



COLONY SQUARE SHOPPING CENTER

WATERFORD | MICHIGAN

NEIGHBORHOOD RETAIL CENTER | PRIME M-59 FRONTAGE | VALUE-ADD LEASE-UP OPPORTUNITY

Marcus & Millichap

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Two Towne Square, Suite 450, Southfield, MI

P 248.415.2600 Lic 6502433613



Marcus & Millichap

COLONY SQUARE SHOPPING CENTER

WATERFORD | MICHIGAN

OFFERING PRICE

\$2,397,333

CAP RATE

7.71%

NET OPERATING INCOME

\$184,749

PRICE/SF

\$89.11

GROSS LEASABLE AREA

26,903 SF

YEAR BUILT

1972

LOT SIZE

2.35 ACRES



[CLICK TO VIEW
GOOGLE MAP](#)

GREAT LAKES
CROSSING OUTLETS
A SIMON CENTER

AH
AUBURN HILLS
Recreation and Senior Services

gm general motors

TRADER JOE'S

Mclaren
MCLAREN OAKLAND HOSPITAL
318 BEDS

ROCHESTER
Where you live.

OAKLAND POINT
SHOPPING CENTER

CHARLENO
COMMUNITY
COLLEGE
OAKLAND COMMUNITY COLLEGE
AUBURN HILLS

STELLANTIS

HARBOR FREIGHT

DOLLAR TREE

Kroger
Costco
meijer
ALDI
TARGET
Sams
MENARDS

Arby's

BELLE
TIRE

Lang's

WALGREENS

S TELEGRAPH RD (24,804 VPD)

COLONY SQUARE
SHOPPING CENTER

M- 59 / W- HURON ST (18,746 VPD)



INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present Colony Square, a 26,903 square foot multi tenant neighborhood retail center at 931 to 981 West Huron Street in Waterford Township, Michigan. The property sits near the prominent intersection of South Telegraph Road and West Huron Street, one of the most traveled crossroads in Oakland County. This high profile corner benefits from a combined traffic count of approximately 43,550 vehicles per day, providing strong visibility and consistent daily activity along both major corridors. Colony Square is currently 90.34 percent occupied, with three suites available for immediate lease up.

The center is anchored by Joe's Army Navy, a long standing retailer occupying 9,840 square feet on a triple net lease. Joe's Army Navy has operated at Colony Square for more than 30 years, providing exceptional anchor stability and reinforcing the property's durable tenancy profile. The remaining tenants include a mix of service, retail, restaurant, educational, and community focused users supported by strong surrounding neighborhoods and steady commuter traffic. The property also offers meaningful upside potential through its remaining vacancy and no tenant options, creating opportunities for rent growth as tenants renew. Built in 1972 on a 2.35 acre parcel, the property is surrounded by an established commercial corridor anchored by major national retailers including Meijer, Kroger, The Home Depot, Target, and Costco.

Colony Square is strategically located in Oakland County, one of Michigan's most affluent and economically influential counties. With more than 1.2 million residents, Oakland County is defined by strong household incomes, high educational attainment and a diverse employment base. The immediate trade area reflects this strength with more than 123,000 residents within three miles and more than 330,000 residents within five miles, supported by more than 150,000 households and average household incomes ranging from \$102,000 to \$113,000.

Colony Square benefits from proximity to several major regional destinations, including Great Lakes Crossing Outlets in Auburn Hills, Pine Knob Music Theatre in Clarkston, M1 Concourse in Pontiac, Oakland County International Airport and Trinity Health Oakland Hospital. Additional demand generators such as McLaren Oakland Hospital and multiple Henry Ford Health facilities contribute to strong daytime population and consistent traffic throughout the corridor. The property is further supported by nearby Oakland University and two Oakland Community College campuses in Waterford and Auburn Hills, which expand the area's employment base and add a substantial student population that reinforces steady daily activity.

Local development momentum continues to elevate market fundamentals. Downtown Pontiac is undergoing significant revitalization, including demolition of the Phoenix Center, new parking infrastructure and the planned relocation of 600 to 700 Oakland County employees into renovated office space by approximately 2027. Waterford Township's Master Plan 2044 outlines long-term strategies for enhancing commercial corridors, mobility and community character. Additionally, discussions surrounding the future closure and potential sale of Oakland Community College's Highland Lakes campus present a large-scale redevelopment opportunity. Collectively, these initiatives reinforce the long-term positioning, stability and upside potential of Colony Square as a well-located and demand-supported neighborhood retail asset.

