

**1,200 - 2,624 SF
RETAIL**



FOR LEASE



1472-1488 South Lapeer Road

Lake Orion, Michigan 48360

Property Highlights

- \$20.00 PSF NNN
- 2,624 SF fully built out former coffee shop
- 1,200 SF white box
- 2,097 SF end cap available summer 2026
- Located Adjacent to Chicago Brothers Pizza
- Prime Location located on Lapeer Road
- Ample Parking
- 2026 Expansion Plan includes 1,434 SF and 1,454 SF

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,200 - 2,624 SF
Building Size:	6,175 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,558	10,422	27,580
Total Population	3,982	27,457	74,181
Average HH Income	\$115,458	\$145,000	\$157,746



Commercial Real Estate Services, Worldwide.

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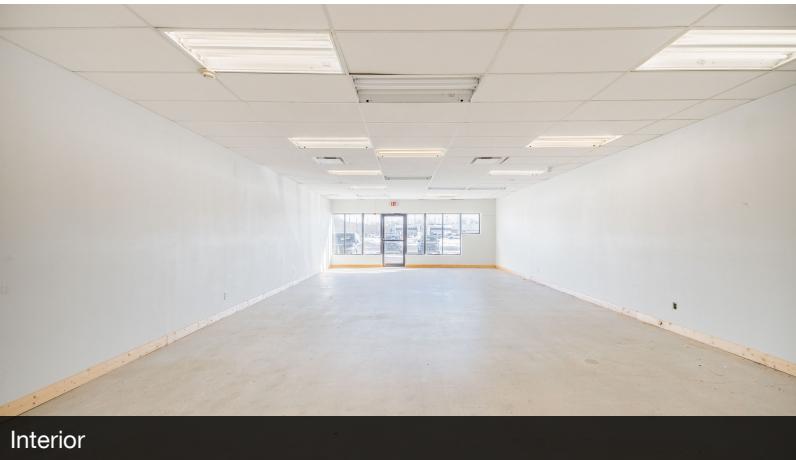
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Exterior



