

# RETAIL FOR LEASE



**6123 Highland Rd.  
Waterford, MI 48327**

  
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# **RETAIL FOR LEASE**

**6123 Highland Rd.  
Waterford, MI 48327**

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**Location:** 6123 Highland Rd, Waterford, MI 48327

**Available Space:** Suite C: 1,600 SF  
Suite D: 1,600 SF  
May be combined for a total of 3,200 SF

**Lease Rate:** Contact Broker

**Co-Tenants:** Biggby Coffee, Hair Mechanix, Public Storage, Unique Image Photography

**Zoning:** C-4, Extensive Business

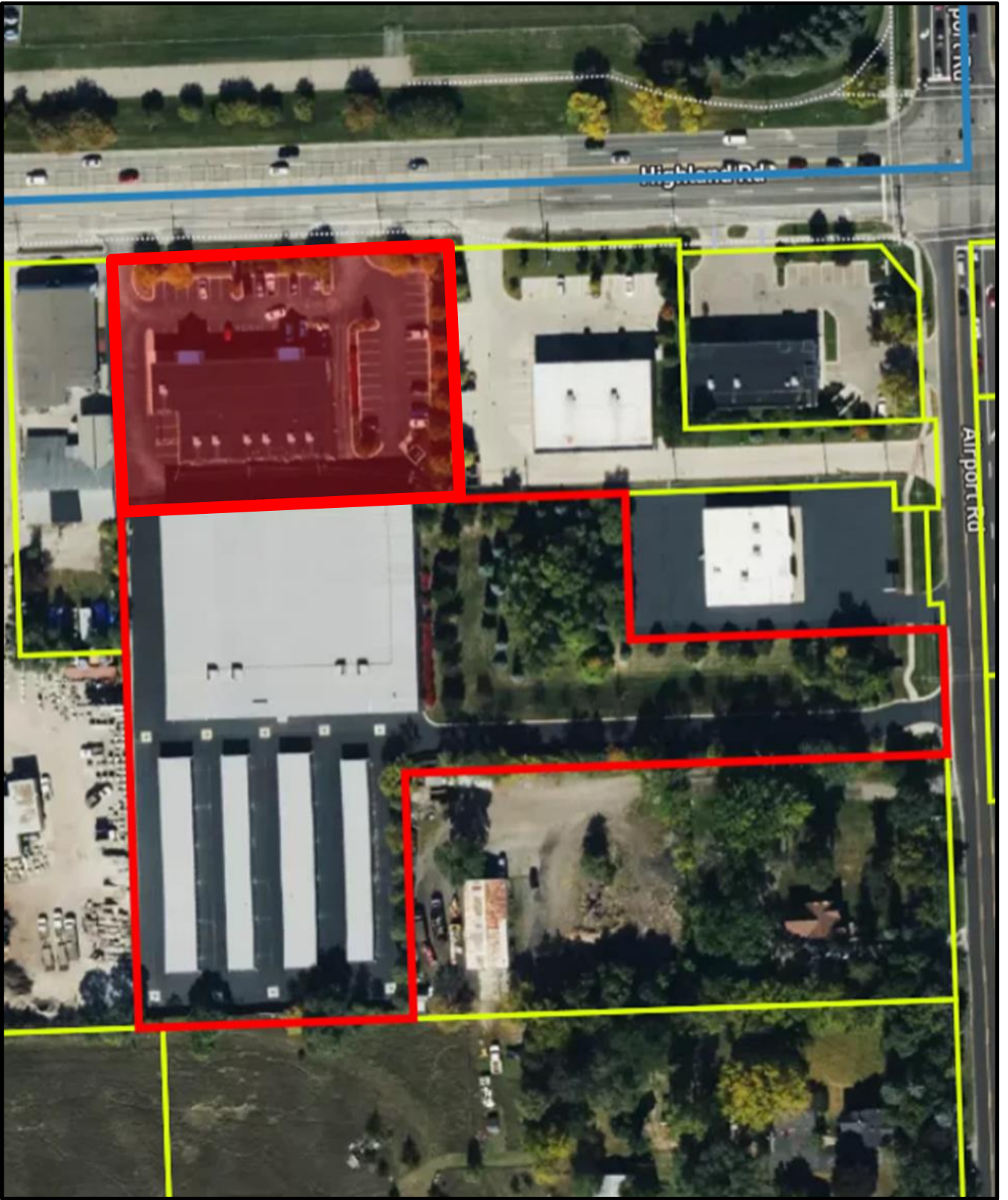
**Demographics within 5 Mile Radius:**

Population:	133,006 Persons
Households:	57,353 Houses
Avg. HH Income:	\$118,239 USD
Traffic Count:	43,532 VPD – E/W M-59

