

**RETAIL PROPERTY // FOR SALE**

# 2,934 SF FREE-STANDING BUILDING ABUNDANT PARKING & HIGH TRAFFIC COUNT

4180 W WALTON BLVD  
WATERFORD, MI 48329



- Open layout with a large open area, four offices/rooms & restroom
- 0.28 acre lot with parking for 16 vehicles
- C2 Small Business Zoning: Ideal for workshop, studio, banquet center, office, restaurant or many services
- Block masonry construction with a durable block roof
- Large windows on the front of the building let in plenty of natural light
- High traffic count: 20,600 cars per day
- Alarm and camera system in place



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26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

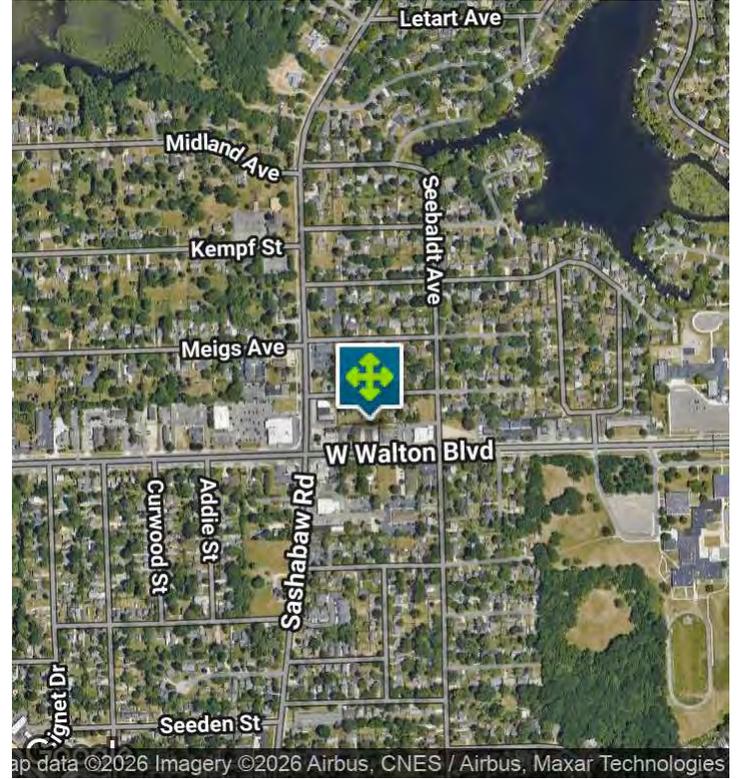
248.358.0100

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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$319,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	2,934 SF
<b>Lot Size:</b>	0.28 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$108.73
<b>Year Built:</b>	1957
<b>Renovated:</b>	2009
<b>Zoning:</b>	C2 Small Business
<b>Market:</b>	Detroit
<b>Submarket:</b>	Lakes Area
<b>Traffic Count:</b>	20,600

## PROPERTY OVERVIEW

Prime owner/user opportunity in Lakes Area Submarket! Located at 4180 W Walton Blvd, Waterford, this free-standing building offers a spacious 2,934 SF layout with a versatile open area with 10' ceilings and four back rooms/offices and one restroom - making this ideal for diverse retail and business uses. Zoned C2 Small Business, this is an ideal space for a workshop, studio, banquet or catering, landscape, restaurant, cannabis dispensary, medical or general office, etc. Renovated in 2009, the property features block masonry construction with a durable block roof, large front windows for natural light, and a security system in place. Situated in a high-traffic area with 20,600 cars per day, the property boasts ample parking for 16 vehicles on a 0.28-acre lot.

## LOCATION OVERVIEW

Located on the north side of Walton Boulevard, near Dixie Highway and south of I-75. Just north of M-59 and close to Oakland County International Airport. Waterford's central location, being about 30 miles northwest of Detroit and spanning 35 square miles, offers excellent connectivity and regional business integration



