

# 1,384-8,062 SF RETAIL/OFFICE/MEDICAL



## FOR LEASE



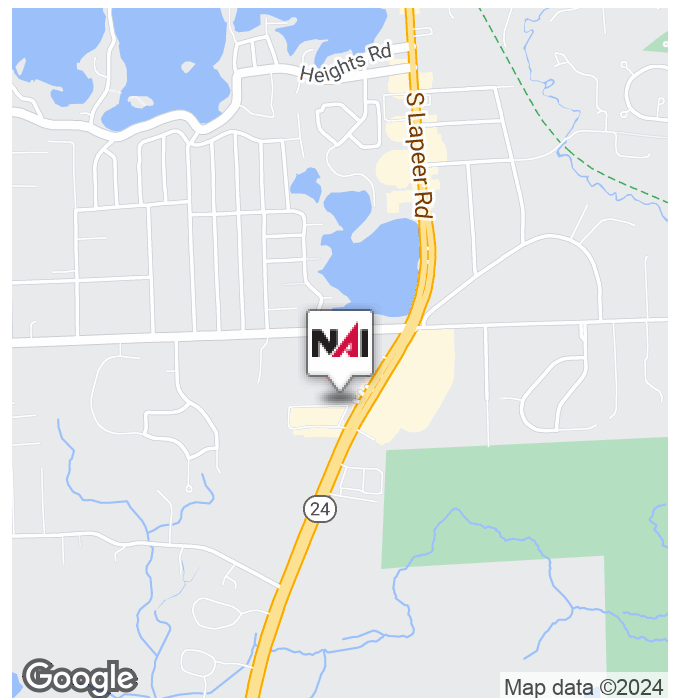
**INCENTIVE!**  
NO COMMITMENT  
END OF YEAR SPECIAL  
LANDLORD OFFERING  
MONTH-TO-MONTH  
LEASES FOR  
NEW BUSINESS OWNERS  
AT \$17.00 PSF NNN  
\*PENDING REVIEW OF FINANCIALS  
AND TERMS OF DEAL

## Orion Marketplace

1176-1234 S Lapeer Rd  
Lake Orion, Michigan 48360

### Property Highlights

- Join Existing Medical Tenants: Orion Physical Therapy, Family Dentistry, Gateway Pediatric Therapy and Michigan Institute for Interventional Pain
- Former 1,800 SF Dental Suite Available for Orthodontist, Pediatric Dentist, etc.
- TI Packages Available for Creditworthy Tenants with Long-Term New Leases
- Spaces Ready-to-Go for Medical Office
- Located on Lapeer Road, a Regional Corridor and One of the Most Highly Traveled Roads in the North Oakland County
- Strong Demographics and High Traffic Counts
- Recently Updated with New Roof and New HVAC Units!



**NAI Farbman**

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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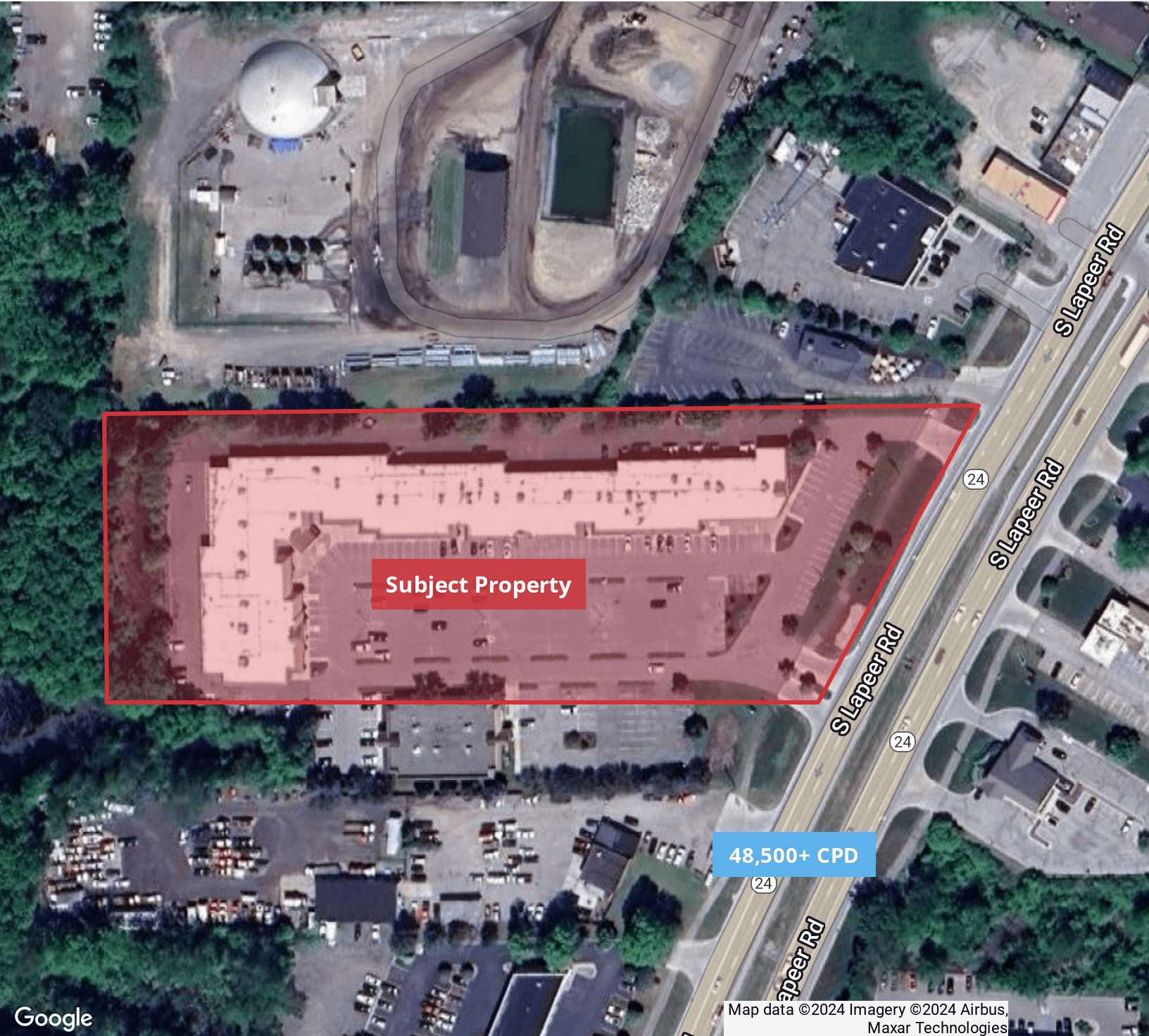
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Subject Property

