

2,288 - 4,576 SF
OFFICE / MEDICAL



FOR SALE / LEASE



33 Hiram St

Lake Orion, Michigan 48360

Property Highlights

- Executive Office/Medical on Lapeer Rd./M-24 Frontage
- Ideal Owner-User or Two Tenant Building
- 4,576 SF Available Immediately
- Zoned Office & Professional District (OP)
- Permitted Uses: Office, Medical, Veterinary, School, Bank, Place of Worship
- Special Uses: Retail: Daycare, Preschool
- Monument Signage / Security System 224 ft. M-24/Lapeer Rd. Frontage
- Nearby Access to I-75
- Traffic Counts: S. Lapeer Rd/Hiram N (2022) 36,499, S. Lapeer Rd/ W Scripps Rd N (2022) 42,261

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$18.00/PSF NNN
Building Size:	4,576 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,282	11,695	33,344
Total Population	3,357	30,762	85,128
Average HH Income	\$120,677	\$152,705	\$151,598



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

Wendy Acho

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Property Type	Office/Medical
APN	0923401001
Building Size	4,576 SF
Lot Size	41,939 SF
Building Class	A
Year Built	2002
Number of Floors	1
Average Floor Size	4,576 SF

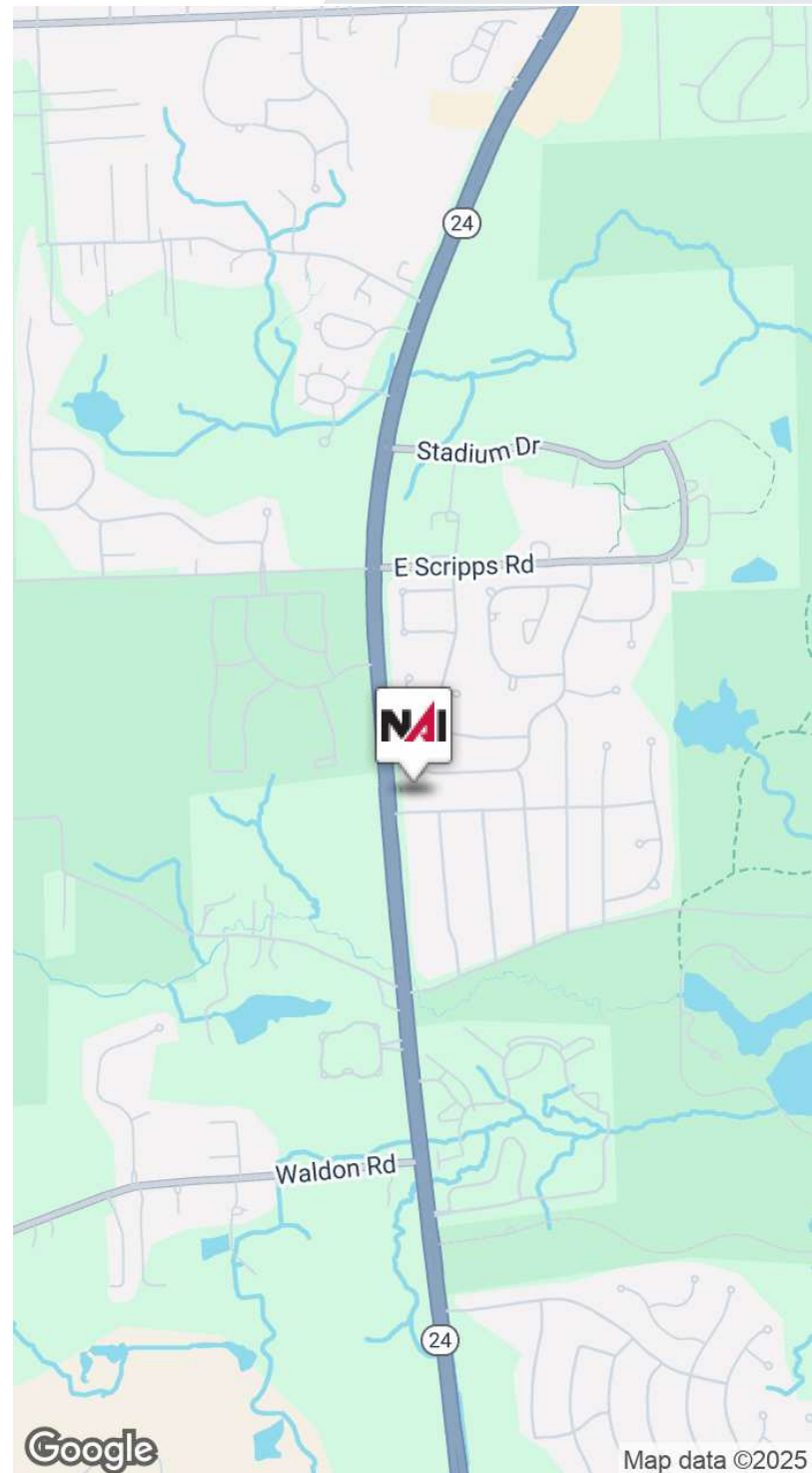
Newer built turn-key office/medical building with excellent visibility, prominent monument signage and ample surface parking. Ideal Owner-User or two tenant building. Abundant natural light throughout. Frontage along Lapeer Rd/M-24 with exceptional traffic counts.