**Kevin Bull** SENIOR ASSOCIATE  
D: 248.358.5361 | C: 248.895.9972  
kevin@pacommercial.com

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ADDITIONAL PHOTOS



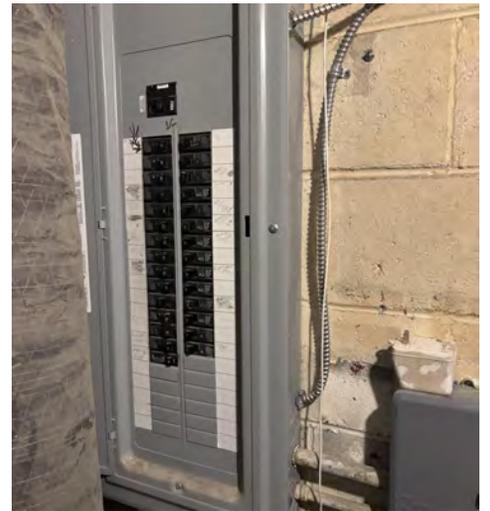
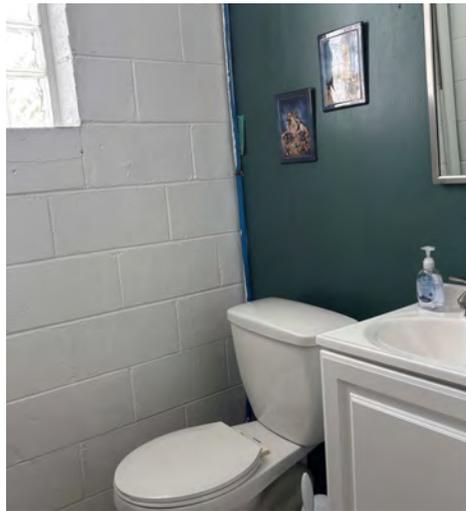
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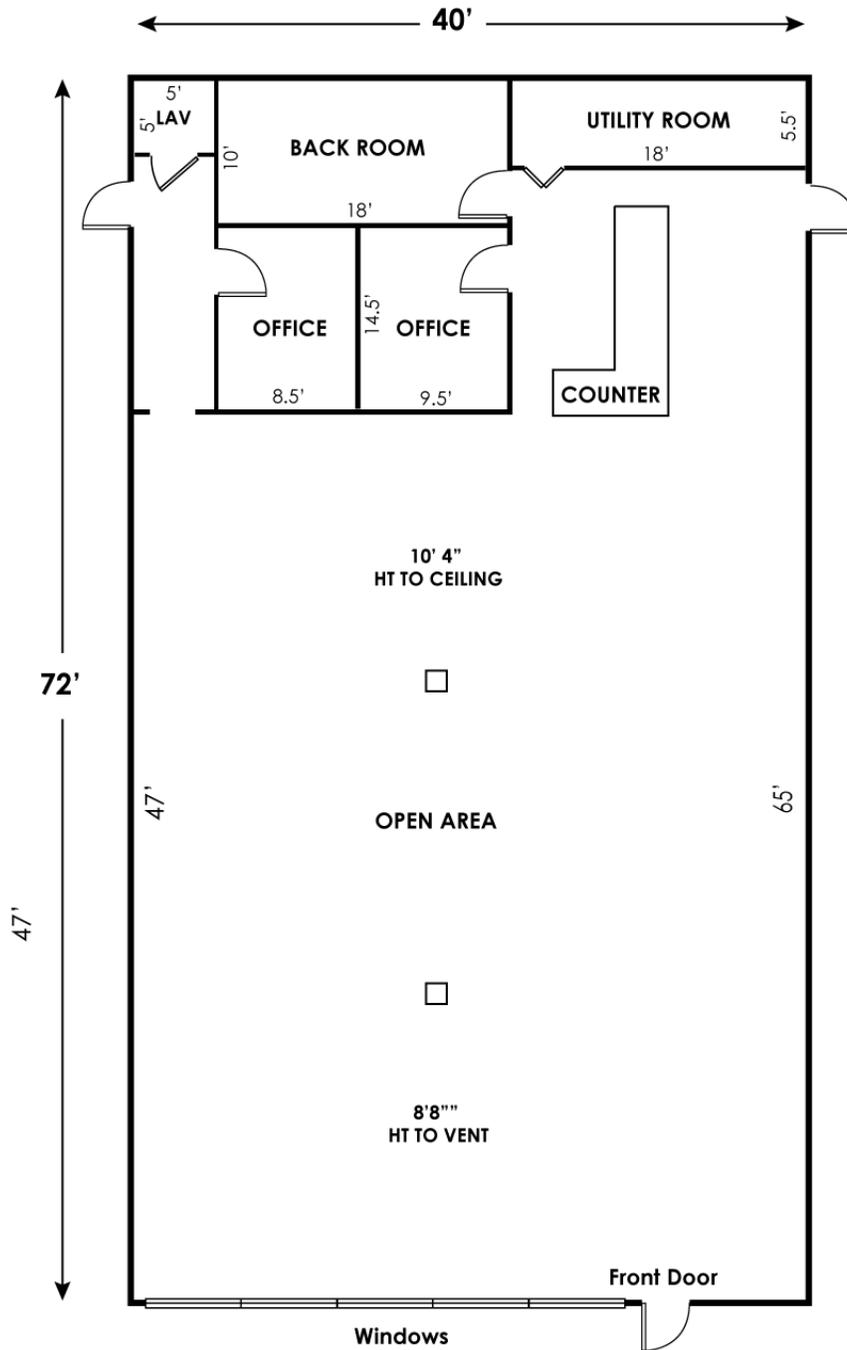
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ADDITIONAL PHOTOS