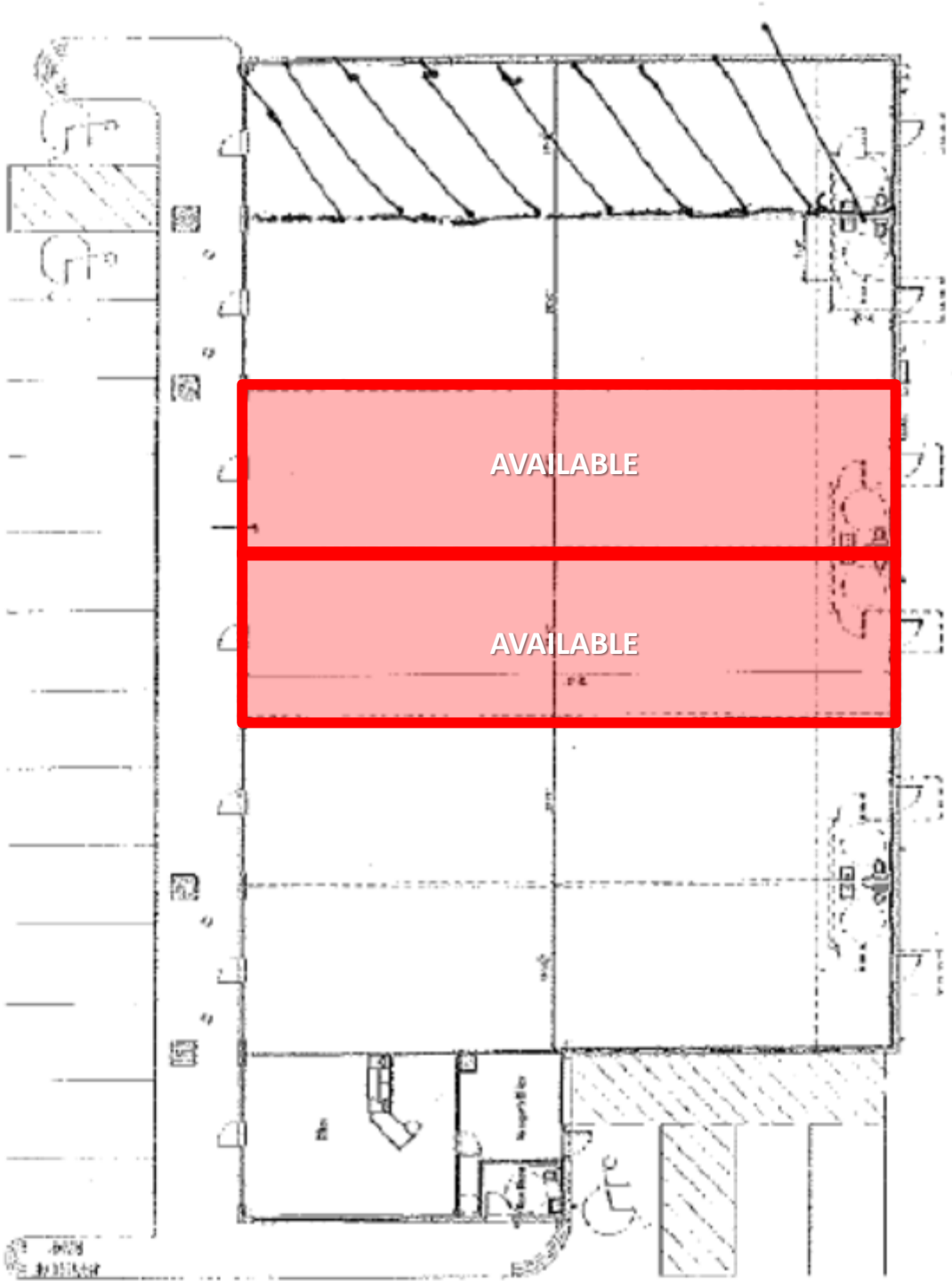
**Comments:** Retail space available for lease, located on Highland Rd (M-59), across from Oakland County International Airport, in Waterford, MI. Two contiguous, inline spaces may be combined for a total of 3,200 SF. Both suites are in excellent, white-boxed, condition. This well-maintained property offers abundant parking, and excellent frontage.