COLONY SQUARE SHOPPING CENTER

WATERFORD | MICHIGAN

OFFERING HIGHLIGHTS

- **Prime frontage near the signalized intersection of M-59 West Huron Street and S. Telegraph Road with a combined traffic count of 43,550 vehicles per day.**
- **90.34% occupied with a stable tenant base and strong upside potential driven by the current vacancy and no tenant renewal options remaining.**
- **Strong demographics with more than 333,000 residents and 150,000 households within a five mile radius, and an average household income of \$102,949.**
- **Anchored by Joe's Army Navy, a 9,840 SF destination retailer on a NNN lease with more than 30 years of established regional draw.**
- **Situated within a dense residential area and an established commercial corridor supported by Meijer, Kroger, The Home Depot, Target, and Costco.**
- **Minutes from major regional destinations including Great Lakes Crossing Outlets, Pine Knob Music Theatre, M1 Concourse, and multiple hospital campuses.**
- **Supported by nearby Oakland University and two Oakland Community College campuses generating strong employment and student activity.**
- **Located within active redevelopment zones including Downtown Pontiac revitalization and Waterford Township's Master Plan 2044.**
- **Adjacent to a potential redevelopment catalyst tied to the anticipated sale of the OCC Highland Lakes Campus.**
- **Located in affluent Oakland County, one of Michigan's strongest and most economically resilient counties.**

Near the Signalized Corner of M-59 West Huron St & South Telegraph Rd
Combined Traffic Count of 43,550 Vehicles Per Day



An aerial photograph of a shopping center at dusk. The scene is dimly lit, with a dark blue sky and silhouettes of trees and buildings. In the foreground, a road with yellow lane markings has several cars: a white sedan, a white SUV, a red SUV, and a white van. The shopping center buildings are visible in the middle ground, with some signs and a parking lot. The overall mood is quiet and atmospheric.

COLONY SQUARE SHOPPING CENTER

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FINANCIALS & OPERATING DATA

SUMMARY

Price	\$2,397,333
Number of Suites	15
Price Per SqFt	\$89.11
Gross Leasable Area (GLA)	26,903 SF
Lot Size	2.35 Acres
Year Built/Renovated	1972
Occupancy	90.34%

RETURNS

Year 1

CAP Rate

7.71%



OPERATING DATA

INCOME		Current
Scheduled Base Rental Income		\$295,407
Total Reimbursement Income	1.2%	\$3,423
Potential Gross Revenue		\$298,830
Effective Gross Revenue		\$298,830
Less: Operating Expenses	38.2%	(\$114,082)
Net Operating Income		\$184,749
Cash Flow		\$184,749
Total Return	7.71%	\$184,749

OPERATING EXPENSES

Year 1

CAM	\$46,726
Insurance	\$6,865
Real Estate Taxes	\$51,628
Management Fee	\$8,862
Total Expenses	\$114,082
Expenses/SF	\$4.24

OPERATING STATEMENT

INCOME	Current		PER SF
Scheduled Base Rental Income	295,407		10.98
Expense Reimbursement Income			
Insurance	926		0.03
Real Estate Taxes	2,497		0.09
Total Reimbursement Income	\$3,423	3.0%	\$0.13
Potential Gross Revenue	\$298,830		\$11.11
Effective Gross Revenue	\$298,830		\$11.11
OPERATING EXPENSES	Year 1		PER SF
Common Area Maintenance (CAM)			
Utilities	5,070		0.19
Trash Removal	4,935		0.18
Repairs & Maintenance	6,710		0.25
Landscaping	6,430		0.24
Snow Removal	12,131		0.45
Maintenance	11,451		0.43
Insurance	6,865		0.26
Real Estate Taxes	51,628		1.92
Management Fee	8,862	3.0%	0.33
Total Expenses	\$114,082		\$4.24
Expenses as % of EGR	38.2%		
Net Operating Income	\$184,749		\$6.87

NOTE:

Joe's Army reimburses taxes and insurance above the 2012 base year and performs its own CAM maintenance directly.

The owner self manages the property and a 3% management fee is applied.

