

FORMER CVS DRUG STORE

1156 W Huron, Waterford Township, MI 48328

10,922 SF FREESTANDING BUILDING ON 1.11 ACRES



Exclusively Listed By:

DANTE HARGIS

248.702.0289

Senior Director

dhargis@encorereis.com

BRANDON HANNA

248.702.0290

Managing Partner

bhanna@encorereis.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

SALE PRICE

\$1,275,000

INVESTMENT SUMMARY

Price / SF:	\$116.74
Building Size:	10,922 SF
Land Acreage:	1.11 Acres
Year Built:	1995
Zoning:	C2 - Small Business



INVESTMENT HIGHLIGHTS

- 10,922 SF Single Tenant Free Standing Building Situated on 1.16 Acres In Waterford, MI
- Former CVS Will Be Delivered Free & Clear of Lease For Immediate Occupancy
- Corner Location w/ Multiple Points of Ingress & Egress
- Strong Traffic Counts Exceeding 28,000 VPD
- Dense Demographics | 161,000+ Residents Within 5 Miles
- Located Less Than 3/4 Mile From A Brand New 75,000 SF DTE Customer Service Center Employing 200 Workers
- Waterford Is In The Center of Oakland County & Located About 35 Miles North of Detroit

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,076	73,043	161,660
Total Households	4,720	32,970	72,423
Average HH Income	\$66,223	\$67,558	\$80,970

PHOTOS



AERIAL

Subject Property
10,922 SF | 1.11 Acres

N Lynn St

*Huron
Market*

M-59 / W Huron St **28,000+ VPD**

Tim Hortons BURGER KING
metro by T-Mobile Tubby's

Wendy's

DOLLAR GENERAL

DTE Energy
New 75,000 SF DTE
Customer Service
Center Under
Construction

TACO BELL RAC PPG

Oakland Pointe
Shopping Center
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES BIG LOTS!
GameStop FORMAN MILLS
POWER TO THE PLAYERS FIND IT. LOVE IT. OWN IT.
CITITRENDS CSL Plasma H&R BLOCK
SUBWAY AMERICA'S BEST CONTACTS & EYEGLASSES SALLY BEAUTY