**For Information Contact:**  
**Zak Shepler or Randy Thomas**  
**248-359-9000**





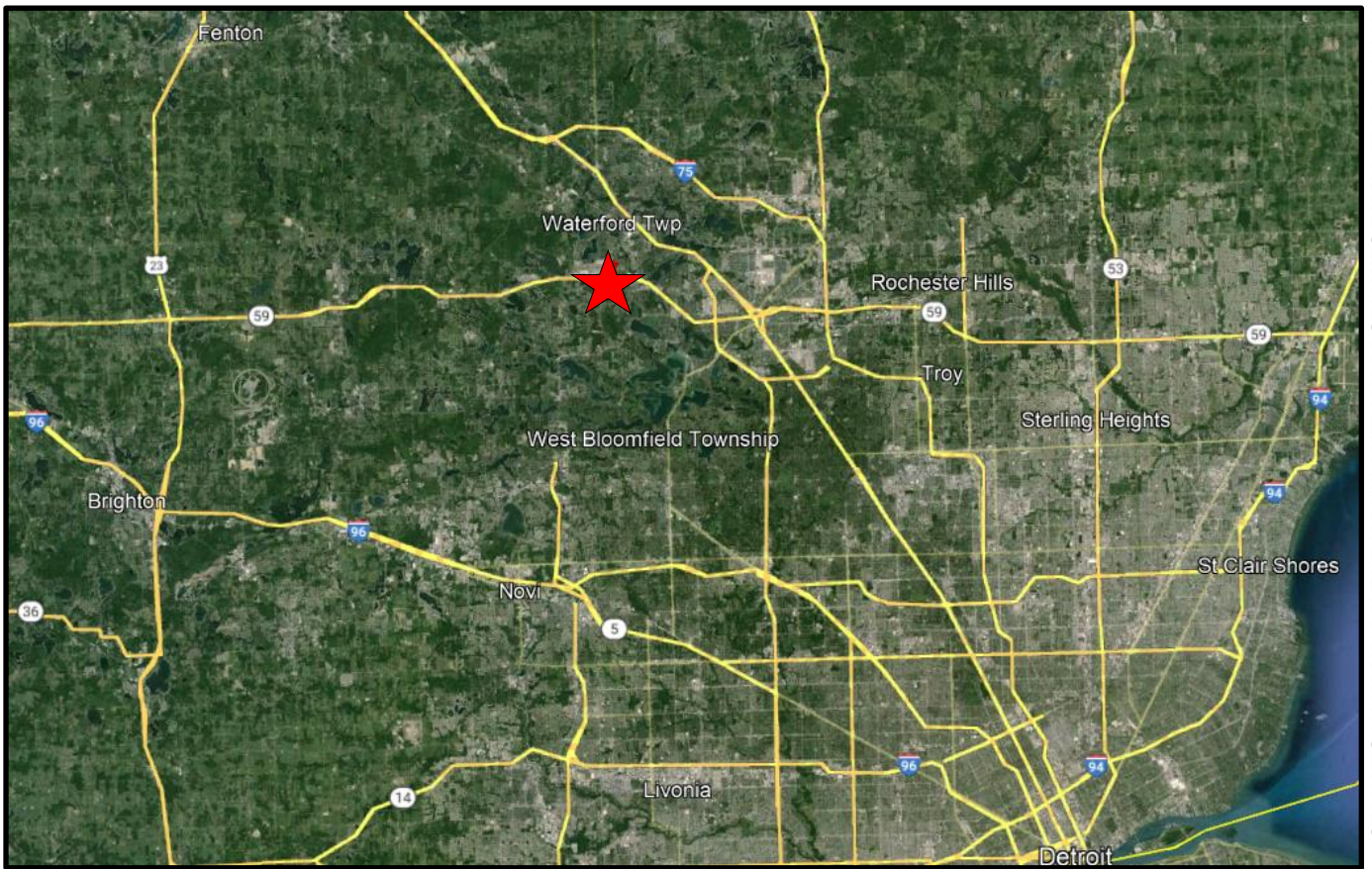
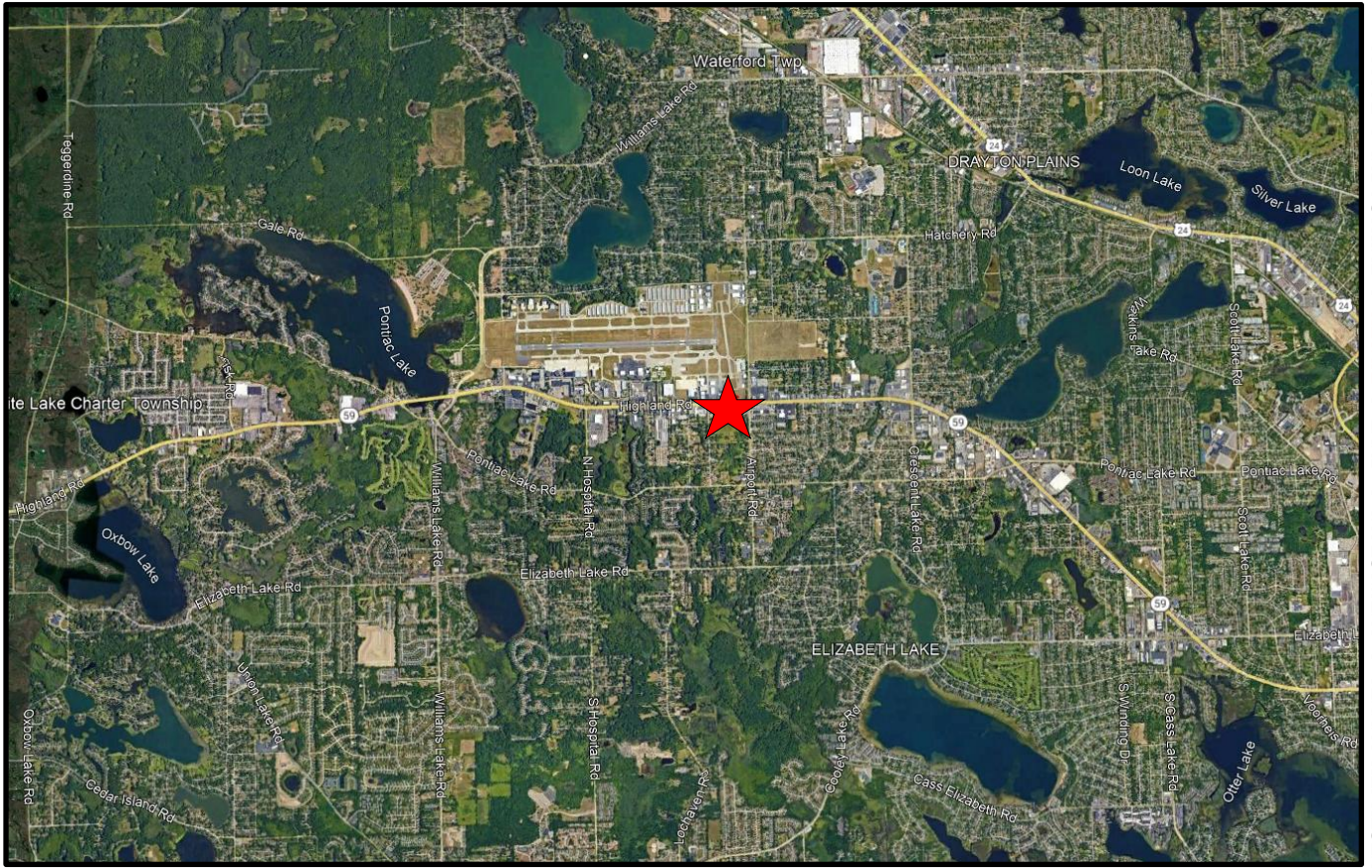
# FLOOR PLAN











