

SINGLE TENANT OFFICE SPACE IN SUBURBAN LAKE ORION



FOR SALE / LEASE



2 Months Free Rent with Minimum of 3 Year Deal! Subject to Terms of Deal

3048 W Clarkston Rd

Lake Orion, Michigan 48362

Property Highlights

- 2,700 SF
- 5 Private Offices
- Large Open Bullpen Area with Cubicles
- Includes Executive Office Furniture and Premium Cubicle Offices
- Storage
- 2 Bathrooms
- Kitchenette
- Single Tenant Office Space in Suburban Lake Orion, right by Friendship Park

OFFERING SUMMARY

| | |
|------------------|----------------|
| Lease Rate: | \$20 PSF (NNN) |
| Number of Units: | 1 |
| Building Class: | B |
| Lot Size: | 0.57 Acres |
| Building Size: | 2,700 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 753 | 10,099 | 31,912 |
| Total Population | 2,146 | 27,058 | 83,362 |
| Average HH Income | \$168,989 | \$155,725 | \$138,492 |



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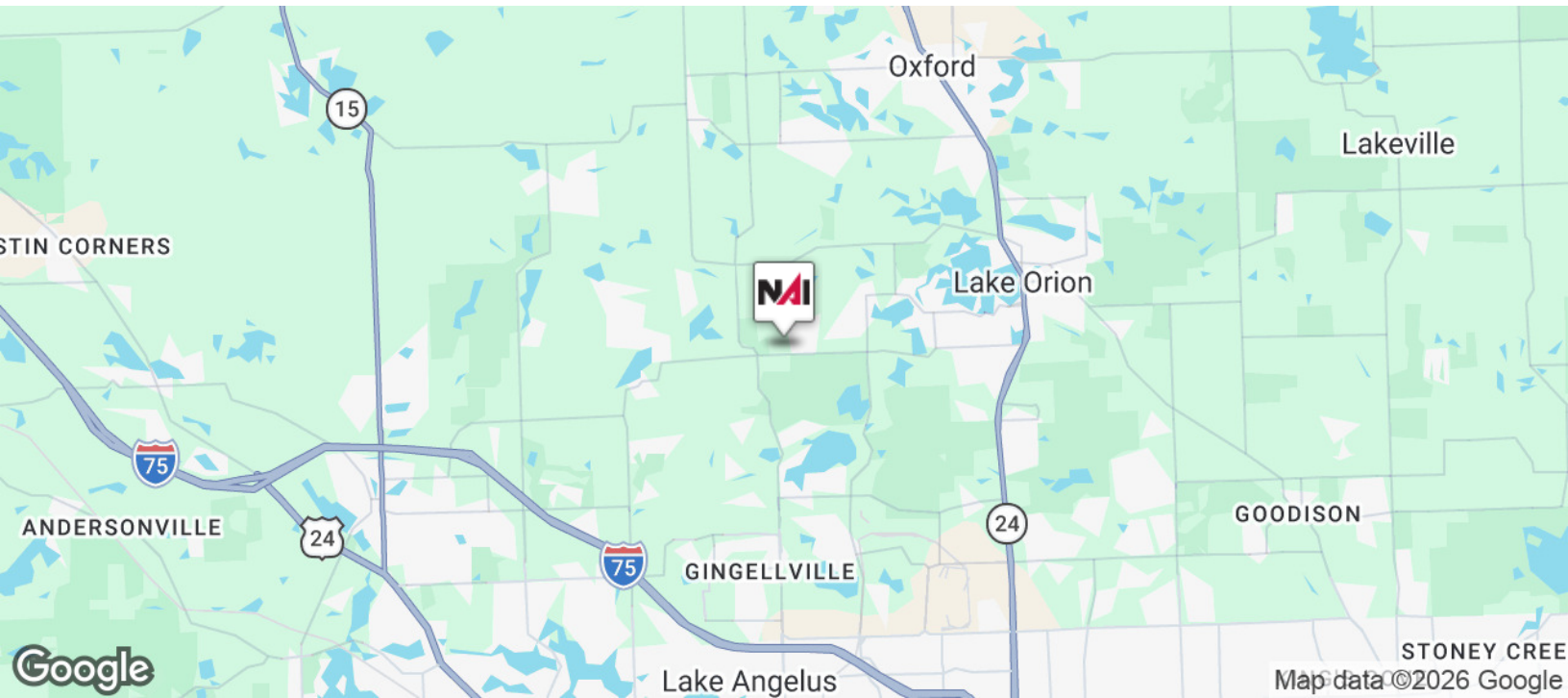
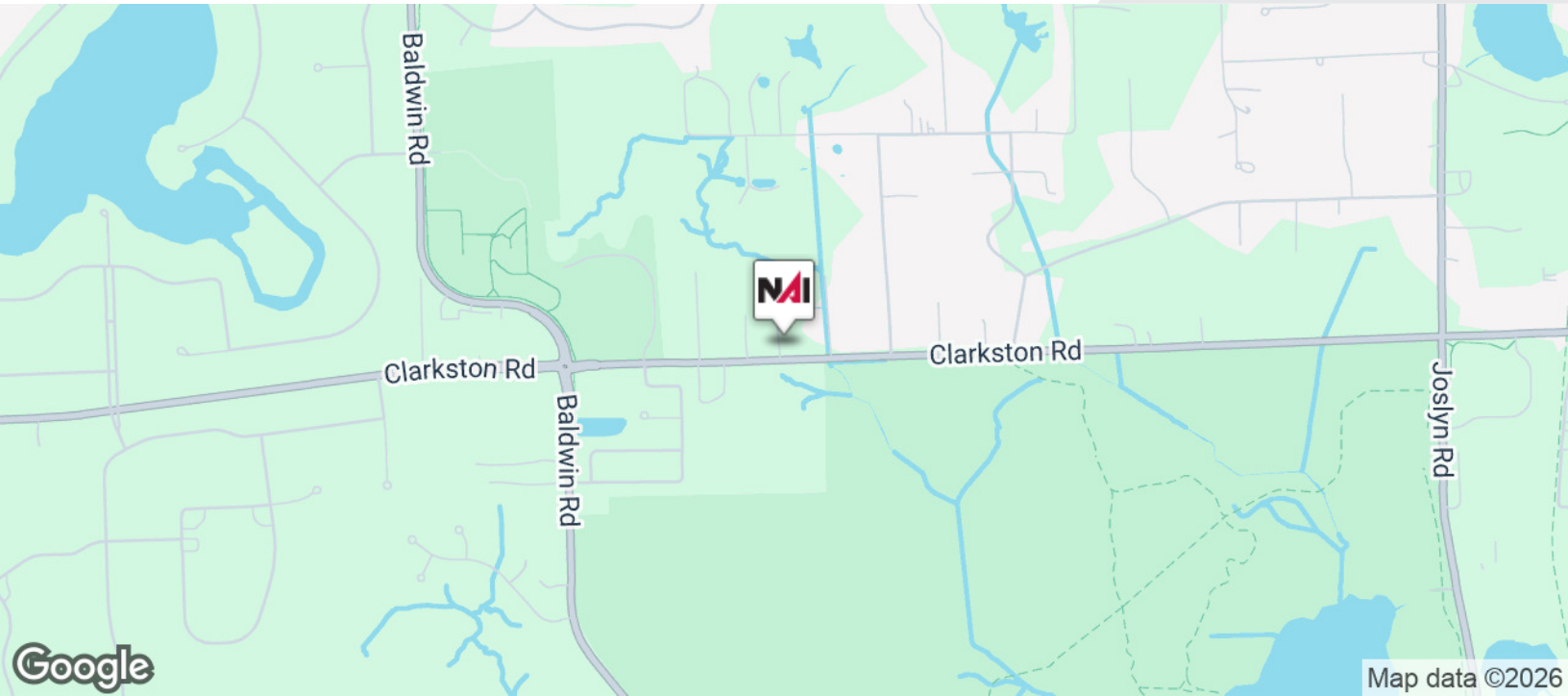
Gavin Mills