One-time capital expenses excluded from expenses

TENANT SUMMARY - RENT ROLL

TENANT	SUITE	SQ. FT	BLDG. SHARE	LEASE COMM.	LEASE EXP.	ANNUAL RENT/SF	RENT PER MONTH	RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	Option Periods
Topline Nails	935-937	2,000	7.4%	4/1/95	6/30/31	\$13.20	\$2,200	\$26,400	Jul-2026	\$28,800.00	Gross	None
Tdubbs Grubbs	939	1,000	3.7%	4/1/22	2/28/27	\$12.00	\$1,000	\$12,000	N/A	N/A	Gross	None
Berrien Springs Schools	941-947	4,000	14.9%	11/1/16	6/30/27	\$13.20	\$4,400	\$52,800	Feb-2027	\$56,016.00	Gross	None
Professional Instant Printing	949	1,000	3.7%	5/1/09	4/30/28	\$13.20	\$1,100	\$13,200	N/A	N/A	Gross	None
VACANT	951	1,000	3.7%			\$0.00	\$0	\$0	N/A	N/A	Gross	None
NBS Barber & Beauty	953	1,000	3.7%	11/1/21	6/30/30	\$12.00	\$1,000	\$12,000	Jul-2026	\$13,200.00	Gross	None
Family Drving School	955	1,000	3.7%	2/1/20	5/31/26	\$13.80	\$1,150	\$13,800	N/A	N/A	Gross	None
VACANT	957	1,000	3.7%			\$0.00	\$0	\$0	N/A	N/A	Gross	None
E-Community Outreach	959	2,063	7.7%	11/1/23	12/31/26	\$6.98	\$1,200	\$14,400	N/A	N/A	Gross	None
VACANT	961	600	2.2%			\$0.00	\$0	\$0	N/A	N/A	Gross	None
Premier Realty	963	600	2.2%	5/1/16	4/30/28	\$13.00	\$650	\$7,800	May-2027	\$8,400.00	Gross	None
Burch Tax Service	965	600	2.2%	11/1/04	1/31/29	\$15.50	\$775	\$9,300	Feb-2027	\$9,600.00	Gross	None
Farmers Insurance Jordan W	967	600	2.2%	4/1/24	3/31/27	\$17.00	\$850	\$10,200	N/A	N/A	Gross	None
Cynthia Macias	969	600	2.2%	9/1/24	10/31/26	\$17.00	\$850	\$10,200	N/A	N/A	Gross	None
Joe's Army Navy	981	9,840	36.6%	1/1/95	11/30/28	\$11.00	\$9,020	\$108,240	N/A	N/A	NNN	None

Total		26,903				\$10.79	\$24,195	\$290,340				
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Occupied Tenants: 12	Unoccupied Tenants: 3	Occupied GLA: 90.30%	Unoccupied GLA: 9.70%
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Featuring a Strong Daily-Needs Tenant Mix

Drawing Consistent Foot Traffic From Dense Residential and Commuter Markets

COLONY SQUARE SHOPPING CENTER

WATERFORD | MICHIGAN

HENRY FORD HEALTH



HENRY FORD HOSPITAL - BLOOMFIELD
191- BED ACUTE CARE



COLONY SQUARE SHOPPING CENTER

WALGREENS

Advance! Auto Parts

POWER PLANT GYM

S TELEGRAPH RD (2,480+ VPD)

M- 59 / W- HURON ST (18,746 VPD)



90.34% Occupied with a Stable Tenant Base

Strong Upside Potential with no Tenant Renewal Options Remaining





NOTHING BUT SKILLS BARBER LAB

FAMILY DRIVING SCHOOL
248-681-7228
FAMILYDRIVINGSCHOOL.NET



TENANT OVERVIEWS

TOPLINE NAILS & SPA

Top Line Nails of MI, Inc. is a Waterford Township nail salon offering manicure and pedicure services from its long-standing location on West Huron Street. The salon has served the community since the mid-1990s, operating as a traditional walk-in and appointment-based nail care shop. Known for providing standard nail services in a straightforward salon environment, Top Line Nails maintains consistent hours throughout the week and continues to draw a steady flow of customers from the surrounding area. The business operates as a Michigan domestic profit corporation and remains a familiar fixture in Waterford's beauty-service landscape.