Interior



Interior



Rendering



Rendering



Rendering

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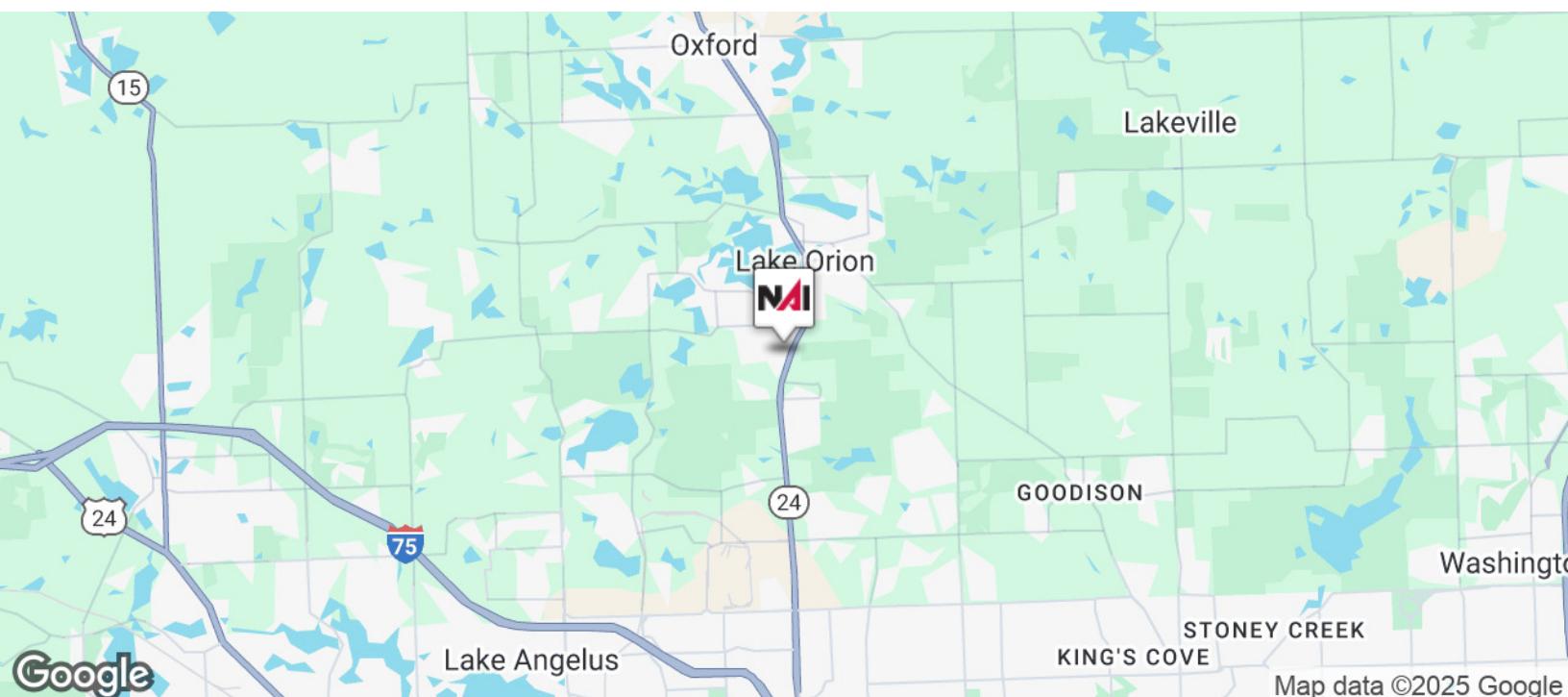
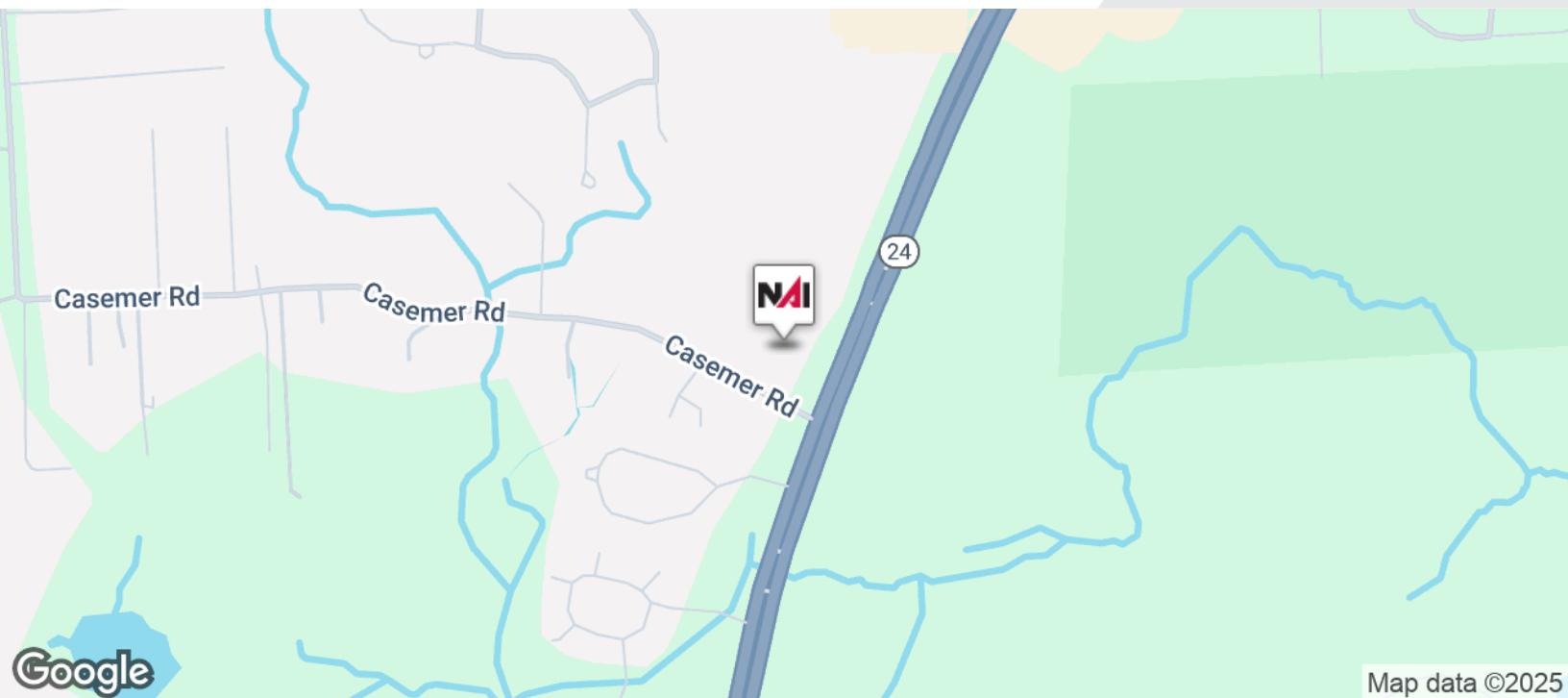