Elizabeth Lake Rd 25,000+ VPD

Subject
Property

McDonald's Auto Zone
O'Reilly AUTO PARTS PROFESSIONAL PARTS PEOPLE

Arby's BELLE TIRE

T Mobile
BLINDS TO GO DIRECT FROM OUR FACTORY

RITE AID 7 ELEVEN
DOLLAR TREE

Sprint

M-59 / W Huron St 28,000+ VPD

Walgreens MIDAS FedEx Office

N Telegraph 37,900+ VPD

RITE AID metro by T-Mobile
Advance Auto Parts POWERHOUSE GYM

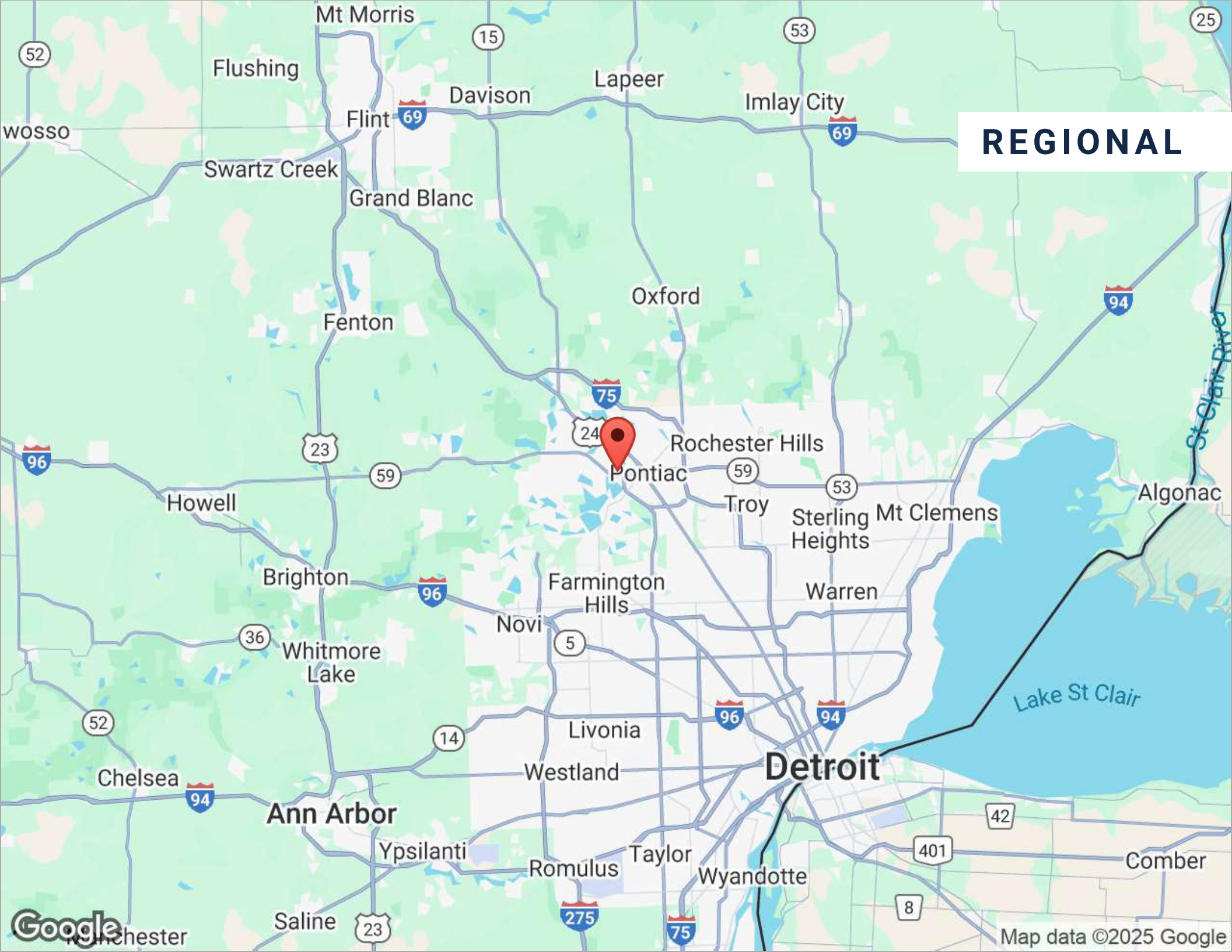
Little Caesars

enterprise

Sylvan Lake

THE HOME DEPOT

REGIONAL



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WATERFORD, MI OVERVIEW



LOCATION DESCRIPTION

Waterford is in the geographic center of Oakland County, Michigan, and is located about 35 miles north of Detroit, Michigan's largest city. Waterford has an estimated population of 72,166. With 32 lakes and streams throughout the community, there is plenty of opportunity for a diverse array of water sports activities (fishing, canoeing, skiing, tubing, sailing, and more). The parks, lakes, and streams also provide great winter fun. Snowmobiling, ice skating, and cross-country skiing keep visitors entertained.

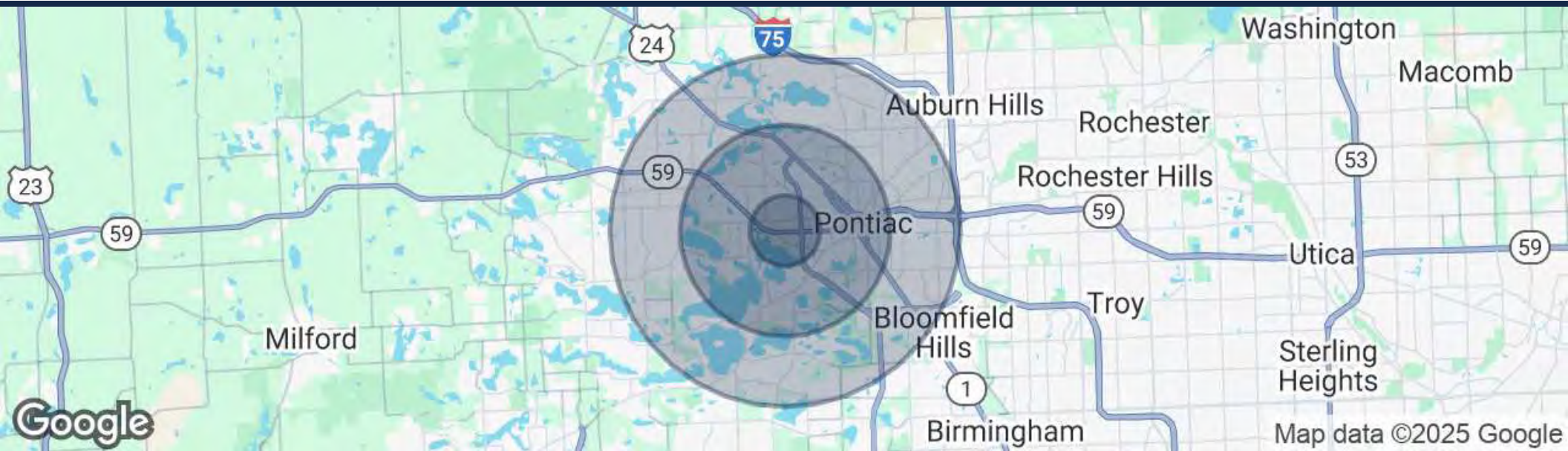
Oakland County is a county in the state of Michigan. It is part of the metropolitan Detroit area, located northwest of the city. As of the 2020 Census, its population was 1,274,395, making it the second-most populous county in Michigan, behind neighboring Wayne County. The county was founded in 1819 and organized in 1820. Oakland County is composed of 62 cities, townships, and villages, and is part of the Detroit-Warren-Dearborn, MI Metropolitan Statistical Area.

Oakland County is among the ten highest-income counties in the United States with a population of over one million people. The county's knowledge-based economic initiative, coined "Automation Alley", has developed one of the largest employment centers for engineering and related occupations in the United States. General Motors, Ford, and Chrysler are major employers within southeast Michigan and have a significant presence in Oakland County. It is also home to Oakland University, a large public institution that straddles the border between the cities of Auburn Hills and Rochester Hills.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,076	73,043	161,660
Average Age	41.9	38.8	40.5
Average Age (Male)	39.9	37.8	39.1
Average Age (Female)	42.5	39.3	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,720	32,970	72,423
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$66,223	\$67,558	\$80,970
Average House Value	\$152,150	\$167,486	\$209,449

2020 American Community Survey (ACS)

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