

225 - 425 SUMMIT DRIVE
WATERFORD, MICHIGAN

RETAIL FOR LEASE

2,000 – 58,368 Square Feet Available



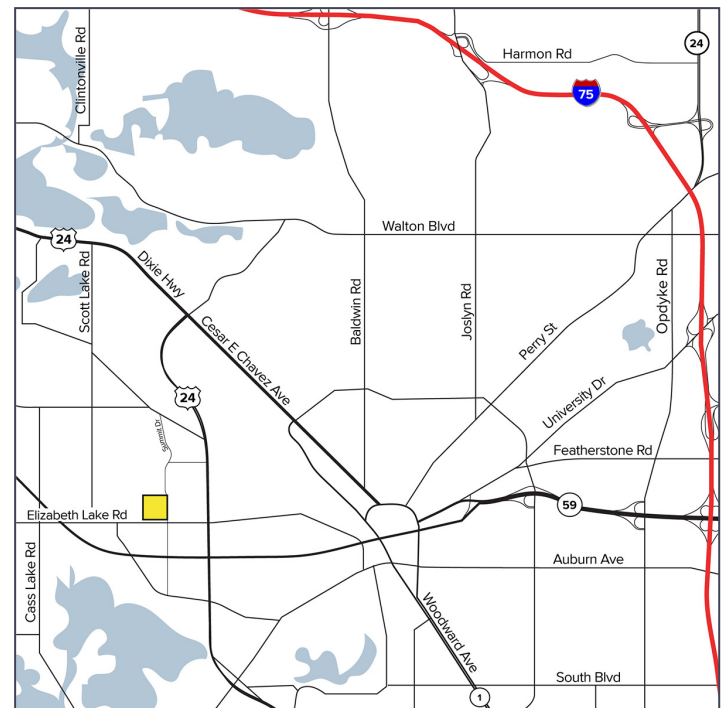
**SIGNATURE
ASSOCIATES**
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SUMMIT WEST I & II



PROPERTY FEATURES

- 2,000 – 58,368 square feet units available
- Move-in ready opportunities available including a fully built-out former dialysis center, open floor plan retail space, and large grocery box with 18' clear height
- Zoned for retail, medical, fitness, and light industrial
- The property offers excellent accessibility & strong traffic counts near M-59 and Telegraph Road
- **Located near a regional event venue that host multi-day events with peak weekend attendance (3,000 – 8,000+ visitors), pulling from Oakland, Genesee, Livingston, and Macomb Counties, and supporting strong food, service and retail demand**
- Lease Rate: \$8.00 - \$10.00/sq. ft.



For more information, please contact:

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225 – 425 Summit Drive – Waterford, Michigan

Retail For Lease

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AVAILABLE

Summit West I

225 – 279 Summit Drive



AVAILABILITY

UNIT	TOTAL SF	COMMENTS
225	8,000	Endcap – Ready for medical
257	2,000	9' Clear, Open Space
275	13,500	High Ceilings and open floor plan
**279	40,030	Available November 2025

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Summit West II

359 – 425 Summit Drive



AVAILABILITY

UNIT	TOTAL SF	COMMENTS
373 - 377	25,671	14' – 16' ceiling height, (1) 8' x 10' GLD
381	3,977	9' ceiling height, open space with storage
385	2,419	Office space
415	58,368	Former grocery – 18' ceiling height, (3) OHD, (1) garage door

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UNIT 225: FORMER DIALYSIS CENTER – MOVE IN READY



UNIT 275: FORMER BIG BOX – HIGH CEILINGS & OPEN FLOOR PLAN



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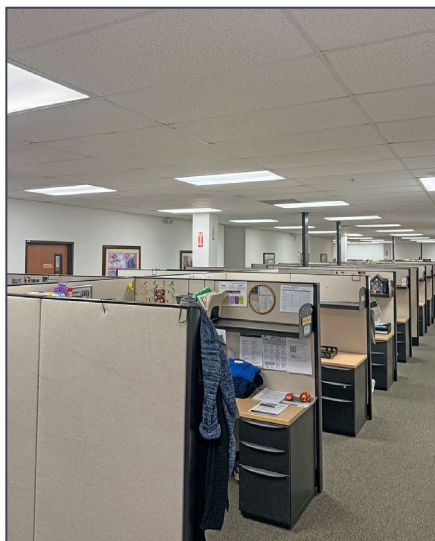
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UNIT 279: MEDICAL FACILITY