T-Dubb's Grubbs is a barbecue restaurant located on West Huron Street in Waterford Township, Michigan, known for serving Southern-style smoked meats and classic comfort-food dishes. The restaurant features an extensive menu that includes ribs, brisket, pulled pork, turkey legs, fried fish, chicken wings and a wide variety of homemade sides such as mac and cheese, smoked green beans, potato salad, collard greens, yams and jambalaya. Promoting itself as the home of "TDubb SwaggSauce," the restaurant highlights its signature barbecue sauce as a defining part of its menu and brand identity. T-Dubb's Grubbs has built a strong local following, with customers frequently praising the generous portions, rich flavors and welcoming service. Founded in 2021, the business has quickly established itself as a community-oriented small restaurant and a popular destination for authentic, Southern-inspired barbecue in Waterford Township.



Berrien Springs Public Schools is a rapidly expanding Michigan district recognized for its emphasis on flexible, student-centered education, serving both traditional learners and a large statewide virtual population. The district administers multiple alternative and online programs and functions as an educational services provider for Success Virtual Learning Centers of Michigan, a virtual high school that offers individualized, self-paced coursework supported by on-site educators across numerous Michigan locations. Together, the two organizations reflect a coordinated model of personalized learning that blends virtual instruction with in-person academic support, providing students ages 14 to 21 with structured pathways, relational guidance, and a reliable framework for completing their high school education.

TENANT OVERVIEWS



Professional Instant Printing is a long-established printing business located on West Huron Street in Waterford Township, Michigan, providing a full range of commercial and custom printing services. Founded in 1980, the company has served the community for more than four decades, offering offset printing, full-color digital printing, large-format banners, business cards, brochures, postcards, envelopes, forms and a variety of specialty print products. The shop also provides in-house design services, working with customers to create new layouts or refine existing artwork to meet both personal and business needs. Known for its small-business atmosphere and personalized approach, Professional Instant Printing is owned and operated by John Allen, with a team recognized for reliability, friendly service and consistent turnaround times. With its long history and strong local reputation, the company continues to support individuals, nonprofits and businesses seeking high-quality printed materials and customized design solutions.



NBS Barber Lab is a barbershop located in Waterford Township, Michigan. The shop offers a modern, welcoming environment for men, women and children, with an emphasis on high-quality service, skilled workmanship and professionalism. Its name, "Nothing But Skills," reflects the barbershop's focus on precise, detail-oriented cuts and attentive customer care. NBS Barber Lab operates from its storefront along West Huron Street, where clients can book appointments and receive services throughout the week. The shop maintains consistent hours, typically opening mid-morning and closing in the early evening, with limited availability on Sundays. Customer reviews across multiple platforms consistently highlight satisfaction with the barbers' expertise, attention to detail and friendly demeanor, often ranking the shop among the area's best. The business has been operating since 2021.

FAMILY DRIVING SCHOOL

Family Driving School, a Michigan-based driver education provider, operates two locations in Oak Park and Waterford, where it offers state-approved training for teens and adults. The school emphasizes safety and individualized instruction, keeping classroom sizes small to ensure students receive focused attention. Instructors teach in calm, supportive environments designed to build confidence in new or nervous drivers, adapting lesson plans to meet each student's needs. The curriculum includes Segment One and Segment Two teen driver education, with Segment One available to students beginning at age 14 years and 8 months and typically requiring about eight weeks to complete. Adult instruction includes behind-the-wheel lessons for those with prior driving experience. The school also maintains an affiliation with D Rice Elite Basketball. Family Driving School operates only its Oak Park and Waterford locations and has been established at its Waterford site since 2006.

TENANT OVERVIEWS



E-Community Outreach Services operates a community support hub in Waterford Township, Michigan, where it provides families with direct access to essential resources, guidance and case management services. The Waterford location serves as a connection point for individuals seeking assistance with medical, social, educational and community-based needs, helping families navigate available programs and support systems. The organization emphasizes education, empowerment and engagement, offering families the tools and resources needed to build stability and long-term self-sufficiency. Through its Waterford site, E-Community Outreach Services provides coordinated support, helping residents access basic necessities, community programs and referral pathways to additional services. The location plays an active role within the community, supporting families with consistent outreach, resource distribution and personalized guidance. Founded in 2020, the organization is led by CEO and founder Eisha Branner and operates as a registered nonprofit. The Waterford Township location remains a central part of its mission to strengthen families by increasing access to essential support and community resources.



Premier Realty Professionals operates a real estate brokerage from 963 W. Huron St. in Waterford, Michigan, where it serves buyers, sellers and lease clients throughout the surrounding community. The firm is identified as a real estate agency and buyer-broker, providing support for residential transactions and select commercial activity. Public business listings describe the company as offering personalized assistance across the real estate process, including property purchases, sales and leasing services, reflecting its role as a locally focused brokerage within the Waterford market.