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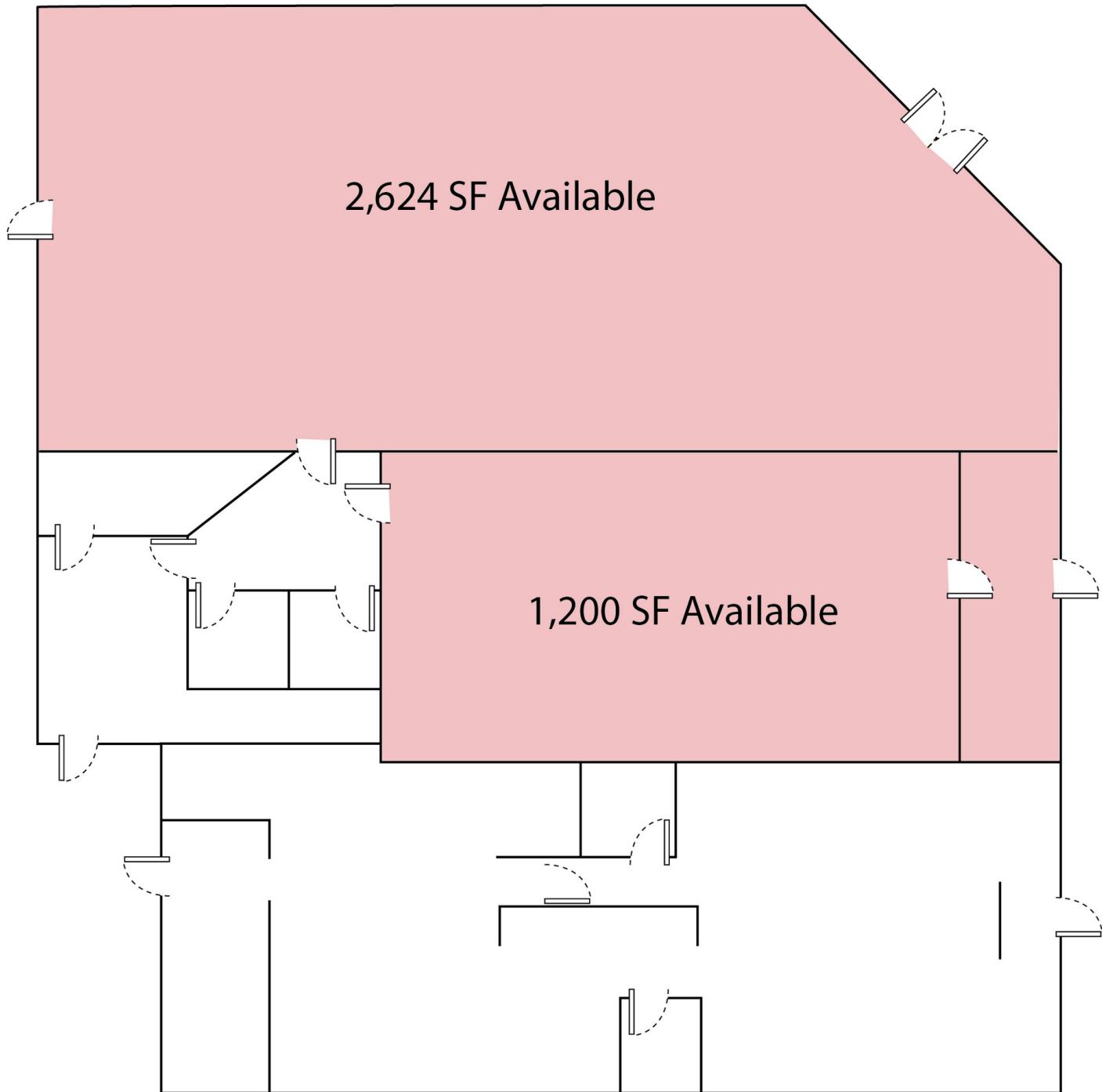
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Current Floor Plan