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## Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6593/-83.4081

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6123 Highland Rd Waterford Twp, MI 48327		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2024 Estimated Population		5,939	52,206	133,006
2029 Projected Population		5,935	51,731	132,113
2020 Census Population		5,951	54,254	137,035
2010 Census Population		5,552	52,837	134,390
Projected Annual Growth 2024 to 2029		-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024		0.5%	-	-
<b>Households</b>				
2024 Estimated Households		2,966	23,218	57,353
2029 Projected Households		2,946	22,783	56,420
2020 Census Households		2,671	22,631	56,272
2010 Census Households		2,425	21,462	53,651
Projected Annual Growth 2024 to 2029		-0.1%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024		1.6%	0.6%	0.5%
<b>Age</b>				
2024 Est. Population Under 10 Years		11.6%	10.8%	10.4%
2024 Est. Population 10 to 19 Years		12.1%	11.5%	11.8%
2024 Est. Population 20 to 29 Years		14.1%	12.6%	12.3%
2024 Est. Population 30 to 44 Years		18.1%	18.4%	18.5%
2024 Est. Population 45 to 59 Years		18.2%	19.9%	20.4%
2024 Est. Population 60 to 74 Years		16.3%	19.0%	19.0%
2024 Est. Population 75 Years or Over		9.6%	7.8%	7.6%
2024 Est. Median Age		39.4	41.4	41.8
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population		49.3%	49.6%	49.9%
2024 Est. Female Population		50.7%	50.4%	50.1%
2024 Est. Never Married		33.6%	30.9%	31.1%
2024 Est. Now Married		40.4%	46.9%	47.8%
2024 Est. Separated or Divorced		17.2%	15.8%	15.6%
2024 Est. Widowed		8.9%	6.5%	5.5%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More		7.7%	9.9%	12.8%
2024 Est. HH Income \$150,000 to \$199,999		7.4%	8.9%	9.3%
2024 Est. HH Income \$100,000 to \$149,999		19.1%	21.1%	19.6%
2024 Est. HH Income \$75,000 to \$99,999		10.4%	12.7%	13.1%
2024 Est. HH Income \$50,000 to \$74,999		14.7%	17.0%	15.2%
2024 Est. HH Income \$35,000 to \$49,999		14.6%	10.5%	9.4%
2024 Est. HH Income \$25,000 to \$34,999		12.9%	7.4%	7.7%
2024 Est. HH Income \$15,000 to \$24,999		9.6%	6.0%	5.3%
2024 Est. HH Income Under \$15,000		3.7%	6.4%	7.5%
2024 Est. Average Household Income		\$83,187	\$106,687	\$118,239
2024 Est. Median Household Income		\$73,604	\$83,607	\$87,739
2024 Est. Per Capita Income		\$41,670	\$47,550	\$51,067
2024 Est. Total Businesses		267	1,927	4,564
2024 Est. Total Employees		2,159	15,647	36,883

# DEMOGRAPHICS

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6123 Highland Rd Waterford Twp, MI 48327	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2024 Est. White	72.7%	76.5%	78.1%
2024 Est. Black	15.8%	11.3%	10.2%
2024 Est. Asian or Pacific Islander	5.3%	6.5%	6.2%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	6.1%	5.5%	5.3%
<b>Hispanic</b>			
2024 Est. Hispanic Population	389	2,961	6,954
2024 Est. Hispanic Population	6.6%	5.7%	5.2%
2029 Proj. Hispanic Population	7.7%	6.8%	6.3%
2020 Hispanic Population	8.1%	7.6%	8.0%
<b>Education (Adults 25 &amp; Older)</b>			
2024 Est. Adult Population (25 Years or Over)	4,151	37,635	95,889
2024 Est. Elementary (Grade Level 0 to 8)	2.6%	1.7%	1.8%
2024 Est. Some High School (Grade Level 9 to 11)	5.5%	4.7%	4.3%
2024 Est. High School Graduate	25.5%	24.5%	23.9%
2024 Est. Some College	22.7%	24.5%	23.1%
2024 Est. Associate Degree Only	11.9%	10.2%	9.8%
2024 Est. Bachelor Degree Only	21.2%	22.4%	23.3%
2024 Est. Graduate Degree	10.6%	12.0%	13.9%
<b>Housing</b>			
2024 Est. Total Housing Units	3,104	24,413	60,556
2024 Est. Owner-Occupied	55.3%	70.5%	69.6%
2024 Est. Renter-Occupied	40.3%	24.6%	25.1%
2024 Est. Vacant Housing	4.4%	4.9%	5.3%
<b>Homes Built by Year</b>			
2024 Homes Built 2010 or later	4.1%	3.1%	3.9%
2024 Homes Built 2000 to 2009	10.1%	8.7%	8.8%
2024 Homes Built 1990 to 1999	17.4%	13.1%	13.1%
2024 Homes Built 1980 to 1989	8.6%	11.5%	11.9%
2024 Homes Built 1970 to 1979	18.1%	17.1%	17.4%
2024 Homes Built 1960 to 1969	13.0%	12.2%	11.6%
2024 Homes Built 1950 to 1959	16.9%	17.8%	15.0%
2024 Homes Built Before 1949	7.3%	11.6%	13.0%
<b>Home Values</b>			
2024 Home Value \$1,000,000 or More	0.8%	1.6%	2.6%
2024 Home Value \$500,000 to \$999,999	4.2%	9.3%	11.0%
2024 Home Value \$400,000 to \$499,999	8.7%	7.5%	10.4%
2024 Home Value \$300,000 to \$399,999	10.2%	15.9%	18.4%
2024 Home Value \$200,000 to \$299,999	39.0%	36.9%	30.5%
2024 Home Value \$150,000 to \$199,999	21.8%	17.7%	13.7%
2024 Home Value \$100,000 to \$149,999	9.9%	6.7%	6.4%
2024 Home Value \$50,000 to \$99,999	1.9%	1.7%	3.0%
2024 Home Value \$25,000 to \$49,999	1.6%	0.9%	1.3%
2024 Home Value Under \$25,000	1.8%	1.7%	2.7%
2024 Median Home Value	\$228,160	\$265,113	\$282,895
2024 Median Rent	\$1,038	\$1,057	\$1,062

