

4,920 - 10,045 SF
OFFICE



FOR SALE



1007-1011 West Huron Street

Waterford Township, Michigan 48328

Property Highlights

- 10,045 SF office / medical building on ±1.23 acres
- Sale Price: \$1,000,000
- Owner-user or value-add investment opportunity to one or two tenants
- Single-story open floor plan construction allowing efficient medical or office layout
- Easily demisable building for two tenants with two separate entrances and exits
- Zoning: C2
- 35 parking spaces providing strong parking ratio
- Prominent location along W Huron St (M-59) with strong daily traffic counts
- Located 4 Miles from I-75 Expressway
- Located in the Oakland County Lakes Area, a dense and established suburban market

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.23 Acres
Building Size:	10,045 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,636	31,210	67,820
Total Population	10,143	74,019	162,409
Average HH Income	\$80,007	\$87,718	\$106,869

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NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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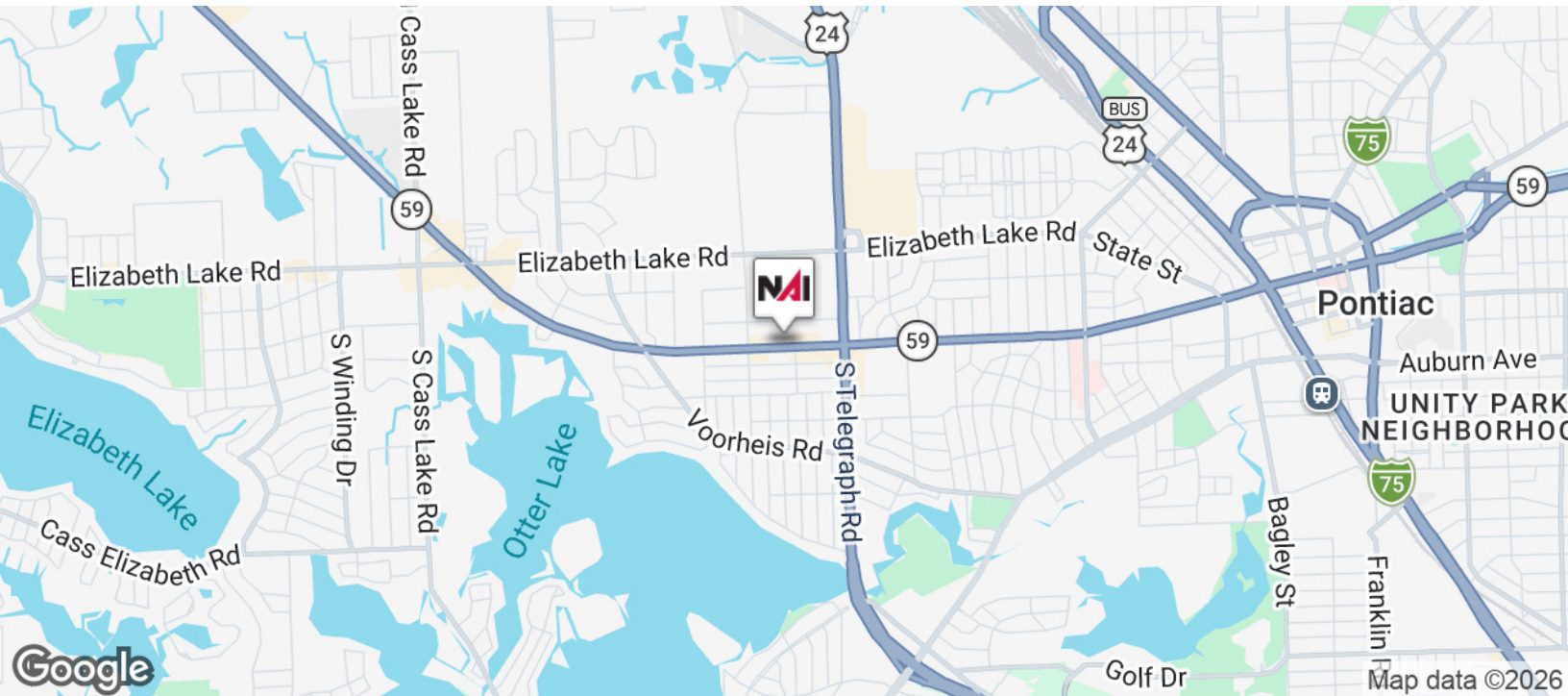