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# FLOOR PLANS



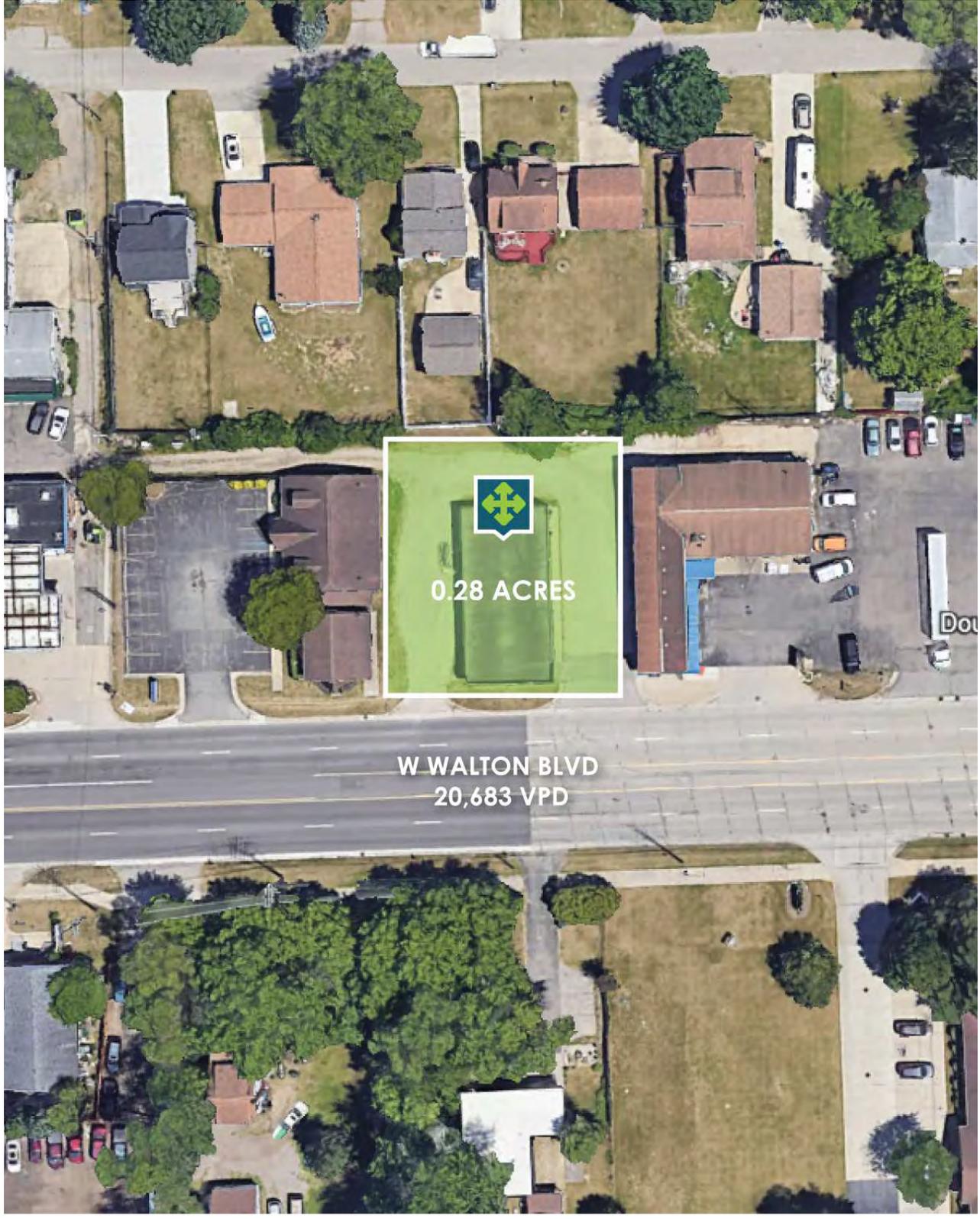
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# SITE PLANS