BURCH TAX SERVICES

Burch Tax Services is a long-established tax preparation firm located at 965 W. Huron St. in Waterford, Michigan, where it serves individuals, families and small businesses with year-round tax support. The practice is led by Enrolled Agent James Burch, an IRS-credentialed tax professional qualified to represent clients before the Internal Revenue Service. The firm provides comprehensive tax services that include annual tax preparation, multi-state filings, small-business tax support, and assistance with IRS notices, audits and representation matters. Established in 1991 and operating from its current Waterford location since 2005, Burch Tax Services emphasizes personalized guidance, accuracy and long-term client relationships.

TENANT OVERVIEWS



Jordan Westfall operates a Farmers Insurance agency at 967 W. Huron St. in Waterford, Michigan, where he provides a full range of personal and commercial insurance services, including auto, home, renters, business, life, motorcycle and recreational coverage. As a licensed Farmers agent, he helps clients assess their needs and select appropriate policies, offering weekday office hours for quotes, policy reviews and claims assistance. His agency emphasizes clear communication and tailored risk-management solutions to support individuals, families and small businesses throughout the community. Farmers Insurance, the national carrier he represents, is a long-established U.S. insurer offering competitive rates and broad coverage options across major insurance categories, supported by a nationwide network of local agents who prioritize personalized service and customer education.



CynSassy Beauty is a Waterford, Michigan-based esthetics studio offering lash extensions, facials, body treatments and skincare services. The business is operated by a licensed esthetician with more than five years of experience and more than 15 years of dermatology background, reflecting a specialization in skincare, lash artistry and client-centered treatment plans. Located at 969 W. Huron Street, the studio provides beauty services supported by professional training and hands-on dermatology experience, positioning itself as a local destination for customized skincare and lash enhancement.



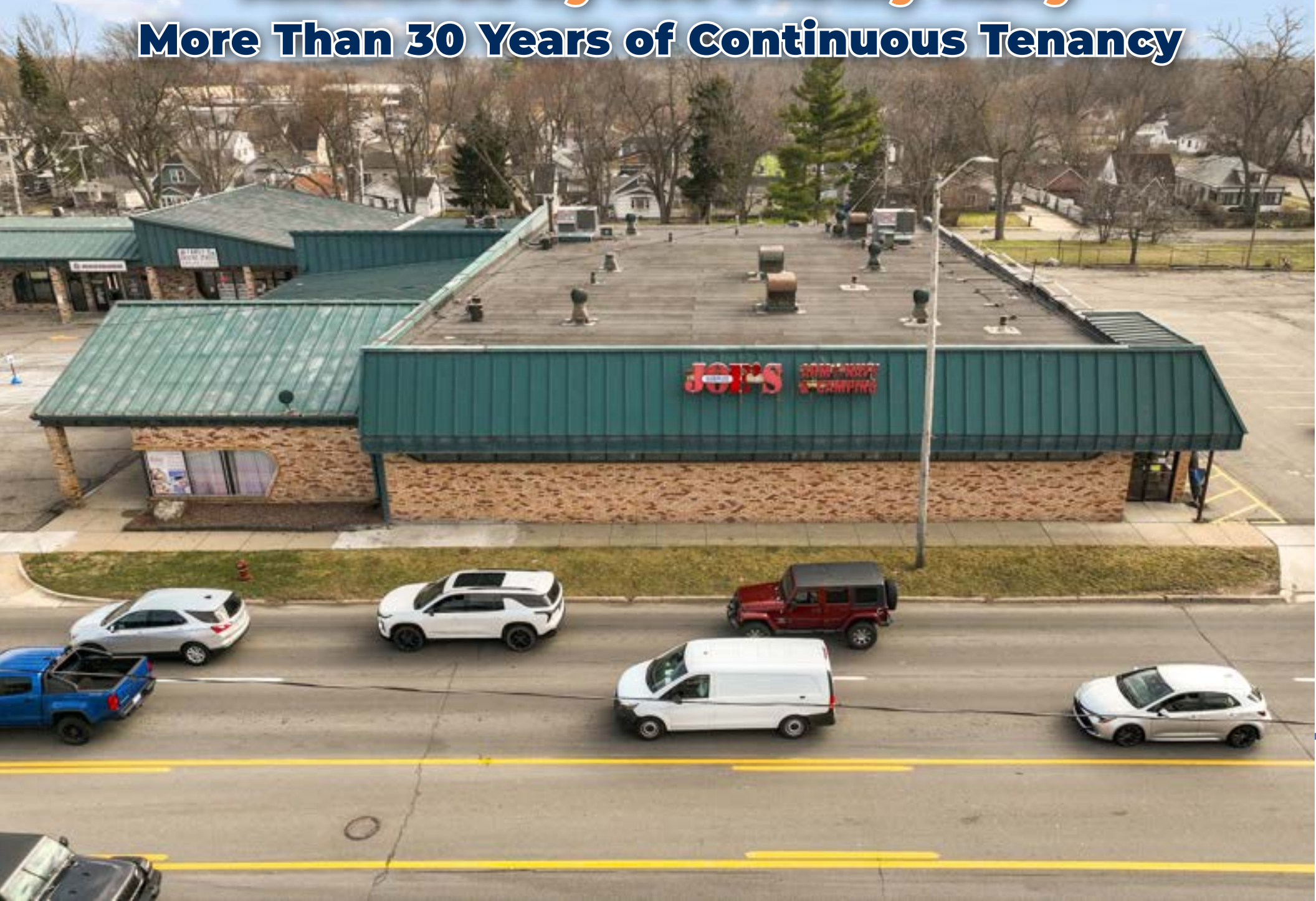
Joe's Army Navy is a long-established, family-owned surplus and outdoor gear retailer operating at 981 W. Huron St. in Waterford, Michigan, known for its extensive inventory of military surplus, camping equipment, tactical gear, workwear, footwear and hard-to-find specialty items. The store has been in business since 1974 and is praised by customers for its friendly staff, reasonable pricing and wide range of merchandise, including military-style clothing, packs, knives, tools, survival gear, cold-weather gear and nostalgia items. Its product lineup features well-known brands such as Carhartt, Under Armour Tactical, Rocky Boots, Merrell, Bates Footwear, Gerber, Kershaw, CRKT, 5.11, Propper and Alpha Industries, making it a destination for outdoors enthusiasts, military surplus collectors and anyone seeking durable gear and apparel.