48,500+ CPD

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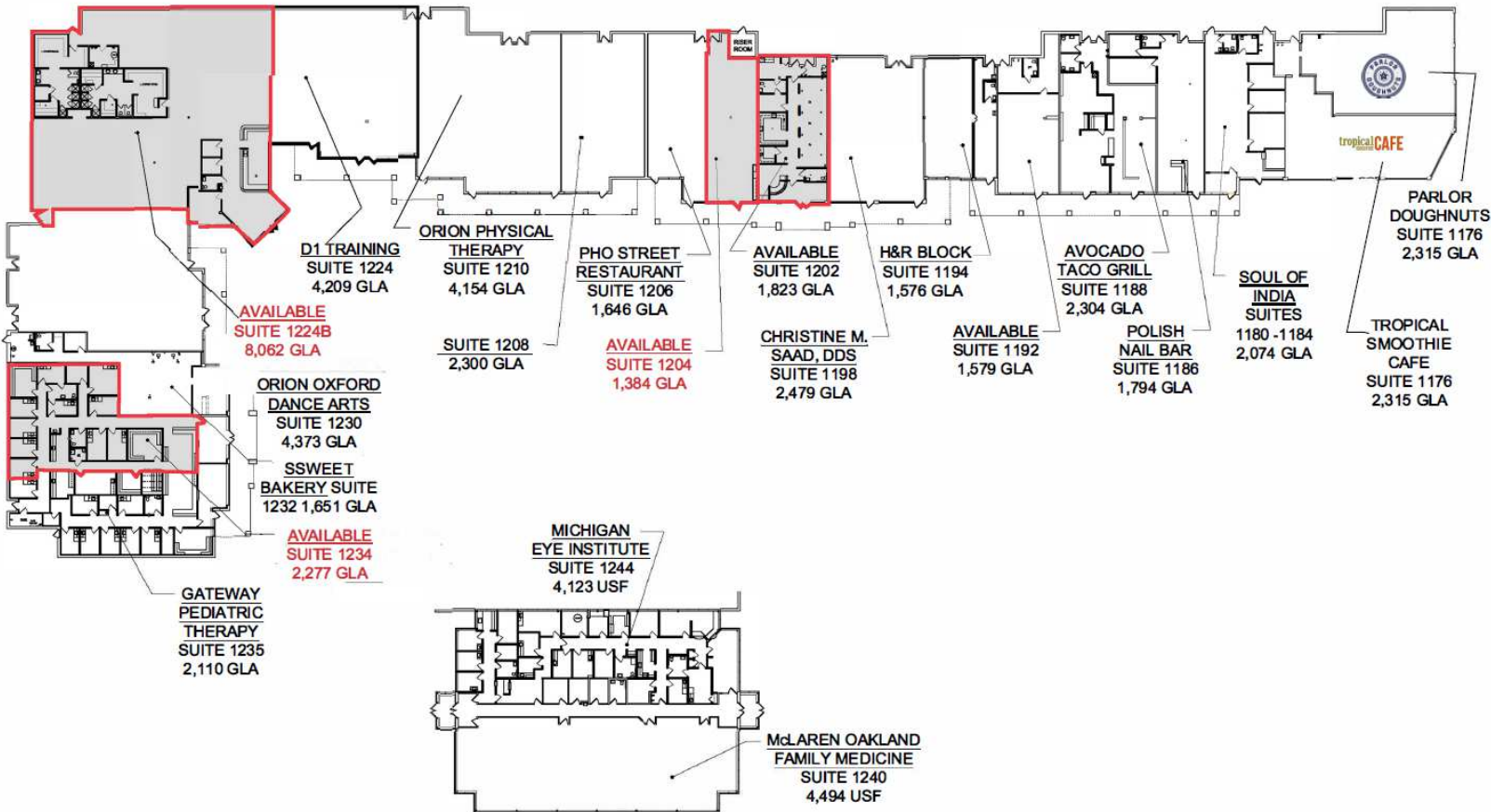
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PREPARED BY METRO CAD GROUP