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# RETAILER MAP



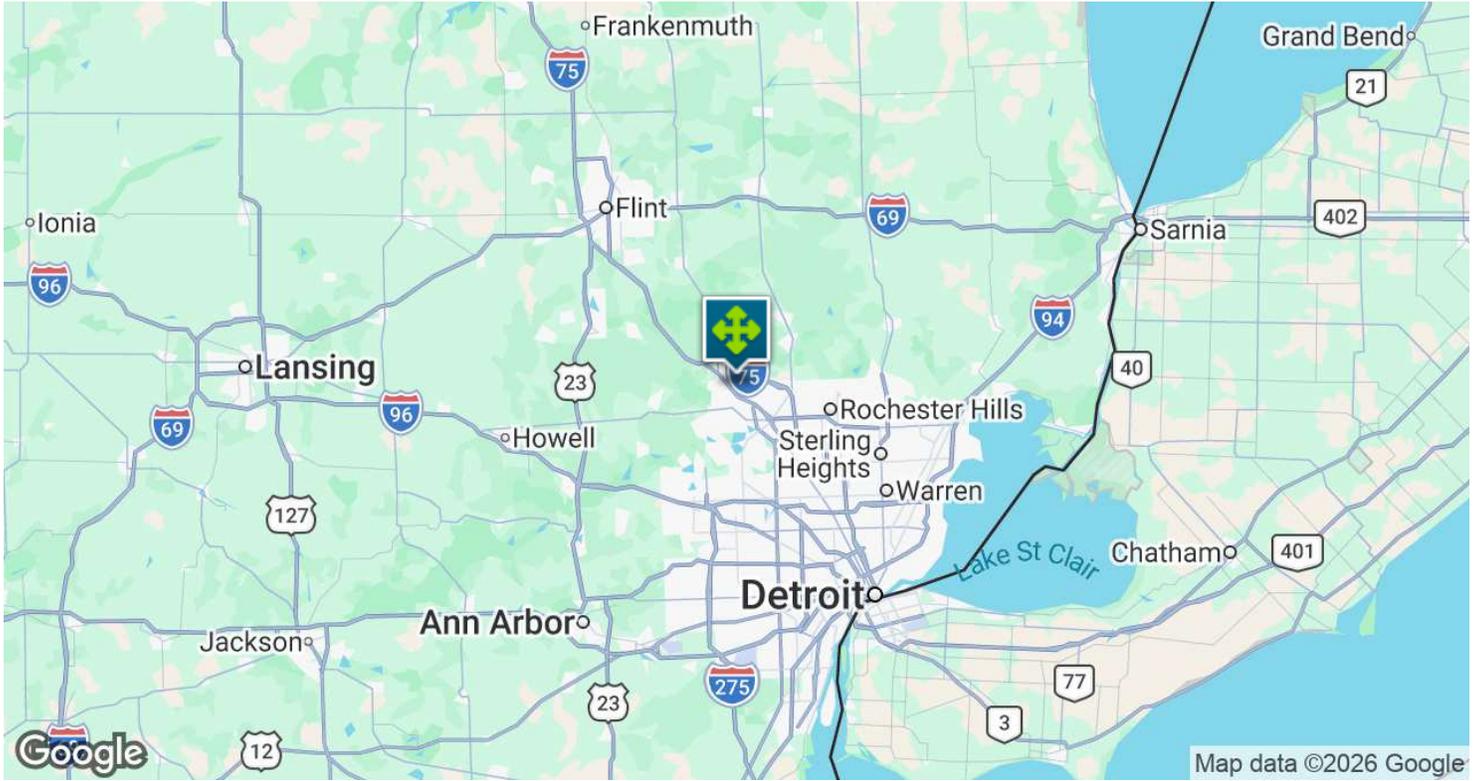
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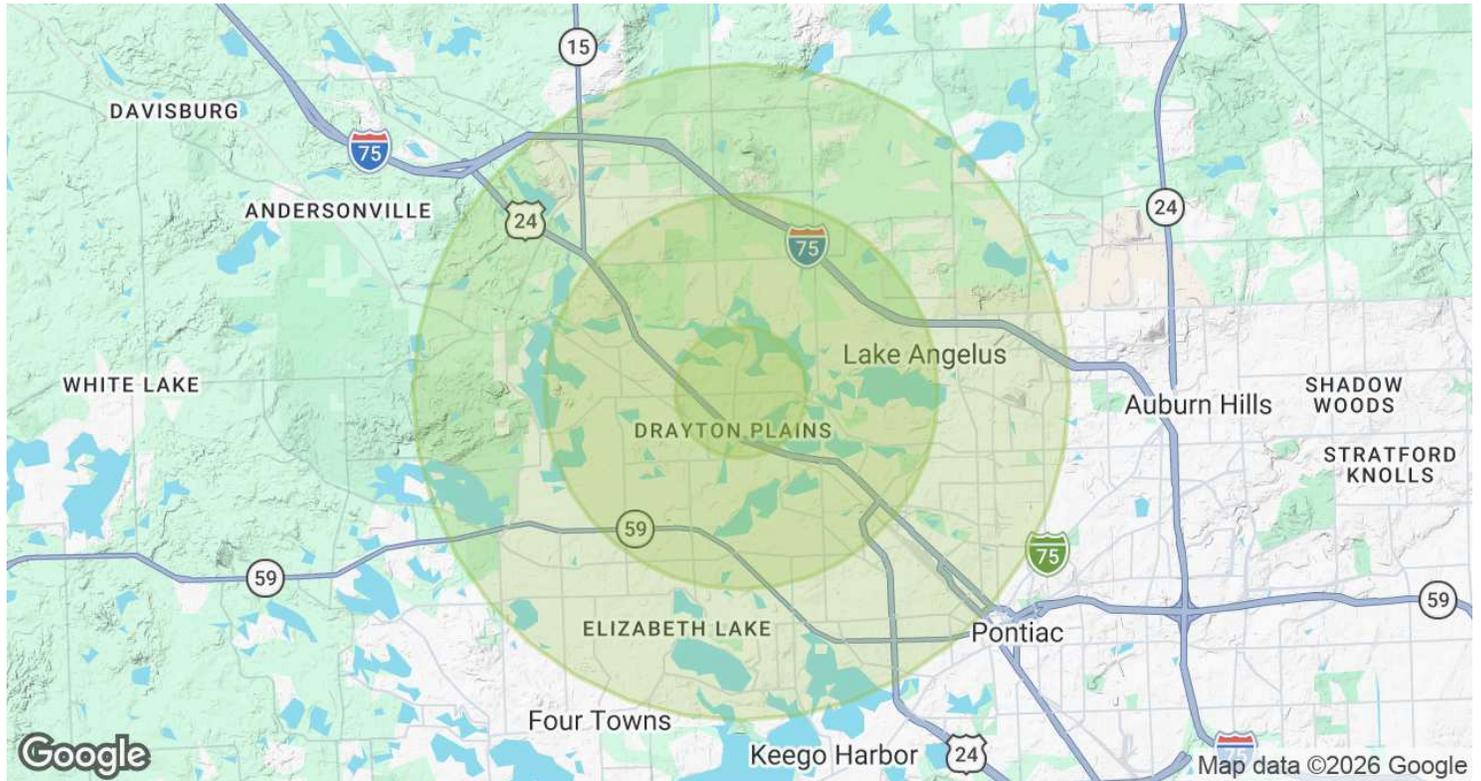
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,884	53,547	132,395
Average Age	45.0	42.7	41.9
Average Age (Male)	45.5	41.3	40.7
Average Age (Female)	42.7	42.9	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,556	22,846	55,931
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$97,290	\$102,914	\$102,260
Average House Value	\$280,372	\$263,133	\$278,105

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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