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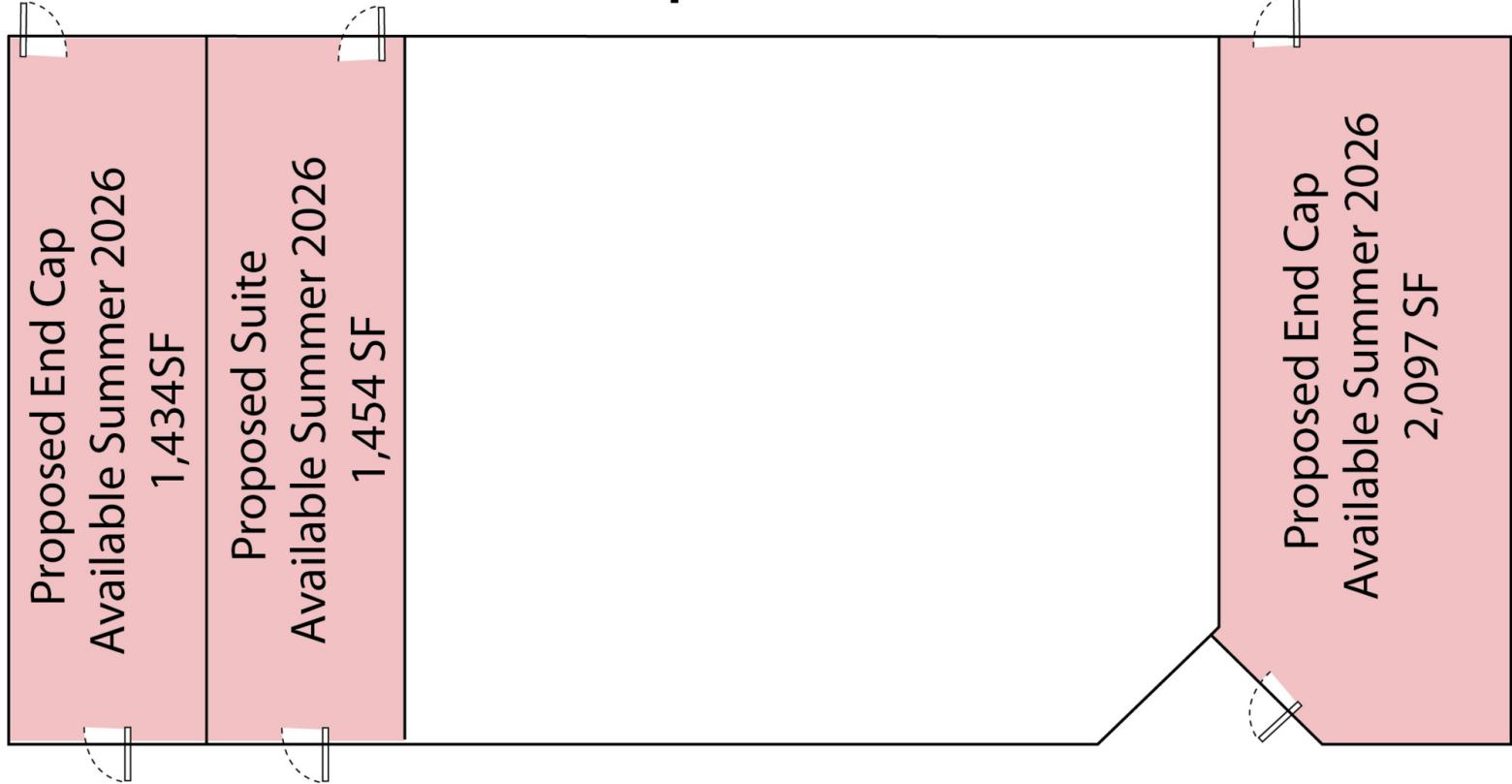
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Proposed Site Plan