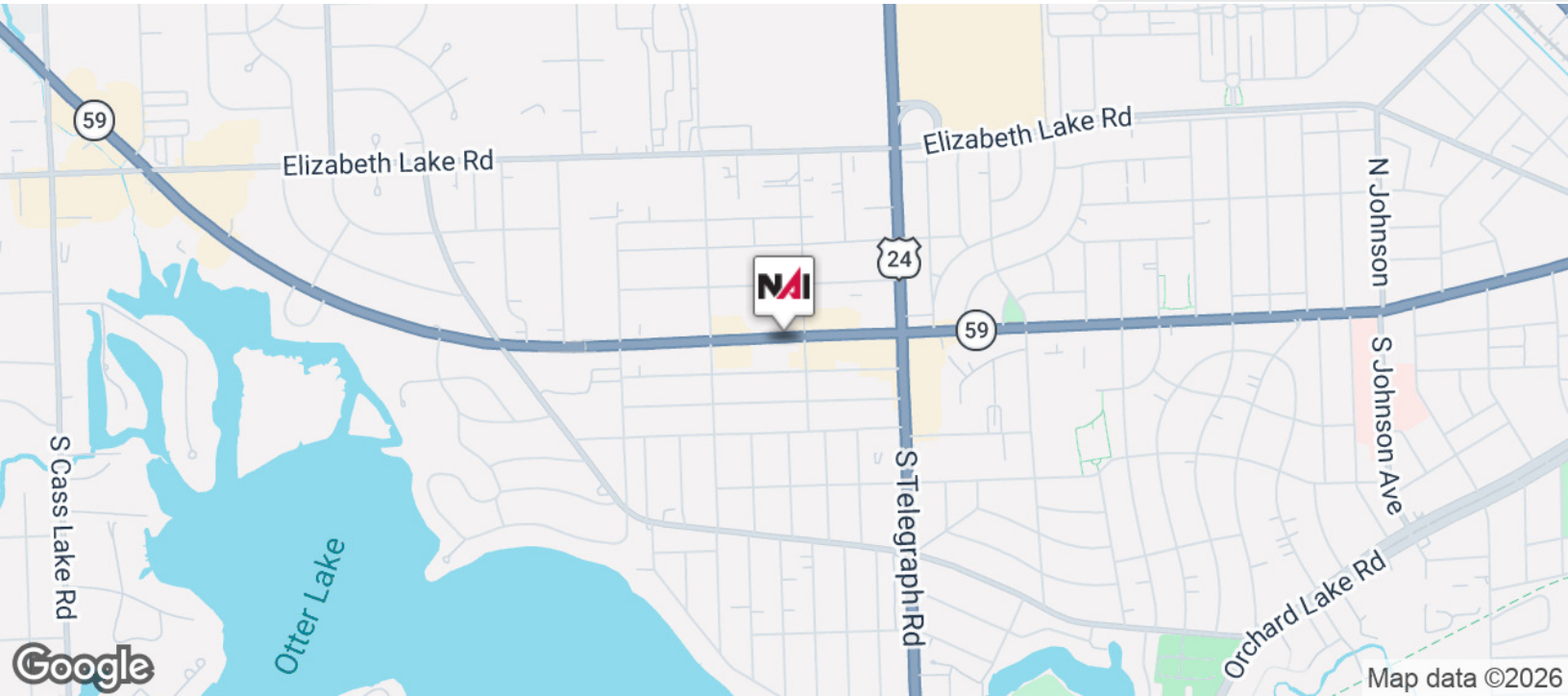
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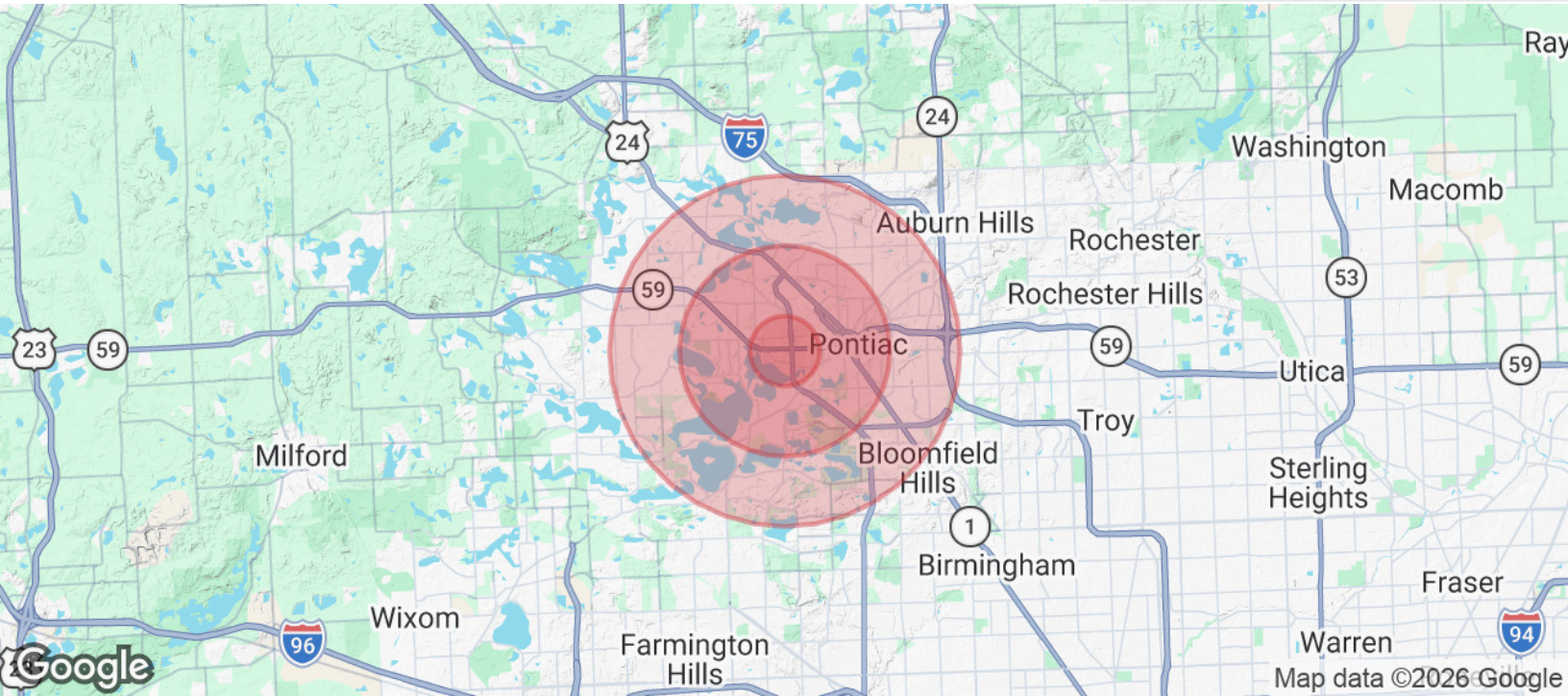
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,143	74,019	162,409
Average Age	42.5	39.7	40.9
Average Age (Male)	41.1	38.7	39.8
Average Age (Female)	44.5	40.8	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,636	31,210	67,820
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$80,007	\$87,718	\$106,869
Average House Value	\$260,788	\$270,717	\$327,185

2023 American Community Survey (ACS)



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