

RETAIL PROPERTY // FOR SALE / LEASE

AUTO REPAIR & CAR WASH BUILDING ON ORCHARD LAKE RD

22855 ORCHARD LAKE RD
FARMINGTON, MI 48336



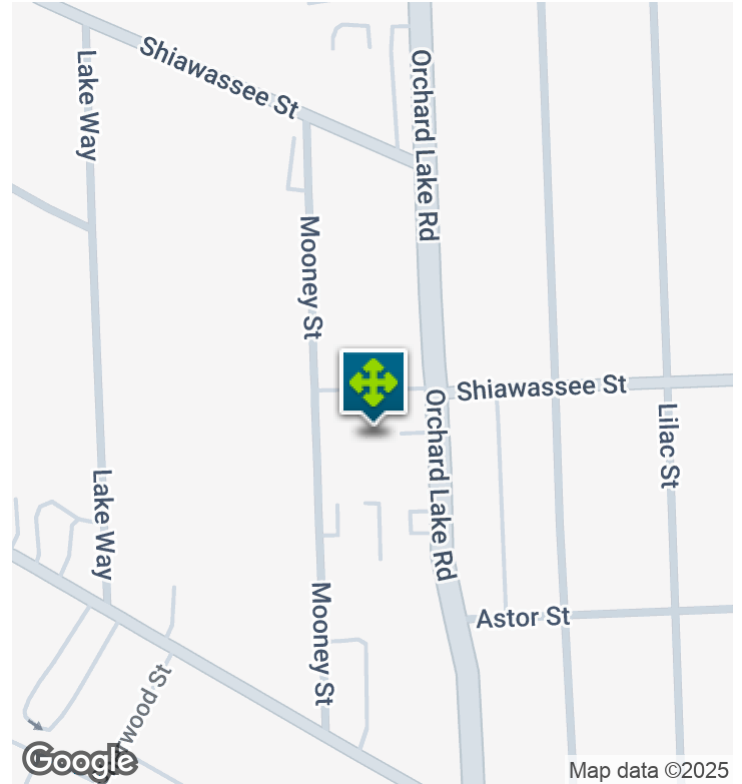
- High-visibility auto repair/car wash
- Industrial style building with concrete slab roof & brick walls
- 3-phase power & new wiring to support high-demand equipment
- Three (3) grade-level doors
- Tankless high-capacity hot water heater
- Comfortable office space with AC
- Efficient heating system with tube-style infrared heaters
- Excellent traffic count of 17,284 VPD
- Available for sale or lease



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EXECUTIVE SUMMARY



Sale Price	\$399,000
Lease Rate	\$10.23 SF/YR (NNN)

PROPERTY OVERVIEW

Prime 4,690 SF former auto service and car wash building available for immediate sale or lease on high-traffic Orchard Lake Road in Farmington. Updated in 2015, the property features 3-phase power, new electrical wiring, a tankless high-capacity hot water heater, office space with AC, and tube-style infrared heaters. Built to last with a concrete slab roof and brick walls, this versatile building is move-in ready and ideal for automotive uses, detailing, or creative repurposing. A great opportunity for owner-operators or tenants looking for a well-located property in a busy commercial corridor. Neighboring tenants nearby include Belle Tire, Belaccinos Pizza, and ZapZone

OFFERING SUMMARY

Available SF:	4,690 SF
Lot Size:	0.22 Acres
Price / SF:	\$85.07
Year Built:	1960
Renovated:	2015
Zoning:	C3
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	17,284

LOCATION OVERVIEW

Located on the west side of Orchard Lake Rd, just north of Grand River Ave. The lively Orchard Lake Road corridor boasts a variety of retail establishments and automotive services, providing a prime opportunity for businesses to tap into a dynamic consumer market. With its strategic location within reach of Detroit's bustling commercial scene, this area presents an exciting prospect for retail and vehicle-related ventures looking to capitalize on the vibrant economic landscape and foster connections with a diverse customer base.