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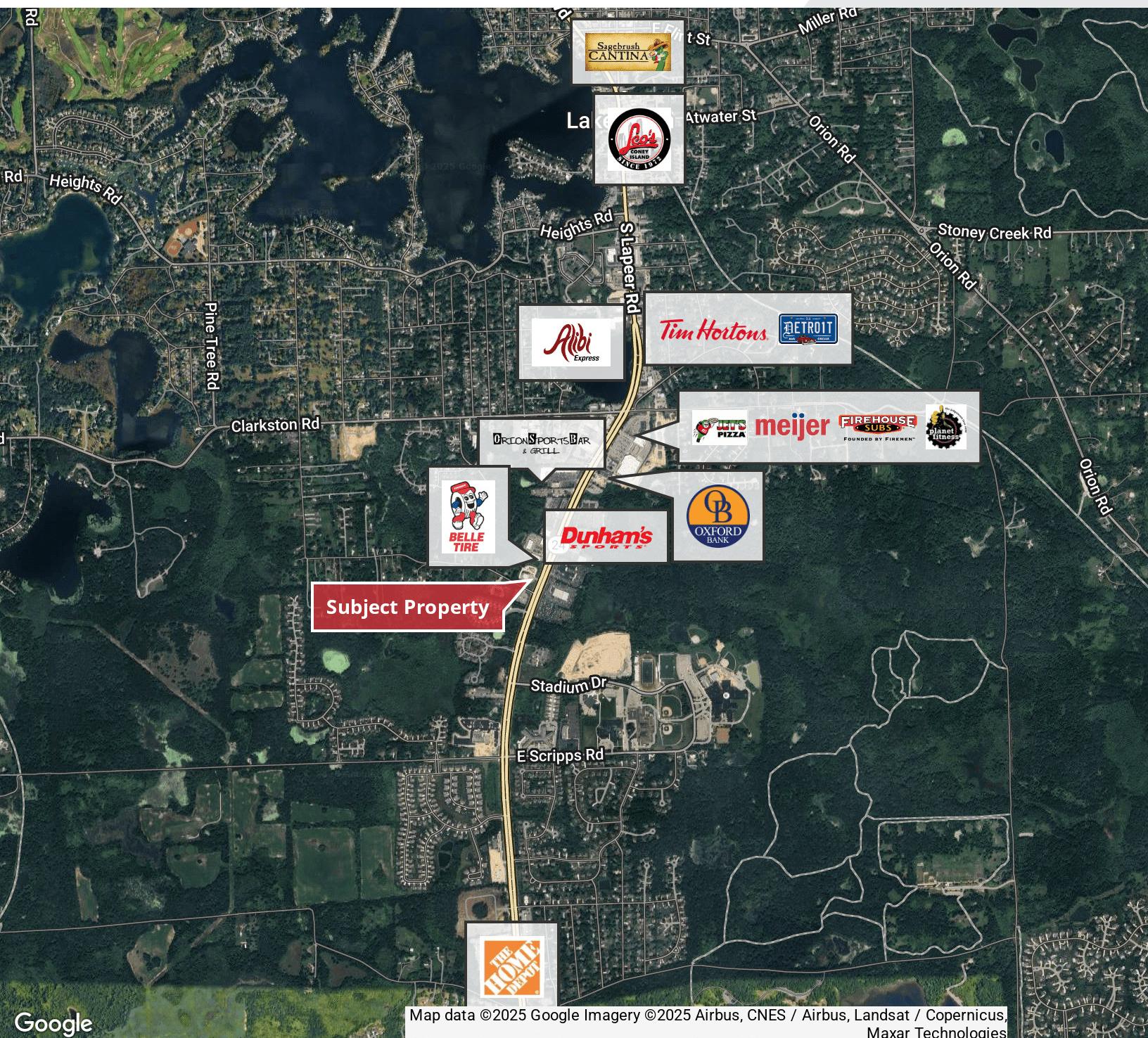
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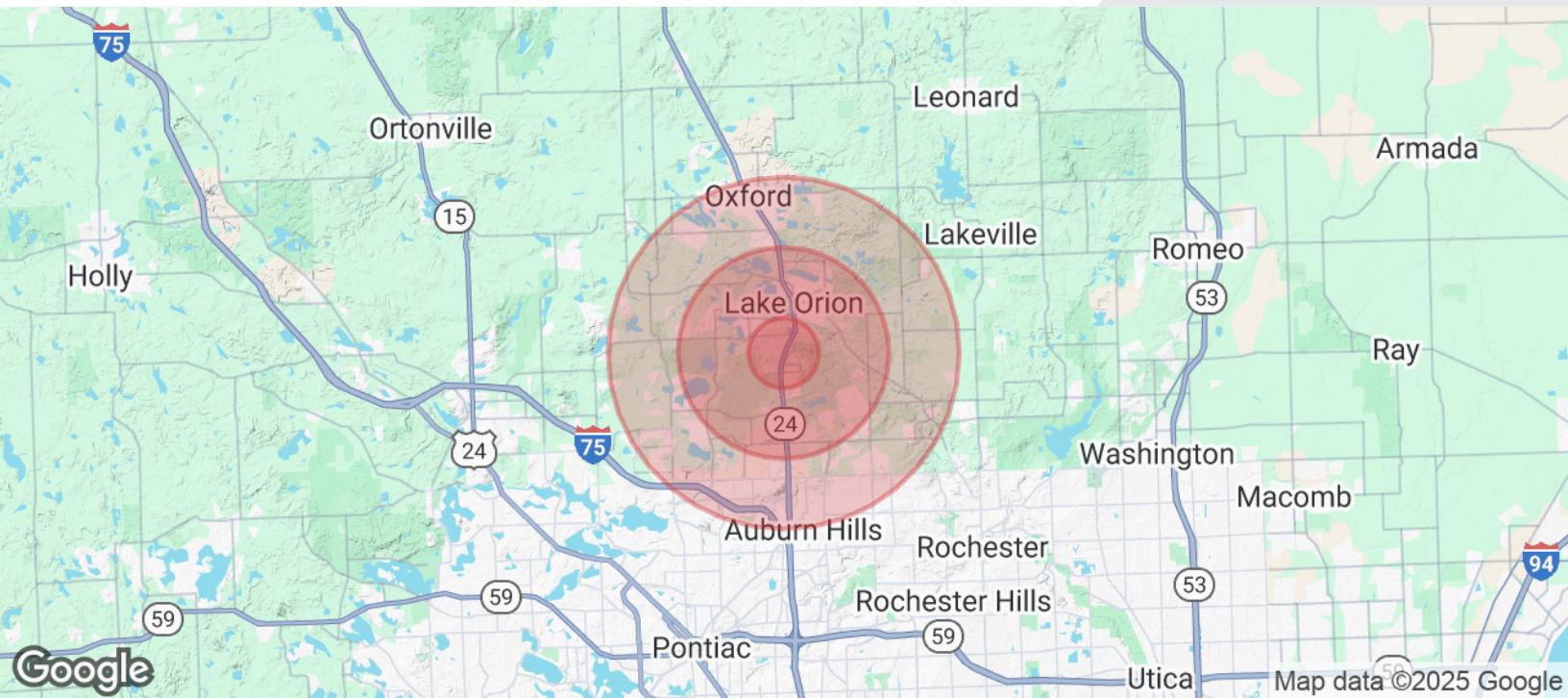
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,982	27,457	74,181
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,558	10,422	27,580
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$115,458	\$145,000	\$157,746
Average House Value	\$354,723	\$444,124	\$455,215

Demographics data derived from AlphaMap

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