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<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	4,795	42,996	109,815
2024 Est. Civilian Employed	71.4%	66.6%	65.1%
2024 Est. Civilian Unemployed	2.3%	1.9%	1.9%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	26.3%	31.5%	33.0%
2024 Labor Force Males	48.6%	49.2%	49.6%
2024 Labor Force Females	51.4%	50.8%	50.4%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	3,424	28,654	71,520
2024 Mgmt, Business, & Financial Operations	16.2%	18.4%	19.2%
2024 Professional, Related	24.8%	24.5%	25.4%
2024 Service	21.4%	15.8%	15.6%
2024 Sales, Office	17.9%	20.6%	20.3%
2024 Farming, Fishing, Forestry	-	-	-
2024 Construction, Extraction, Maintenance	8.0%	9.0%	8.2%
2024 Production, Transport, Material Moving	11.6%	11.7%	11.2%
2024 White Collar Workers	58.9%	63.5%	64.9%
2024 Blue Collar Workers	41.1%	36.5%	35.1%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	78.0%	75.0%	73.6%
2024 Drive to Work in Carpool	7.0%	6.1%	5.9%
2024 Travel to Work by Public Transportation	0.3%	0.3%	0.3%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	1.2%	1.2%	1.3%
2024 Other Means	0.5%	0.9%	0.8%
2024 Work at Home	12.9%	16.4%	17.9%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	17.8%	22.7%	22.6%
2024 Travel to Work in 15 to 29 Minutes	38.0%	33.2%	34.1%
2024 Travel to Work in 30 to 59 Minutes	36.9%	37.5%	36.8%
2024 Travel to Work in 60 Minutes or More	7.2%	6.6%	6.5%
2024 Average Travel Time to Work	26.7	25.9	25.6
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$182.36 M	\$1.71 B	\$4.54 B
2024 Est. Apparel	\$6.39 M	\$60.07 M	\$160.48 M
2024 Est. Contributions, Gifts	\$10.65 M	\$101.08 M	\$274.81 M
2024 Est. Education, Reading	\$5.87 M	\$56.52 M	\$155.46 M
2024 Est. Entertainment	\$10.3 M	\$97.75 M	\$261.31 M
2024 Est. Food, Beverages, Tobacco	\$27.82 M	\$258.98 M	\$684.69 M
2024 Est. Furnishings, Equipment	\$6.41 M	\$60.73 M	\$162.04 M
2024 Est. Health Care, Insurance	\$16.77 M	\$156.65 M	\$413.57 M
2024 Est. Household Operations, Shelter, Utilities	\$59.14 M	\$549.24 M	\$1.46 B
2024 Est. Miscellaneous Expenses	\$3.49 M	\$32.66 M	\$86.83 M
2024 Est. Personal Care	\$2.46 M	\$22.98 M	\$61 M
2024 Est. Transportation	\$33.07 M	\$310.24 M	\$820.7 M

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