



FOR LEASE

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248.476.3700

LISTED BY:

Steve Valli

Partner
svalli@thomasduke.com

Joseph Evangelista

Associate
jevangelista@thomasduke.com

FOR LEASE

Copperfield Shopping Center - 6845 Highland Road

6845 Highland Road, Suite 5 White Lake Township, MI 48383



Lease Rate: \$18.00 SF/yr (NNN)

DESCRIPTION

New Suite Available for Lease at Copperfield Shopping Center on M-59 in White Lake, Michigan

PROPERTY HIGHLIGHTS

- Up to 3,750 SF Suite Available for Lease
- Premier Strip Center - Join Top-Tier Tenant Mix
- Located in White Lake's Major Trade Area
- High Traffic on M-59 (33,000+ VPD)
- Positive Population Growth Projection
- Multiple New Residential Developments

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BUILDING INFORMATION

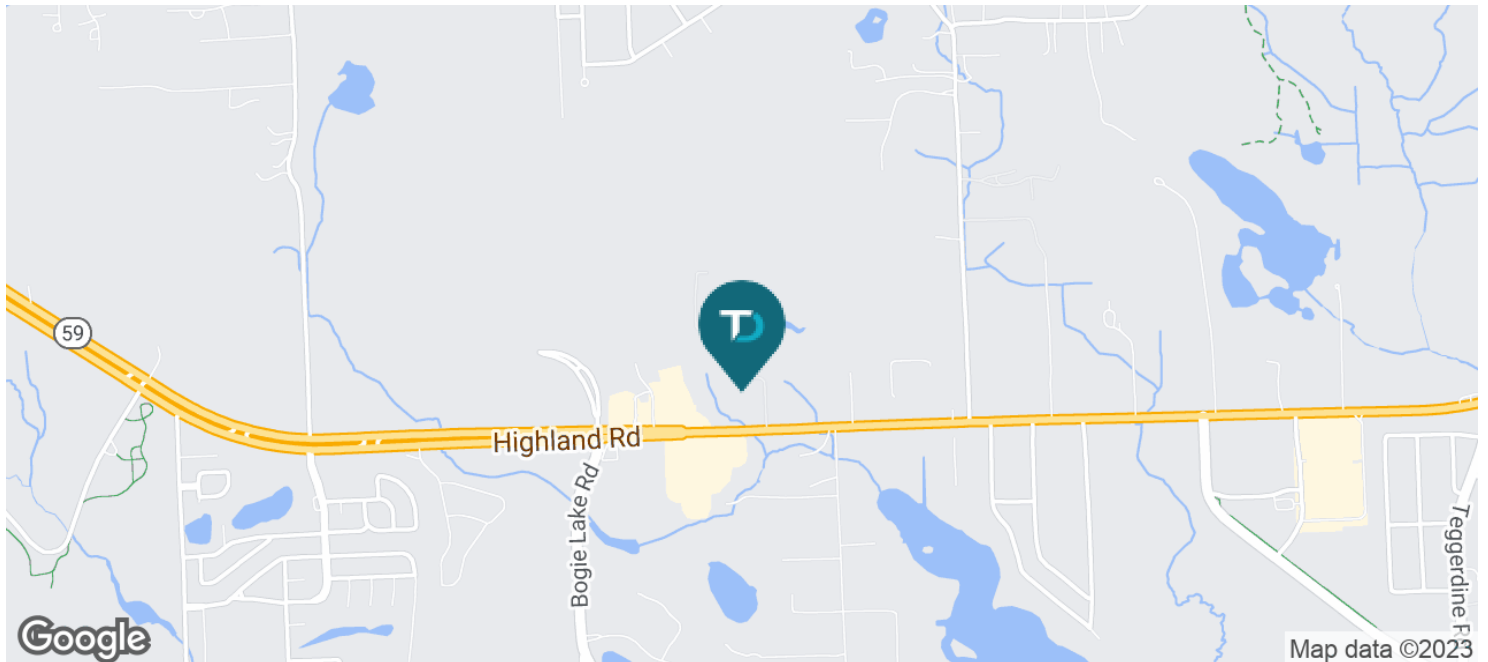
Building Size:	23,000 SF
Year Built:	2006
Number of Floors:	1
Parking Spaces:	184