- Move-in-ready medical facility within Summit West I
- Features multiple exam rooms, offices, conference areas, reception and waiting areas, and ADA restrooms
- Pharmacy space also available
- Ample parking & monument signage
- Ideal for medical, behavioral health, or wellness uses



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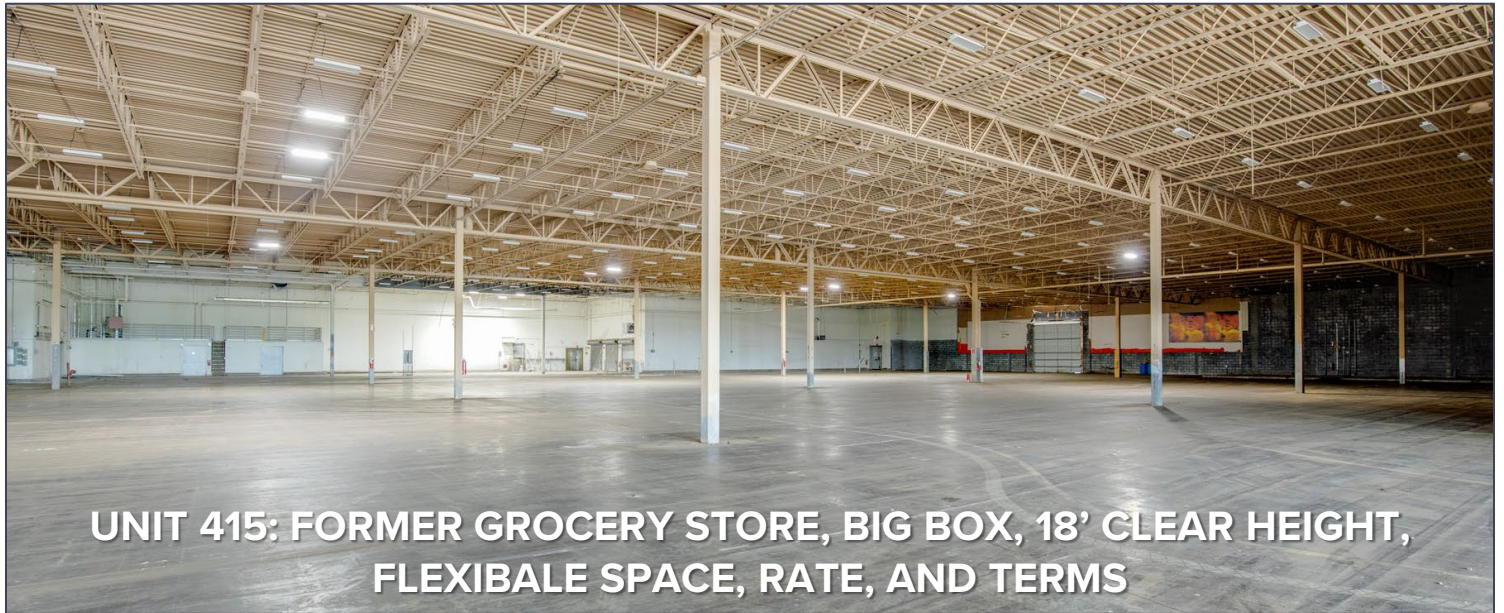
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,499	\$60,881
3 MILE	74,741	\$66,803
5 MILE	161,941	\$77,770

TRAFFIC COUNTS (TWO-WAY)

39,045	Telegraph Rd. N. of Elizabeth Lake Rd.
39,211	Telegraph Rd. S. of Elizabeth Lake Rd.
18,836	Elizabeth Lake Rd. W. of Telegraph Rd.
19,650	Elizabeth Lake Rd. E. of Telegraph Rd.



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Site Plan

225 – 279 Summit Drive

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415	58,368	\$8.00 - \$10.00
419	1,071	\$8.00 - \$10.00
421	1,452	\$8.00 - \$10.00
425	1,550	\$8.00 - \$10.00

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