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PROPERTY DETAILS

Sale Price	\$399,000
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Lease Rate	\$10.23 SF/YR
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LOCATION INFORMATION

Street Address	22855 Orchard Lake Rd
City, State, Zip	Farmington, MI 48336
County	Oakland
Market	Detroit
Sub-market	Farmington/Farmington Hills
Cross-Streets	Orchard Lake Rd and Grand River Ave
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275

BUILDING INFORMATION

Building Size	4,690 SF
Occupancy %	Immediate
Tenancy	Single
Number of Floors	1
Year Built	1960
Year Last Renovated	2015
Gross Leasable Area	4,690 SF
Construction Status	Existing
Condition	Good
Roof	Concrete
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	C3
Lot Size	0.22 Acres
APN #	2327428006
Lot Depth	1,170 ft
Corner Property	No
Traffic Count	17284
Traffic Count Street	Orchard Lake Rd
Amenities	Pylon Sign AC in office
Waterfront	No
Power	3-Phase

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	6

UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	2
Gas / Propane	Yes

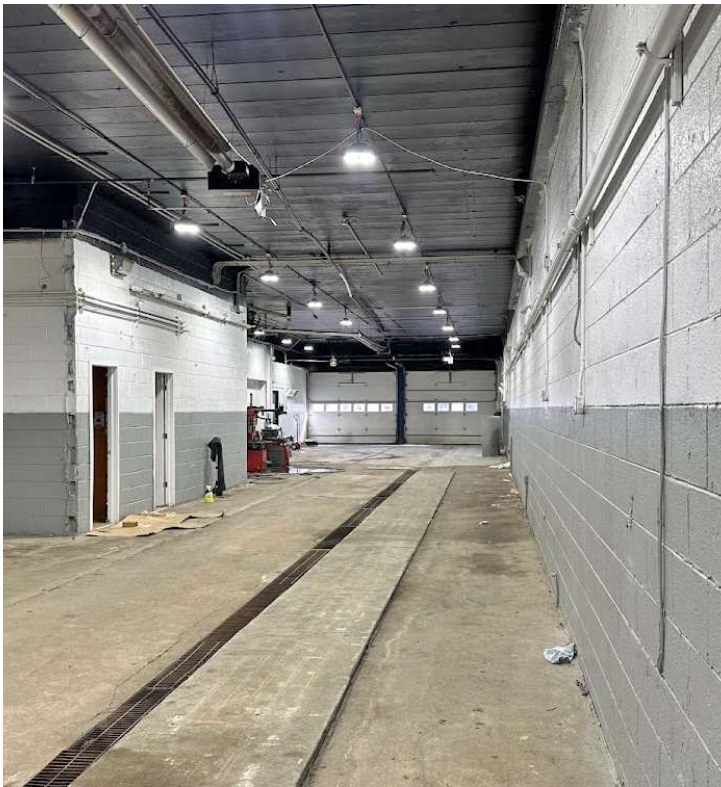
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ADDITIONAL PHOTOS



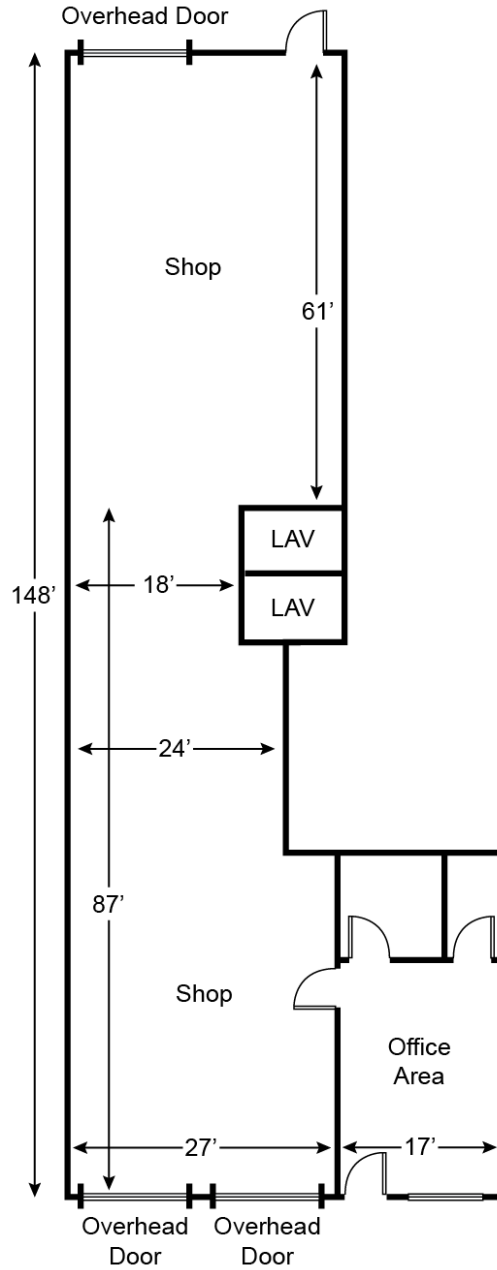
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ADDITIONAL PHOTOS