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	BI
Traffic Count:	33,761 VPD on M-59 Highland Road
Legal Description:	Available Upon Request
APN:	12-21-100-066

LOCATION INFORMATION

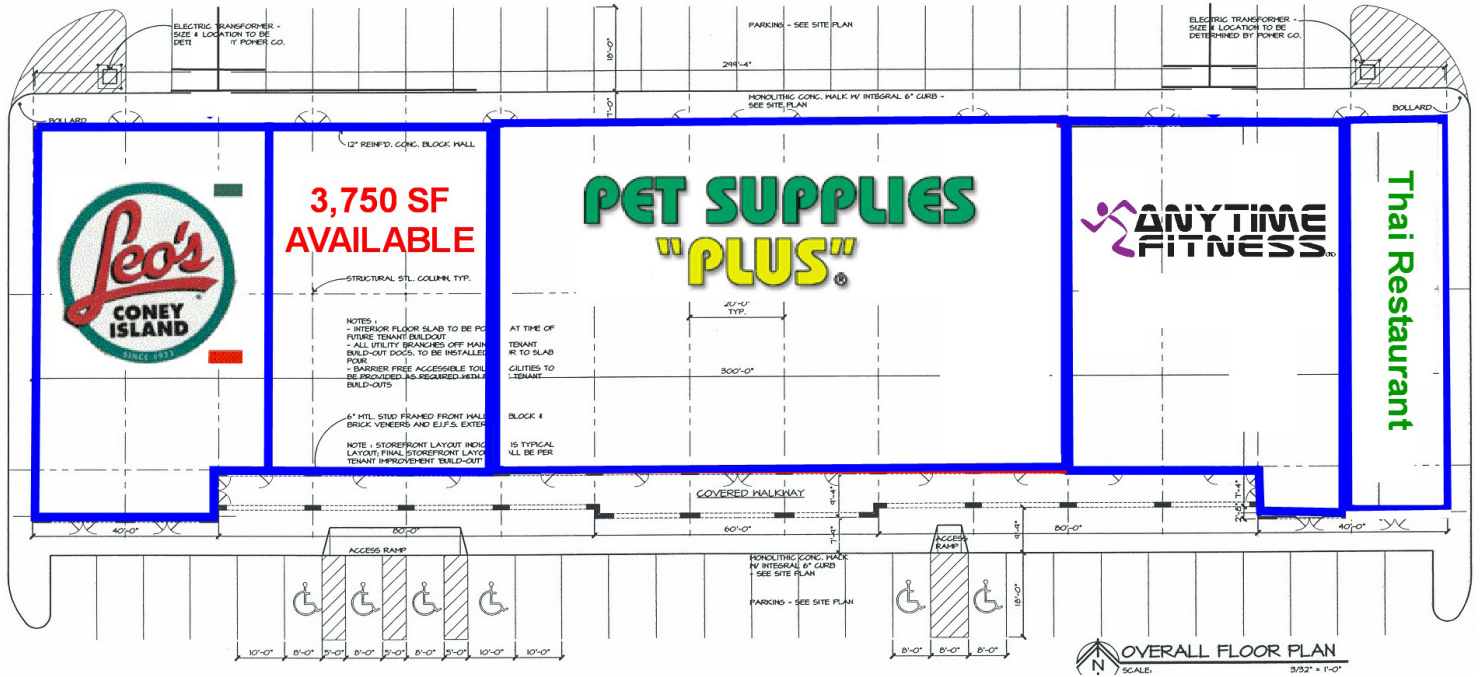
Located on the North side of Westbound M-59 (Highland Road) in White Lake, Michigan



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LEASE INFORMATION

Lease Type:	NNN (\$5)	Lease Term:	Negotiable
Total Space:	1,875 - 3,750 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
5	1,875 - 3,750 SF	NNN	\$18.00 SF/yr