Located in the picturesque Oakland County lakes community of Lake Orion with easy access to I-75. The area boasts a rich tapestry of dining, shopping, and recreational options as well as major automotive and manufacturing employers.

Notable nearby attractions include the Paint Creek Trail, Bald Mountain Recreation Area, and Great Lakes Crossing Outlets. Owners/Users, Investors and Tenants seeking a PRIME Office / Medical Office Building location will find a harmonious balance of business opportunities and quality of life to recreate and reside. Orion Township is one of the fastest growing communities in Oakland County.

Ideally located along Lapeer Rd/M-24's frontage on Hiram St between E. Silverbell Rd and Clarkston Rd.

NAI Farbman is pleased to present a prime investment opportunity in the heart of Lake Orion, MI. This impeccably maintained 4,576 SF building offers a strong foundation for Office / Medical Office Building for owners/user, investors or tenants. Constructed in 2002, this property is expertly zoned for the Office & Professional District (OP), catering to a variety of business needs. Boasting a 50% occupancy rate, this space exemplifies potential for growth and stability for a Users' headquarters building. Its strategic location within the dynamic Lake Orion area ensures visibility and accessibility for tenants.



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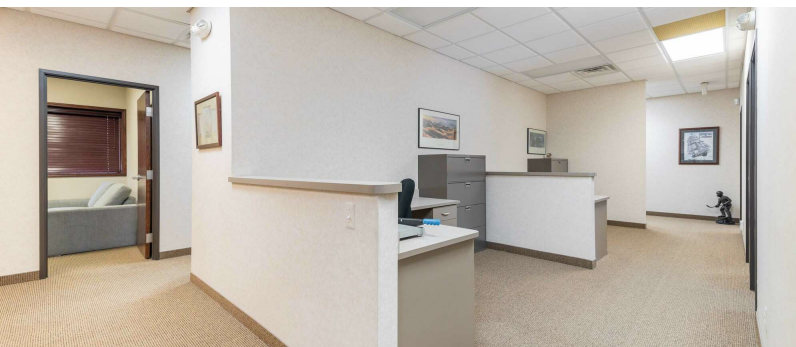
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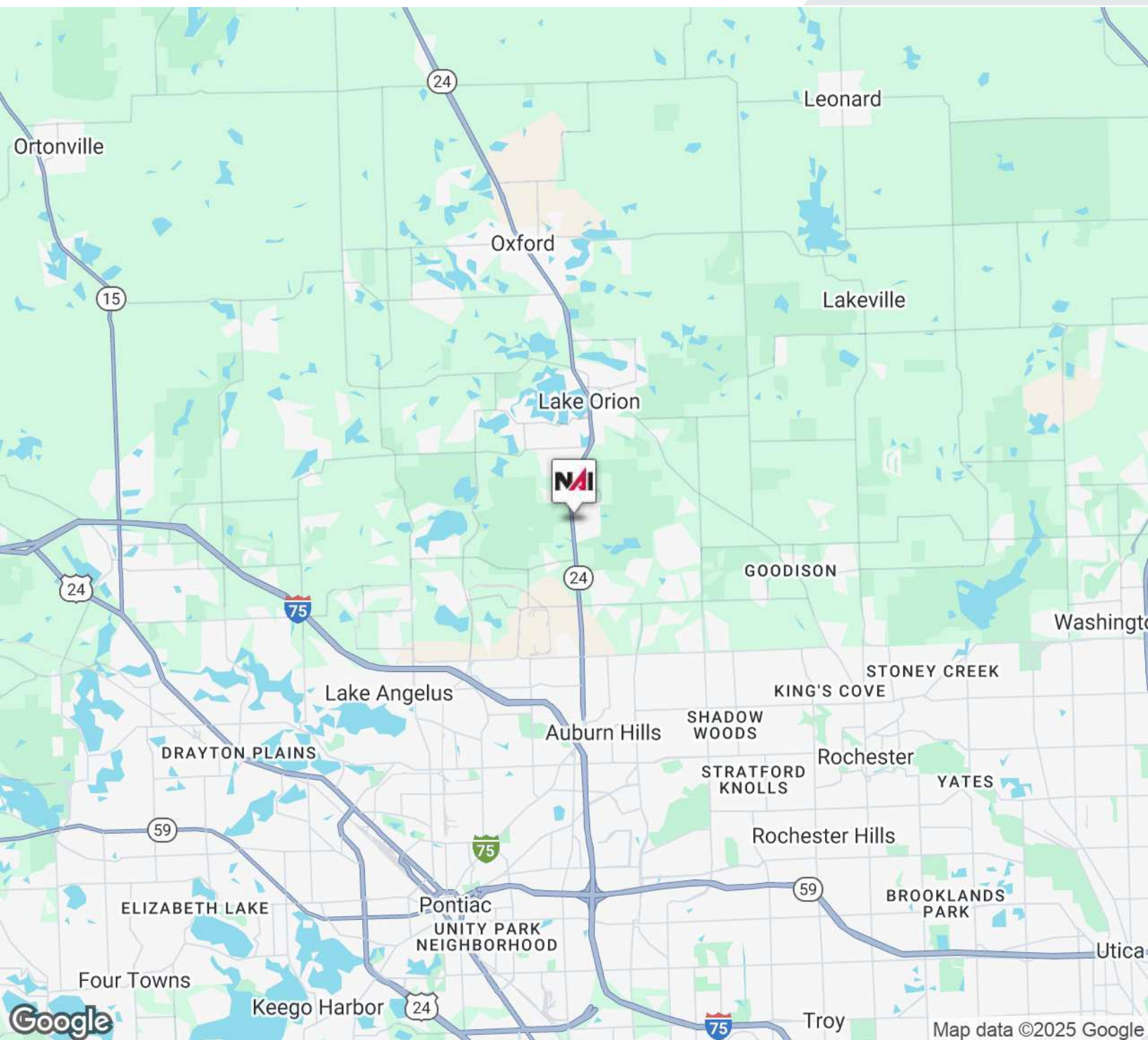
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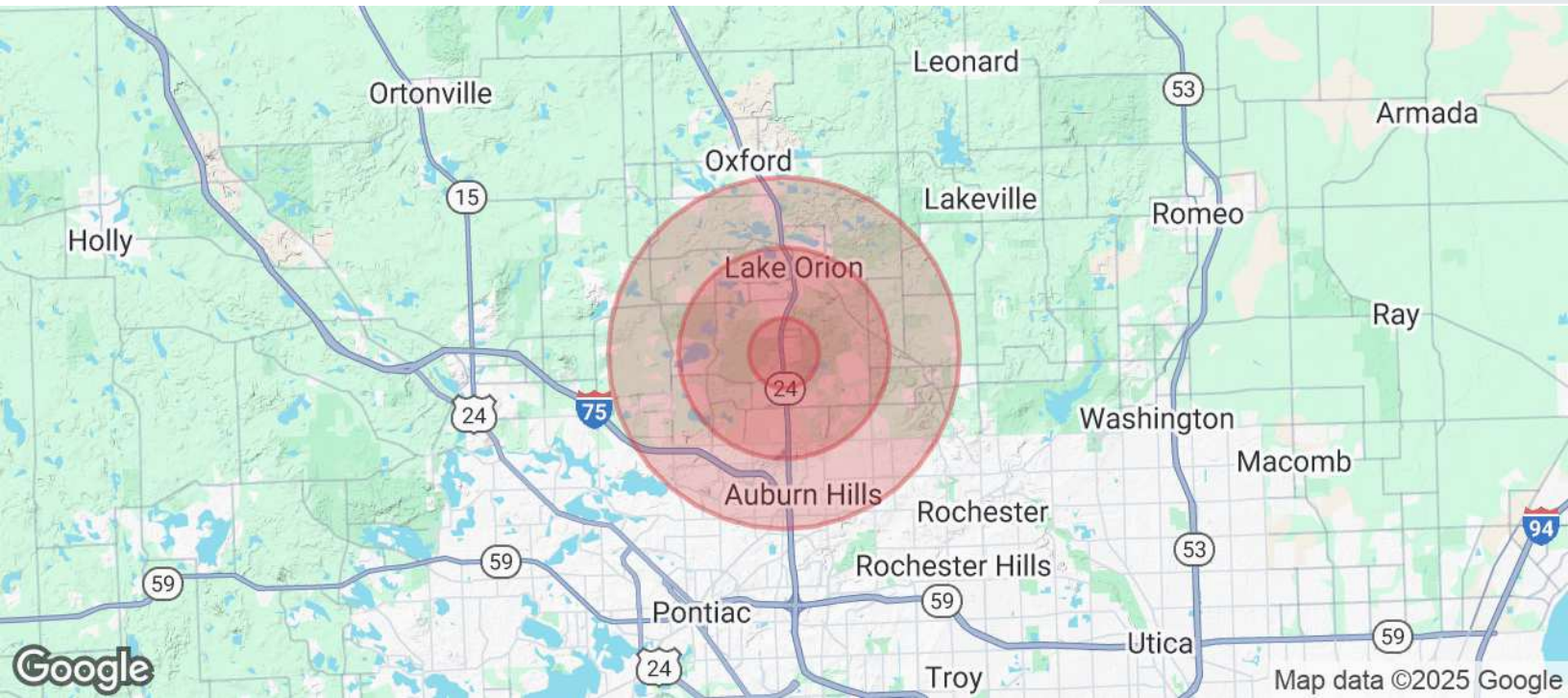
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,357	30,762	85,128
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,282	11,695	33,344
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$120,677	\$152,705	\$151,598
Average House Value	\$418,841	\$452,429	\$433,264

Demographics data derived from AlphaMap