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FLOOR PLANS



Orchard Lake Rd



P.A. COMMERCIAL
Corporate & Investment Real Estate

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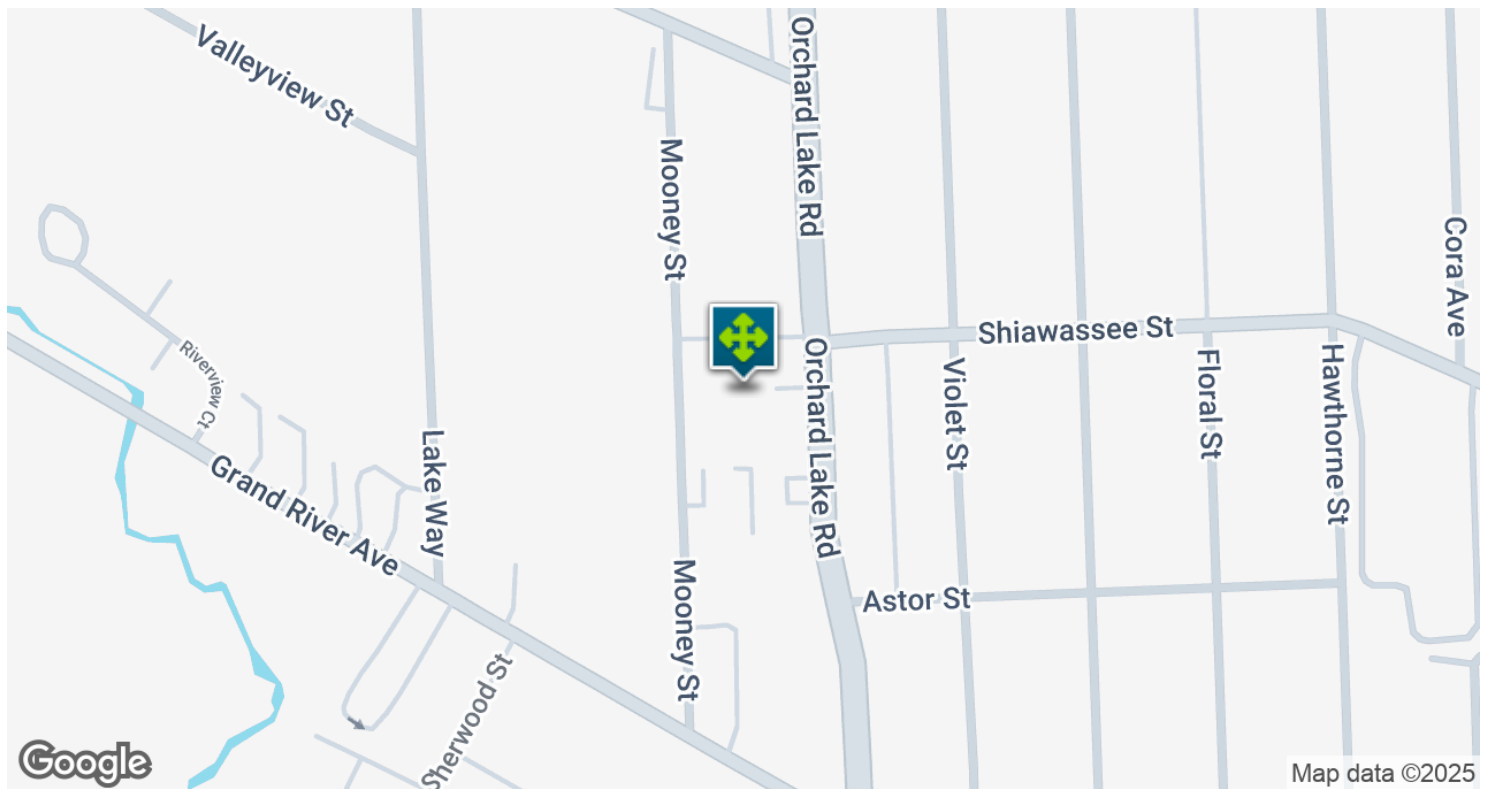
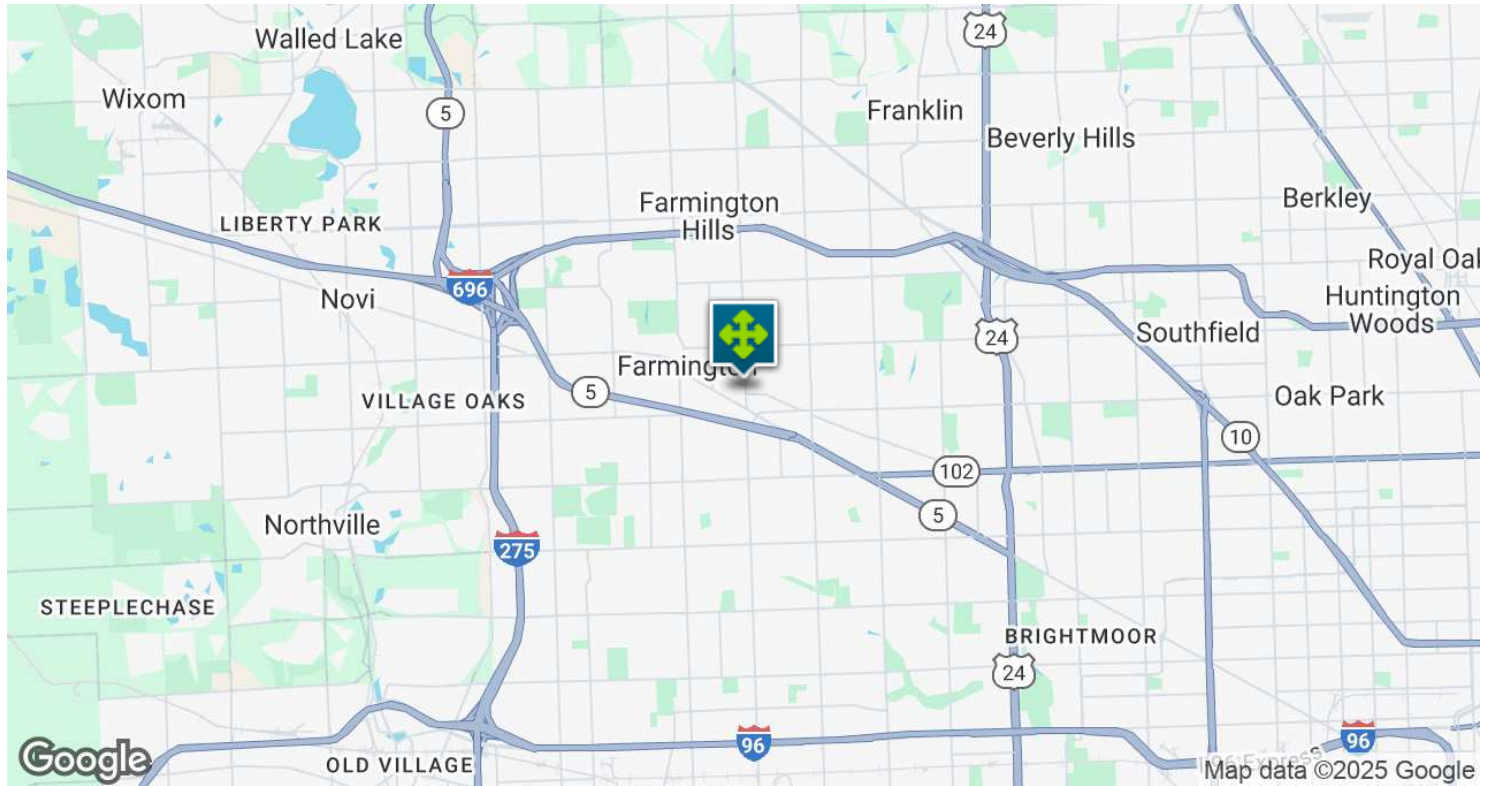
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RETAILER MAP