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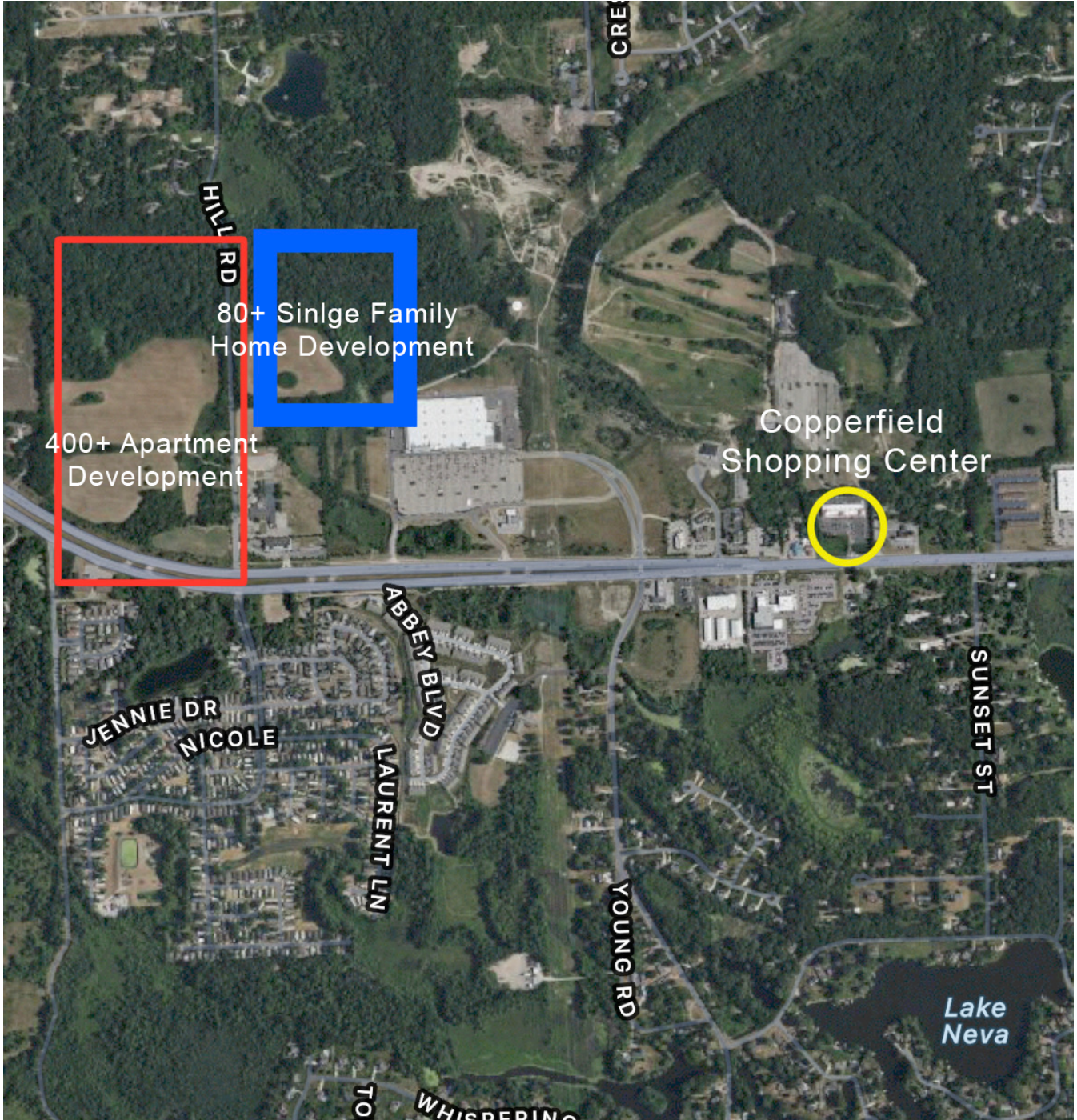
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2 roof-mounted HVAC units
2 entrances, 2 exits
2 ADA-compliant restrooms
The suite is 50 feet wide by 75 deep
The ceiling height is 16'8"
Located between Leo's Coney (endcap) and Pet Supplies Plus