Diverse Daily-Needs Tenant Lineup

Service, Retail, Educational & Community Uses



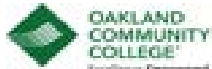
Anchored by Joe's Army Navy **More Than 30 Years of Continuous Tenancy**





COLONY SQUARE SHOPPING CENTER

WATERFORD | MICHIGAN



OAKLAND COMMUNITY COLLEGE
Excellence • Empowerment •



OAKLAND COMMUNITY COLLEGE - WATERFORD
FUTURE HOME TO THE WATERFORD COMMUNITY
CENTER BOND PROJECT

meijer



COLONY SQUARE
SHOPPING CENTER

Waterford
Parks & Recreation



FUTURE HOME TO THE WATERFORD
COMMUNITY CENTER BOND PROJECT



WALGREENS

M-59 / W-HURON ST (18,746 VPD)

S TELEGRAPH RD (24,804 VPD)

snipes



THE LOCATION

WATERFORD | MICHIGAN

Waterford is a well established suburban community in Oakland County known for its stability, strong residential base, and distinctive natural amenities. With a population of just over seventy thousand, the township has experienced steady and modest growth over time.

The community is positioned along major routes including Telegraph Road, Dixie Highway, Williams Lake Road, and the M fifty nine and Hall Road corridor. This location provides convenient access to surrounding cities, commercial districts, and regional employment centers. Waterford contains a diverse mix of land uses, including established retail centers, service based businesses, and longstanding industrial areas that support manufacturing, warehousing, and logistics operations.

Waterford's economic foundation is broad and balanced, with significant employment in manufacturing, retail trade, and healthcare. A strong share of private sector jobs contributes to a consistent daytime population and steady demand for neighborhood retail, services, and everyday goods.

Household incomes reflect a stable middle income community, with median income levels that remain competitive within the region. The township offers comparatively affordable housing options relative to other communities in Oakland County, supporting a mix of families and single resident households and appealing to a wide range of lifestyle needs.

The community is strongly shaped by its natural environment. Numerous inland lakes, including Pontiac Lake and Loon Lake, offer recreation, waterfront living, and opportunities for future development that builds on Waterford's lake focused identity. Community planning efforts continue to prioritize commercial corridor improvements, reinvestment, and activation of lakefront areas to support long term economic vitality.