Leasing and Sales Associate | 908.304.4534
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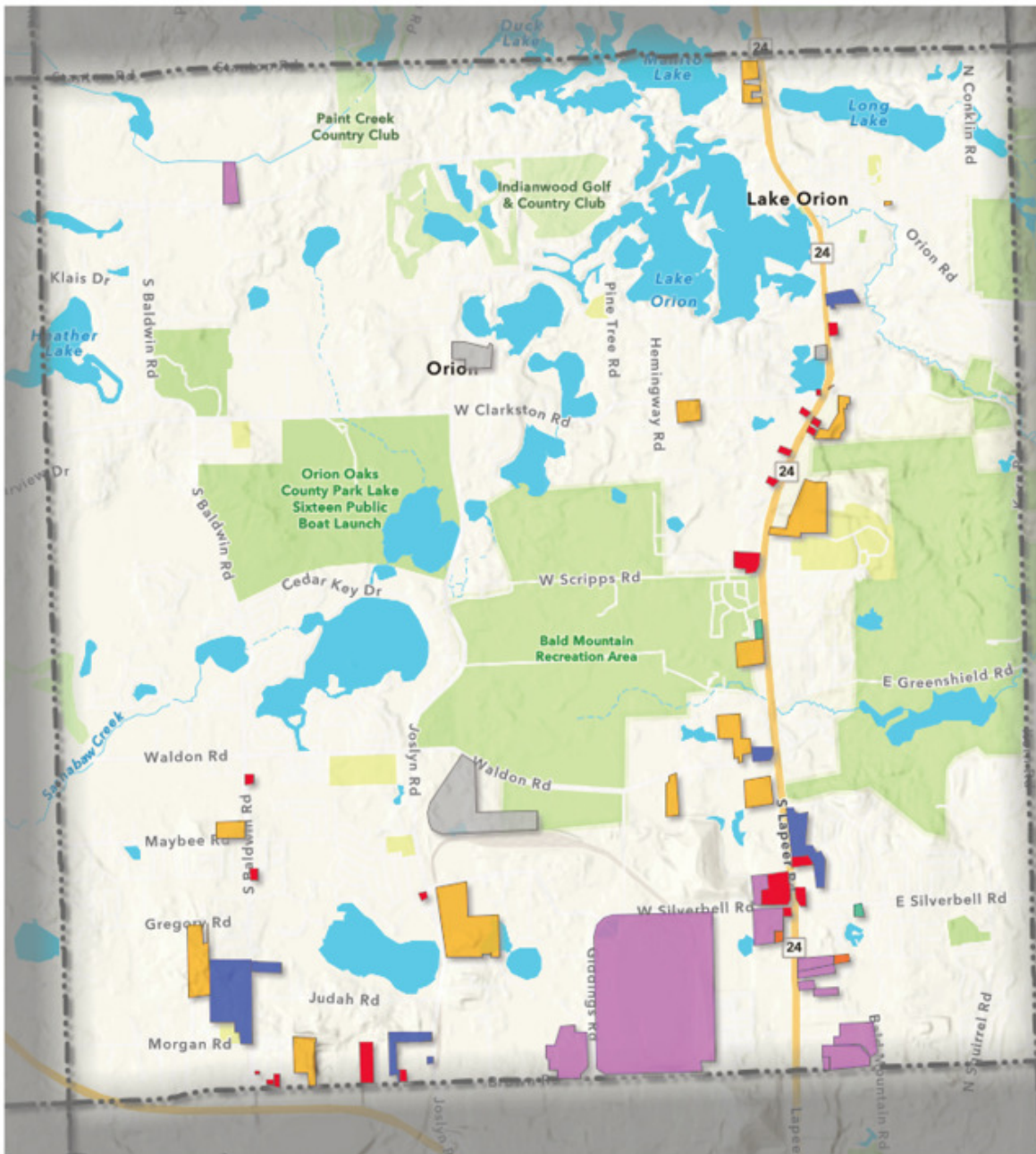
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Lake Orion Developments



Projects:



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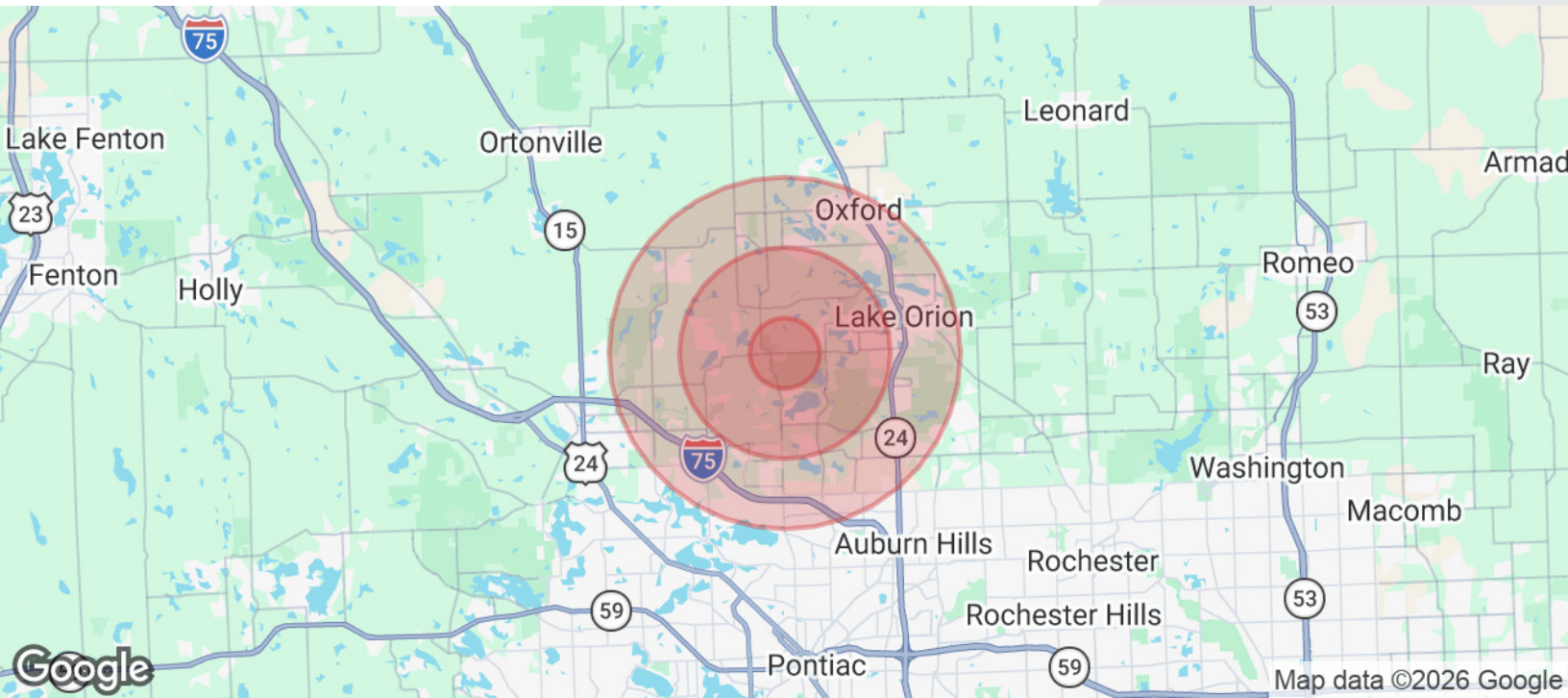
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,146 | 27,058 | 83,362 |
| Average Age | 42 | 41 | 41 |
| Average Age (Male) | 41 | 40 | 40 |
| Average Age (Female) | 42 | 42 | 41 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 753 | 10,099 | 31,912 |
| # of Persons per HH | 2.8 | 2.7 | 2.6 |
| Average HH Income | \$168,989 | \$155,725 | \$138,492 |
| Average House Value | \$497,166 | \$444,605 | \$397,901 |

2020 American Community Survey (ACS)



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