

OXFORD MILLS

1350-1530 S LAPEER RD, OXFORD, MI 48371

3,897 SF - 28,151 SF AVAILABLE | POTENTIAL TO COMBINE THE 4,287 SF, 4,276 SF AND 3,897 SF SPACES

FOR LEASE



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PROPERTY DESCRIPTION



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Introducing Oxford Mills, a prime commercial opportunity nestled along bustling South Lapeer Road in Oxford, Michigan. This dynamic location boasts an impressive lineup of tenants, including Dollar General, Jimmy John's, AT&T, and Harbor Freight.

Convenience is key with 350 surface parking spaces and air conditioning to ensure comfort for patrons. The property stands out with its high visibility, capturing the attention of passersby along the busy thoroughfare. Situated just north of the Kroger Super Center and opposite the Oxford Hills Golf Club, it offers a strategic position in this vibrant community.

South Lapeer Road serves as a lifeline connecting residents to essential amenities, from shopping centers to eateries, all easily accessible from M-24 and I-75. While primarily residential, this area experiences increased traffic closer to the city center and M-24, presenting a promising opportunity for businesses seeking maximum exposure.

LOCATION DESCRIPTION

Located on busy Lapeer Road (Hwy 24) just north of the Kroger Super Center across the street from the Oxford Hills Golf Club.

South Lapeer Road in Oxford, Michigan stretches southward from the heart of the city. Primarily residential with a mix of single-family homes and some apartment complexes. Offers convenient access to shopping centers, restaurants, and other amenities along M-24 and near I-75. Traffic volume generally increases closer to the city center and M-24.

Oxford, Michigan, nestled in Oakland County, offers a unique blend of small-town charm, historical significance, and modern conveniences. The heart of Oxford lies in its vibrant downtown area, centered around M-24. Despite its small-town feel, Oxford offers convenient access to major highways and amenities.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	78,811 SF
Lot Size:	395,525 SF
Year Built:	1993
Zoning:	BI
Market:	Detroit
Submarket:	Oakland

PROPERTY HIGHLIGHTS

- 350 Surface Spaces
- Air Conditioning
- Anchored by Harbor Freight
- High Visibility
- Close proximity to M-24 Highway

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ADDITIONAL PHOTOS



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SITE PLAN



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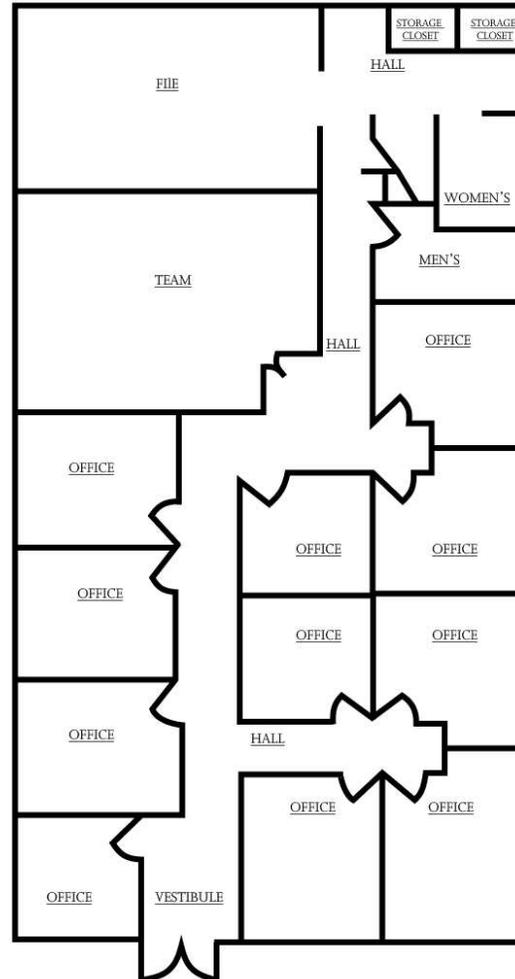
gnewman@keystonecres.com



OXFORD MILLS

1350-1530 S LAPEER RD, OXFORD, MI 48371

SUITE 1460-4, 276 SF FLOOR PLAN



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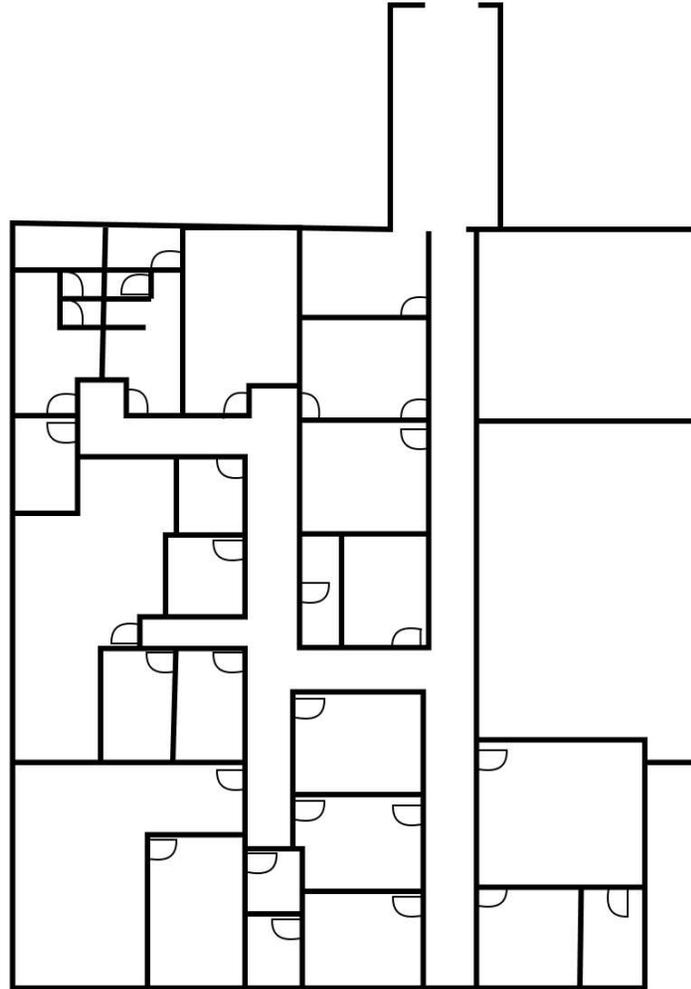
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OXFORD MILLS