With steady population trends and stable income levels, Waterford continues to stand out as a resilient and attractive suburban market with strong demographics, employment diversity, and long term investment potential.



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION			
2025 POPULATION ESTIMATE	12,612	123,128	333,324
2030 POPULATION PROJECTION	12,607	123,280	333,973
DAYTIME POPULATION	11,781	136,127	415,588
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	6,081	59,087	150,665
2030 HOUSEHOLDS PROJECTION	6,126	59,647	151,987
INCOME			
2025 AVERAGE HH INCOME	\$115,479	\$113,436	\$102,949

ECONOMY | DETROIT MSA

- Multiple Fortune 500 corporations are based in the metro, including many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group. Other companies include Autoliv, BorgWarner, DTE Energy, Lear and Ally Financial.
- A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.
- The economy is diversifying into the healthcare and technology sectors, attracting companies to the area. Tech companies work alongside the auto industry.

MAJOR AREA EMPLOYERS

- General Motors Corp.
- Henry Ford Health System
- American Axle & Manufacturing
- DTE Energy Co.
- Beaumont Health
- Quicken Loans
- Trinity Health
- Ford Motor Co.
- Detroit Medical Center
- Arvin Innovation

COUNTY

OAKLAND | MICHIGAN



Oakland County is one of Michigan's most dynamic and economically influential counties, combining a diverse population, a highly educated workforce, and a robust business ecosystem. With a population of more than 1.2 million residents, the county continues to experience steady demographic stability supported by strong household incomes, high educational attainment, and consistent employment growth across multiple industries.

Recognized as a major economic engine within the state, Oakland County contributes a significant share of Michigan's overall GDP and maintains one of the lowest poverty rates in the region. Its workforce is among the most skilled and credentialed in the Midwest, with more than half of adults holding a bachelor's degree or higher, making the county highly attractive to advanced industries, corporate headquarters, technology firms, and engineering-intensive sectors.

The local economy is anchored by a balanced mix of manufacturing, professional services, research and development, healthcare, logistics, and a thriving small-business community. Oakland County has long served as a hub for the automotive and mobility industries, offering deep resources in engineering talent, supplier networks, and R&D facilities. Its business landscape is further strengthened by thousands of small and mid-sized companies that contribute to a broad and resilient economic base.

Quality of life is a defining characteristic of the county. With numerous parks, lakes, cultural institutions, entertainment venues, and top-rated schools, Oakland County offers an exceptionally desirable environment for residents and employers. Housing options range from established suburban neighborhoods to high-value residential communities, supported by strong homeownership rates and consistently appreciating property values.

The county benefits from extensive transportation connectivity, including major interstates, regional corridors, and proximity to Detroit Metro Airport. This strategic positioning enhances access to workforce, customers, suppliers, and neighboring economic centers throughout Southeast Michigan.

As Oakland County continues to invest in education, innovation, infrastructure, and workforce development, the region remains one of the most competitive and stable markets in the Midwest. Its combination of economic strength, talent depth, and high quality of life positions it as a premier location for long-term commercial investment and sustained growth.



LOCAL DEVELOPMENT ACTIVITY

OVERVIEW

Oakland County, the State of Michigan, and the City of Pontiac are working together on a large-scale revitalization effort to focus on removing the deteriorated Phoenix Center parking structure and amphitheater, reopening Saginaw Street through the city's core, and reinvesting in the area to attract new foot traffic, private development, and retail activity. The plan also calls for the construction of two new parking structures and the renovation of the long-vacant former General Motors building at 31 East Judson Street, where as many as seven hundred Oakland County employees are expected to relocate beginning in 2027. County officials estimate that consolidating operations into modernized facilities will save approximately eighty million dollars over the next decade.

Demolition of the Phoenix Center has proceeded ahead of schedule, clearing the way for new parking structures, public green space, and infrastructure upgrades intended to improve walkability and support long-term commercial and residential growth. Leaders from both the county and the city describe the effort as a rare opportunity to reconnect Pontiac's historic street grid, restore downtown vitality, and catalyze a new wave of investment.

At the same time, Waterford Township is moving forward with its own major public redevelopment after voters approved a thirty six point four million dollar bond in November of 2024 to acquire and repurpose fifty one acres of the former Oakland Community College Highland Lakes campus at 7350 Cooley Lake Road. The Waterford Township Board of Trustees and the OCC Board of Trustees authorized the transfer of the southern portion of the campus in May of 2024, enabling the Township to begin planning a new multigenerational community and recreation center.

