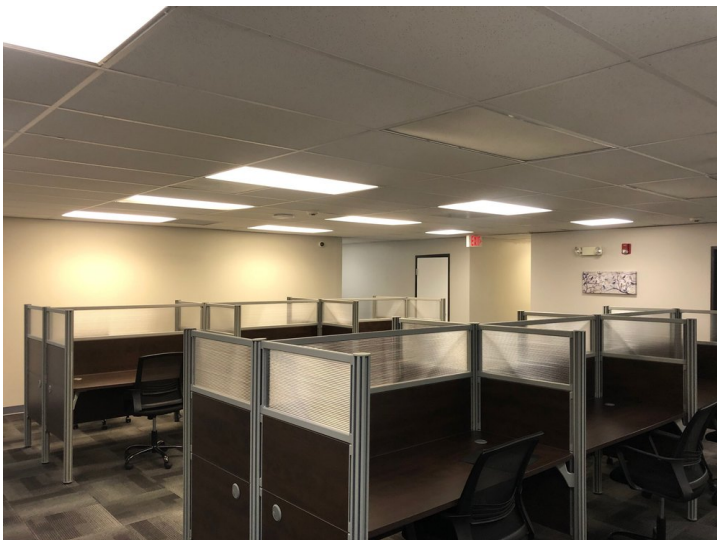
Located on the south side of Pontiac Lake Rd, west of Telegraph Rd. Great logistical placement to nearby Oakland County Service Center. Quick access to Telegraph Rd, Dixie Hwy, M-59, Woodward Ave, and I-75.



FOR SALE/LEASE

2709-2715 Pontiac Lake Rd For Sale

2709-2715 Pontiac Lake Rd Waterford, MI 48328



FOR SALE/LEASE

2709-2715 Pontiac Lake Rd For Sale

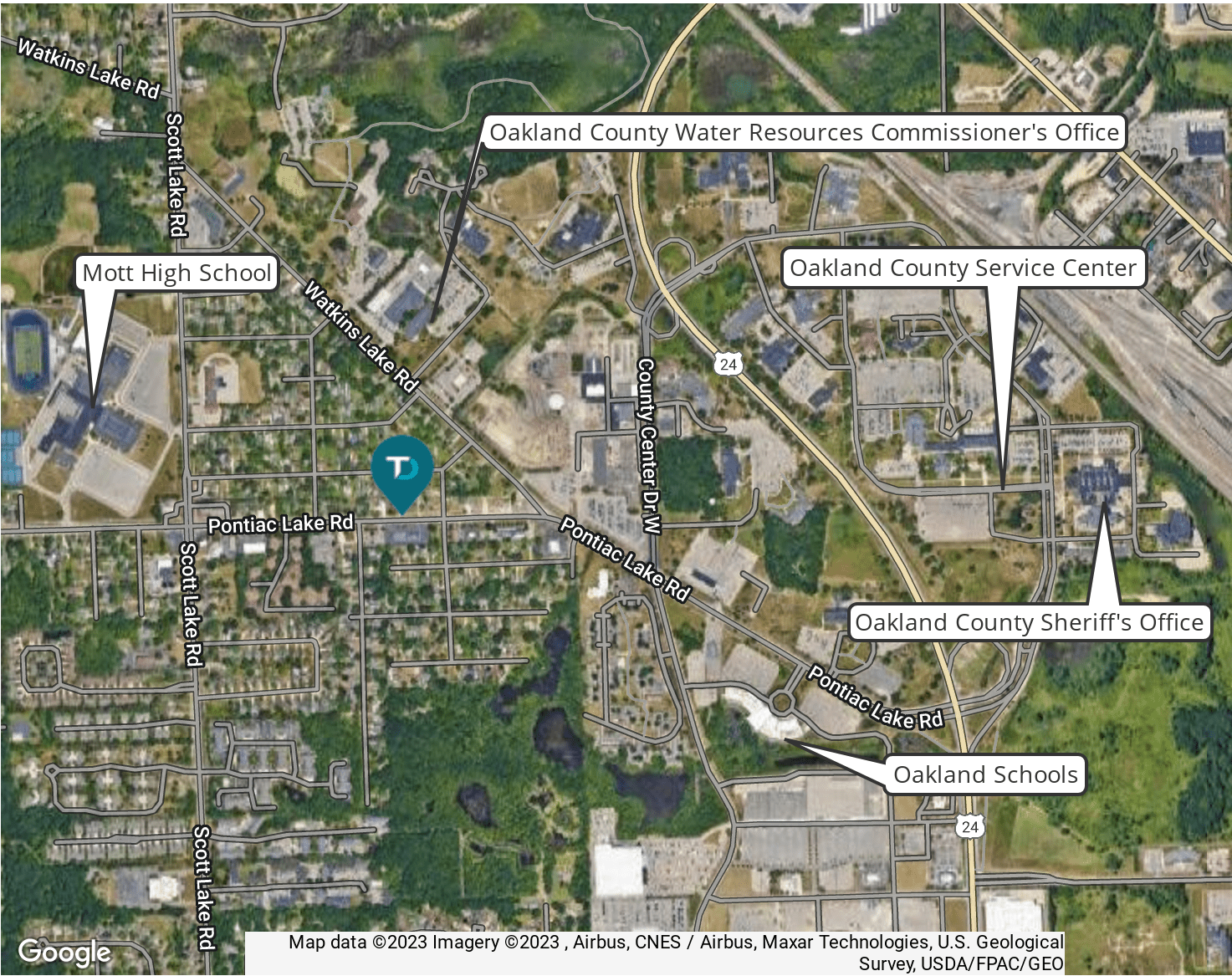
2709-2715 Pontiac Lake Rd Waterford, MI 48328



FOR SALE/LEASE

2709-2715 Pontiac Lake Rd For Sale

2709-2715 Pontiac Lake Rd Waterford, MI 48328



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	8,148	75,877	168,768
Median age	36.7	35.9	36.4
Total households	3,433	29,950	67,680
Average HH income	\$51,856	\$58,562	\$64,517
Average house value	\$123,742	\$165,879	\$178,513