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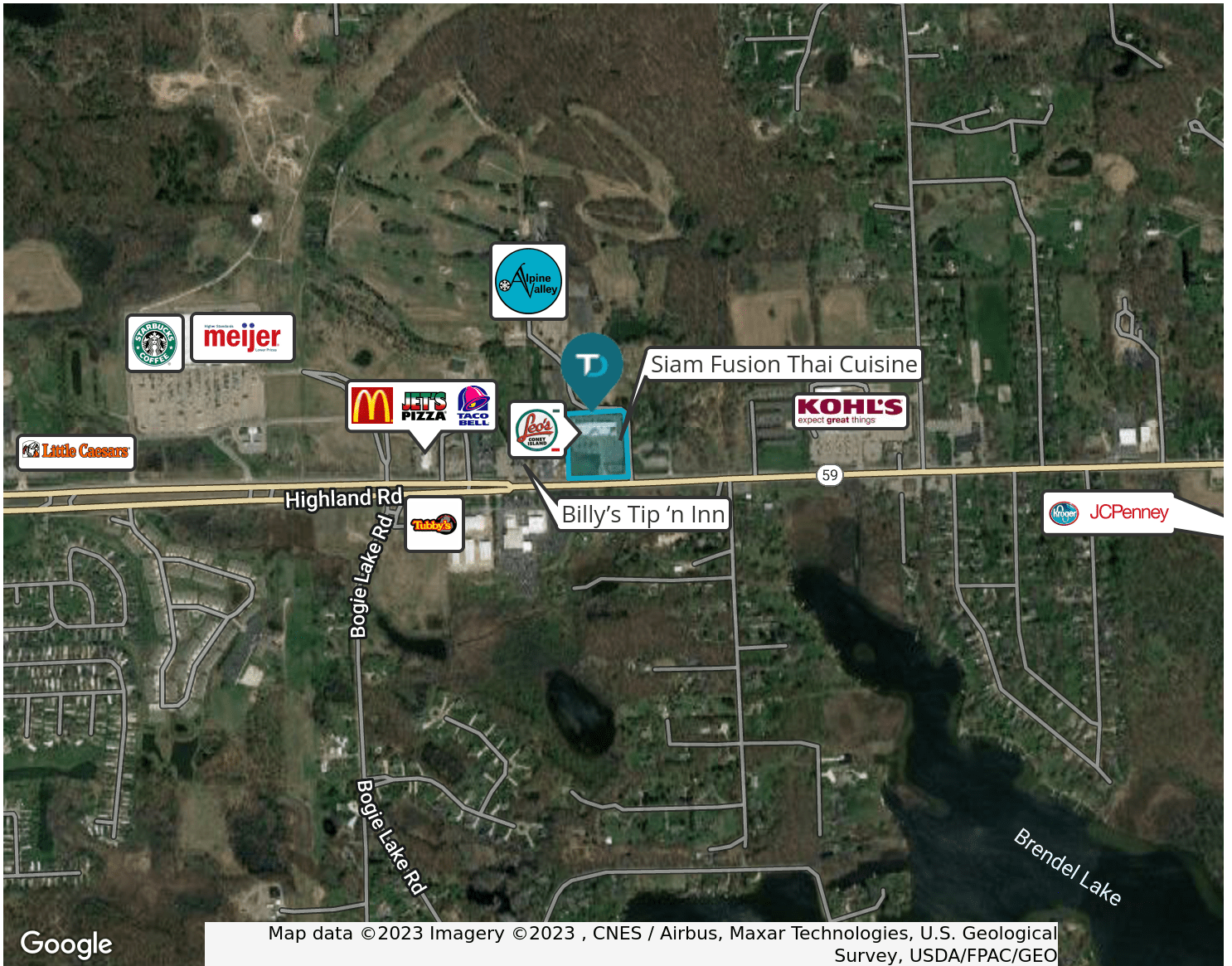
M. Shapiro Real Estate Group has proposed 400+ multifamily apartments and The Residences of Avalon; approximately 80+ single family homes.



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DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	2,468	20,919	67,545
Median age	40.1	45.3	43.8
Total households	961	8,271	26,489
Average HH income	\$76,581	\$101,404	\$104,608
Average house value	\$175,926	\$249,557	\$268,203