The Waterford project involves renovating an existing sixty thousand square foot building and developing a broad mix of indoor and outdoor amenities, including full sized gym courts, classrooms, expanded senior programming space, an updated amphitheater, walking paths, a dog park, sports courts, playgrounds, and a trail connection to Hess Hathaway Park. Waterford Township has selected Plante Moran Realpoint as owner's representative, Neumann Smith Architecture as the design firm, and Frank Rewold and Sons as construction manager. According to township officials, the center will consolidate recreation and senior services into a single modern facility and serve as a long-term community anchor for residents of all ages.

Together, the Pontiac and Waterford initiatives reflect a growing wave of public investment across the region. These efforts, combined with ongoing planning discussions regarding the future of the remaining OCC Highland Lakes acreage, contribute to a stronger surrounding market environment and reinforce the long-term stability and appeal of nearby commercial assets such as Colony Square.



NEARBY HOSPITALS



McLaren Oakland serves as another major healthcare hub for the region from its acute-care campus in downtown Pontiac, operating with 318 licensed beds as confirmed by both the hospital's official reporting and statewide regulatory data. The hospital offers emergency and trauma care, cardiology, oncology, orthopedic surgery, women's health, diagnostic imaging and a twenty-seven-bed adult behavioral health unit, supporting one of the most comprehensive service lines in the county. McLaren Oakland also maintains an extensive outpatient network across Waterford and the surrounding area, including primary care, internal medicine, cardiology and urgent care practices that broaden access to neighborhood-level medical services. Together, Trinity Health Oakland and McLaren Oakland anchor the healthcare landscape in northern Oakland County and generate significant employment, patient activity and regional service demand.



Trinity Health Oakland Hospital in Pontiac is one of the largest and most established healthcare providers in northern Oakland County, operating as a full-service community teaching hospital with 464 state-licensed beds according to Michigan's 2025 hospital bed inventory. The hospital provides advanced cardiovascular, stroke, orthopedic, oncology, maternity and critical care services, supported by a modern surgical pavilion and a south patient tower with more than two hundred private rooms. Trinity Health has deepened its specialty coverage through a clinical collaboration with the University of Michigan C. S. Mott Children's Hospital, expanding local access to pediatric surgery and subspecialty care. These investments reinforce Trinity Health Oakland's long-standing role as a regional medical anchor serving Pontiac, Waterford and the broader northern Oakland County population.



HENRY FORD HEALTH

Henry Ford West Bloomfield Hospital serves as a major healthcare anchor for the Bloomfield/West Bloomfield market, operating a 191-bed acute-care campus on an 80-acre site in Oakland County. The hospital provides 24-hour emergency services and is designated as a Primary Stroke Center, supported by Henry Ford Medical Group physicians and a comprehensive range of specialists. Its service lines include women's and children's health, neurosciences, orthopedics, cancer care and integrative wellness programs, reinforced by a modern facility known for its open, nature-focused design. Henry Ford West Bloomfield is recognized regionally by U.S. News for high performance in eight adult procedures and conditions, ranking No. 18 in Michigan and No. 11 in the Detroit metro area. The hospital's combination of acute-care capacity, specialty coverage and strong patient demand further strengthens the medical ecosystem surrounding Pontiac, Waterford and Bloomfield, complementing the capabilities of Trinity Health Oakland and McLaren Oakland.





MCLAREN OAKLAND HOSPITAL
318 BEDS



PONTIAC GENERAL HOSPITAL
124 BEDS



TRINITY HEALTH OAKLAND HOSPITAL
497 BEDS



HENRY FORD HEALTH



HENRY FORD HOSPITAL - BLOOMFIELD
191- BED ACUTE CARE



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COLONY SQUARE
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EXCLUSIVELY LISTED BY

DARIN GROSS

Senior Director Investments

P 248.415.2634 Lic MI 6501384871

darin.gross@marcusmillichap.com

ASHISH VAKHARIYA

Senior Managing Director Investments

P 248.415.2636 Lic MI 6501322501

ashish.vakhariya@marcusmillichap.com

SETH HARON

Managing Director Investments

P 248.415.2605 Lic MI 6501373006

seth.haron@marcusmillichap.com

BROKER OF RECORD

PAUL KERBER

Michigan Broker of Record

Two Towne Square, Suite 450, Southfield, MI

P 248.415.2600 Lic 6502433613



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