NORTH

**ORION MARKETPLACE**  
1176-1244 S. LAPEER RD, LAKE ORION  
**MASTER PLAN**

8-7-22

NOT TO SCALE



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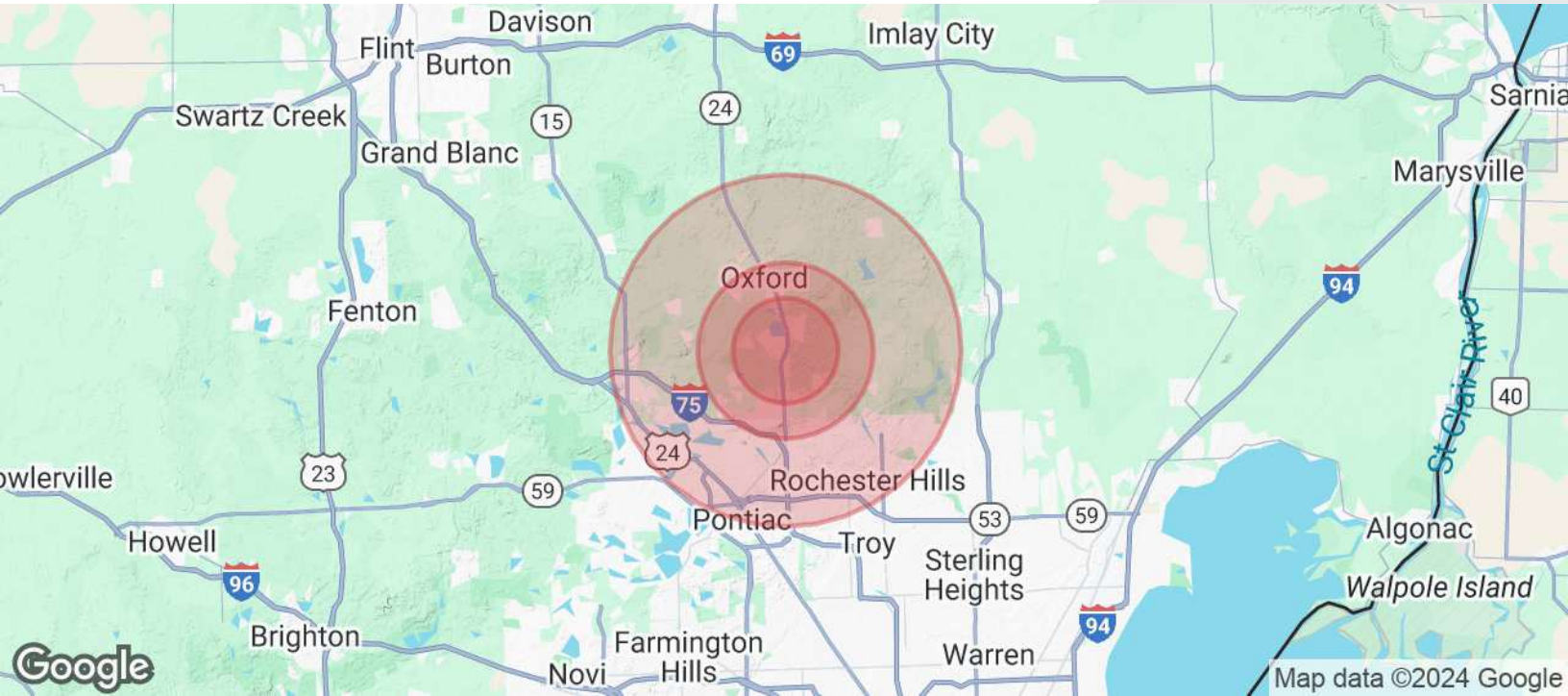
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,184	72,730	325,001
Average Age	37.1	37.5	37.1
Average Age (Male)	35.0	36.2	36.1
Average Age (Female)	38.3	38.5	37.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,329	23,602	113,142
# of Persons per HH	2.69	2.73	2.56
Average HH Income	\$132,303	\$139,157	\$109,369
Average House Value	\$283,096	\$300,068	\$258,619

\* Demographic data derived from 2020 ACS - US Census



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