1350-1530 S LAPEER RD, OXFORD, MI 48371

SUITE 1500C-4, 287 SF FLOOR PLAN



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TRADE AERIAL



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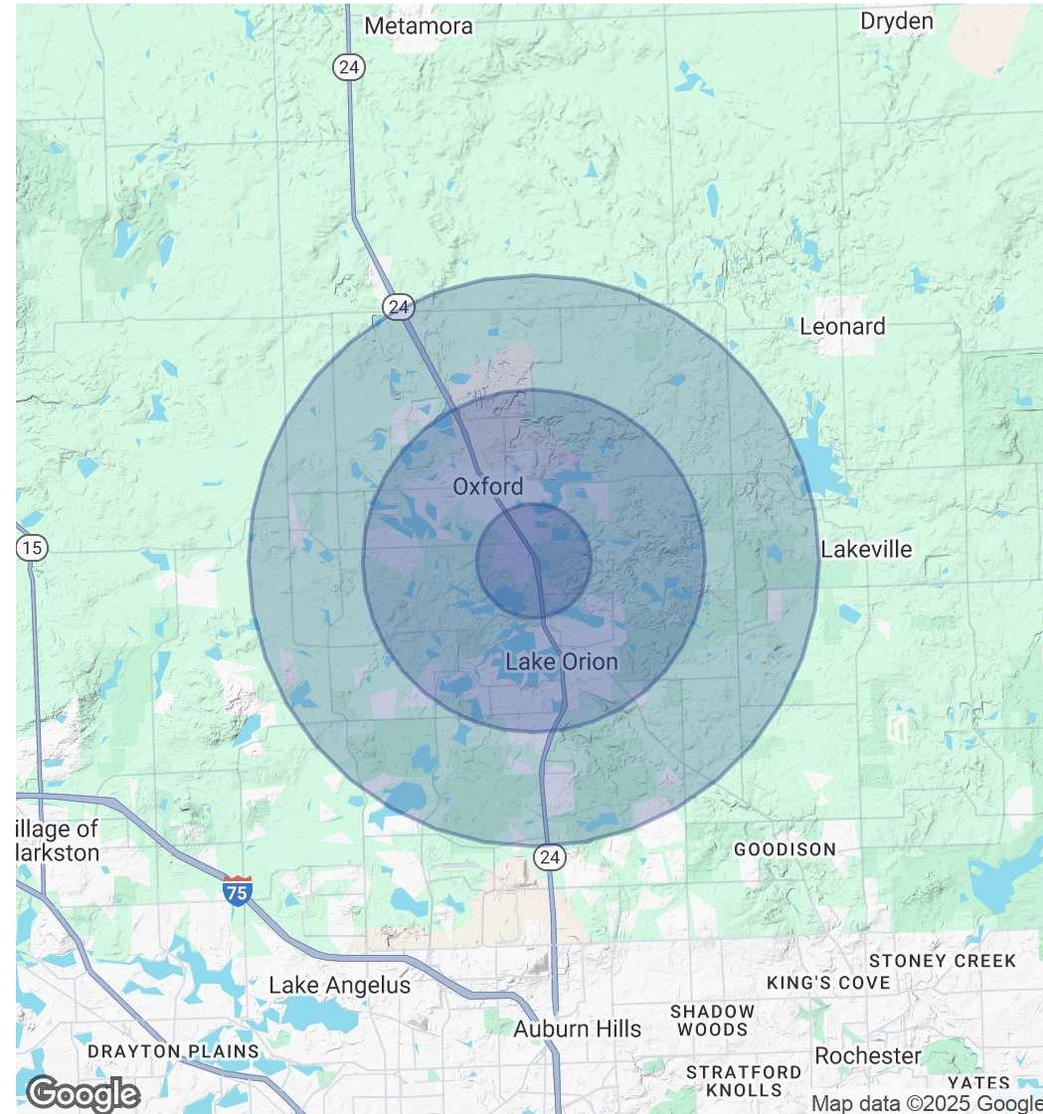
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,179	27,543	51,640
Average Age	37.2	38.0	38.0
Average Age (Male)	35.9	35.7	36.4
Average Age (Female)	38.3	39.1	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,205	10,623	19,098
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$84,959	\$83,341	\$88,475
Average House Value	\$305,423	\$296,659	\$278,850

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,069	26,340	48,502
Total Population - Black	31	352	803
Total Population - Asian	26	353	880
Total Population - American Indian	12	49	129
Total Population - Other	9	156	723

* Demographic data derived from 2020 ACS - US Census



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BROKERS



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