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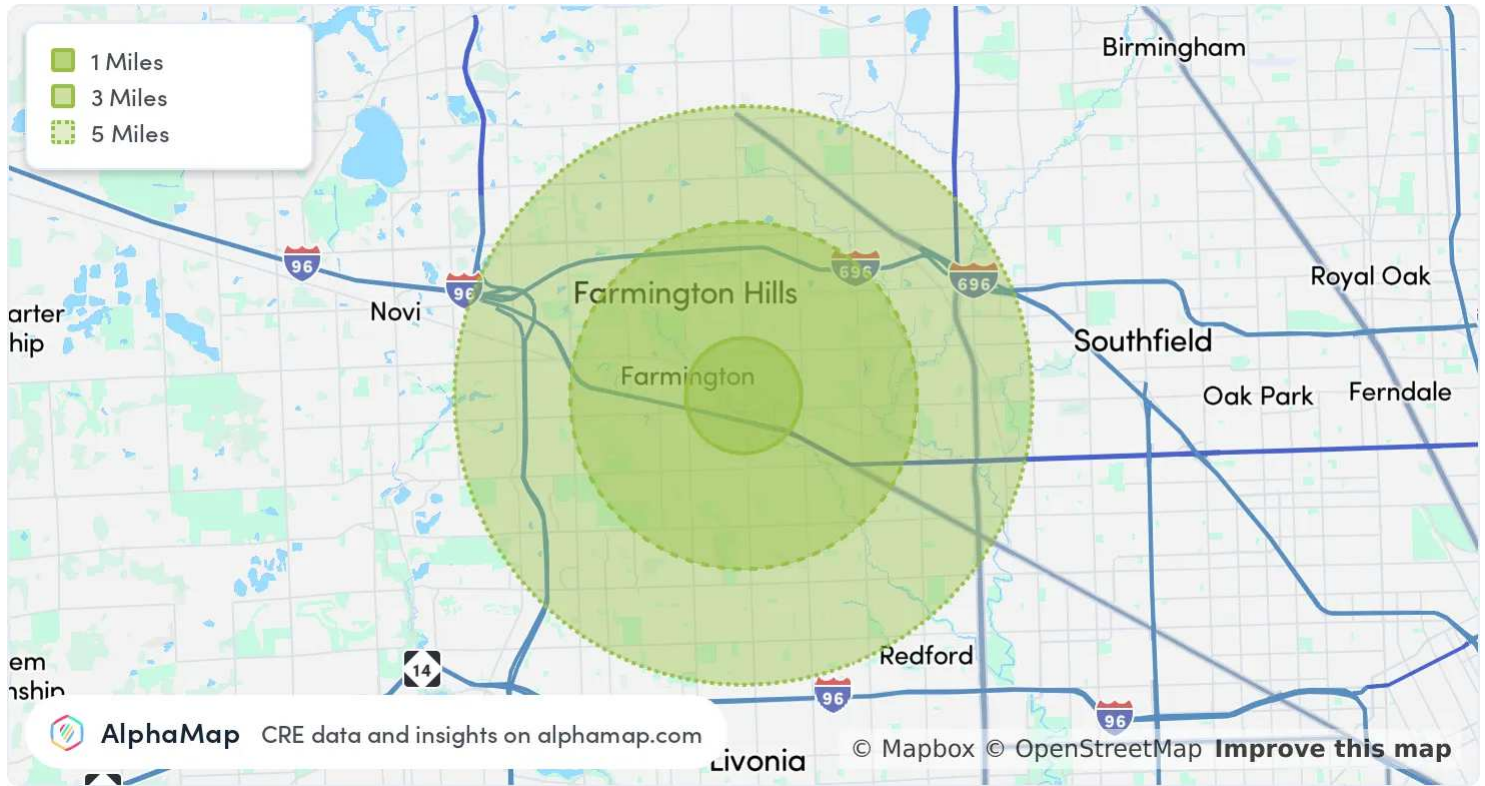
LOCATION MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,642	83,586	213,673
Average Age	43	43	43
Average Age (Male)	42	41	42
Average Age (Female)	45	44	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,860	36,526	92,729
Persons per HH	2.2	2.3	2.3
Average HH Income	\$105,206	\$112,871	\$109,621
Average House Value	\$255,821	\$275,704	\$287,564
Per Capita Income	\$47,820	\$49,074	\$47,661

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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