

# 1,185 - 2,388 SF RETAIL PLAZA



## FOR LEASE



## Palace Pointe Center

2643-2651 S Lapeer Rd  
Lake Orion, Michigan 48360

### Property Highlights

- Excellent Visibility Along Heavily Trafficked Lapeer Road
- Traffic Counts of 37,524 Cars Per Day
- Located Across the Street from Home Depot
- Ample Parking
- 450,000 SF Silverbell Industrial Development within 3 MI
- 1,000,000 SQ FT Industrial Development at former Palace of Auburn Hills within 3 MI
- 182,000 + Daytime employees within 10 Miles

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,185 - 2,388 SF
Building Size:	16,000 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	954	4,424	12,347
Total Population	2,285	11,153	30,218
Average HH Income	\$102,541	\$113,810	\$123,115



Commercial Real Estate Services, Worldwide.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,185 - 2,388 SF	Lease Rate:	\$14.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2643 End Cap	1,257 SF	NNN	\$14.00 SF/yr
2647	1,185 SF	NNN	\$14.00 SF/yr
2651-53	2,388 SF	NNN	\$14.00 SF/yr
2655	1,187 SF	NNN	\$14.00 SF/yr
2659A	1,194 SF	NNN	\$14.00 SF/yr
2659B	1,226 SF	NNN	\$14.00 SF/yr



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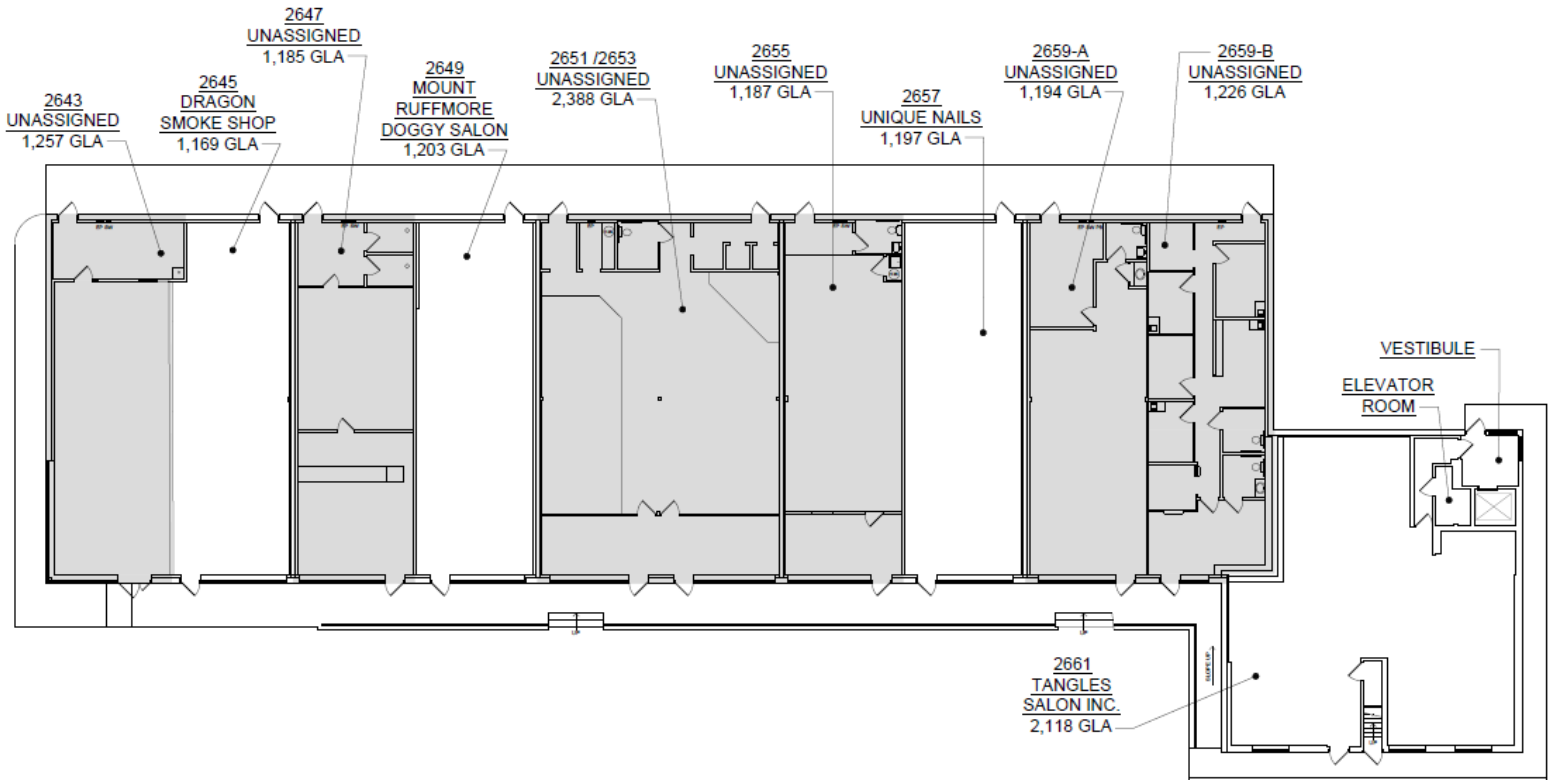
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**PALACE POINTE PLAZA - 1ST FLOOR MASTER PLAN**  
**2643 - 2661 S LAPEER RD. ORION TOWNSHIP, MI**

10-10-2023

SCALE: 1/16" = 1'-0"

PREPARED BY METRO CAD GROUP



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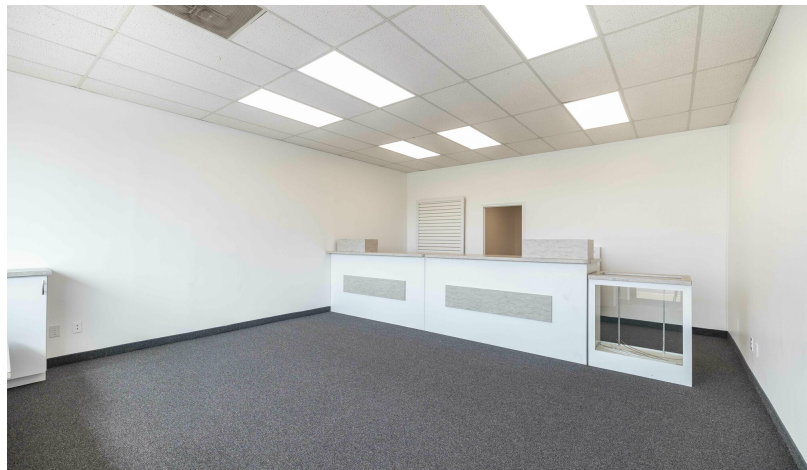
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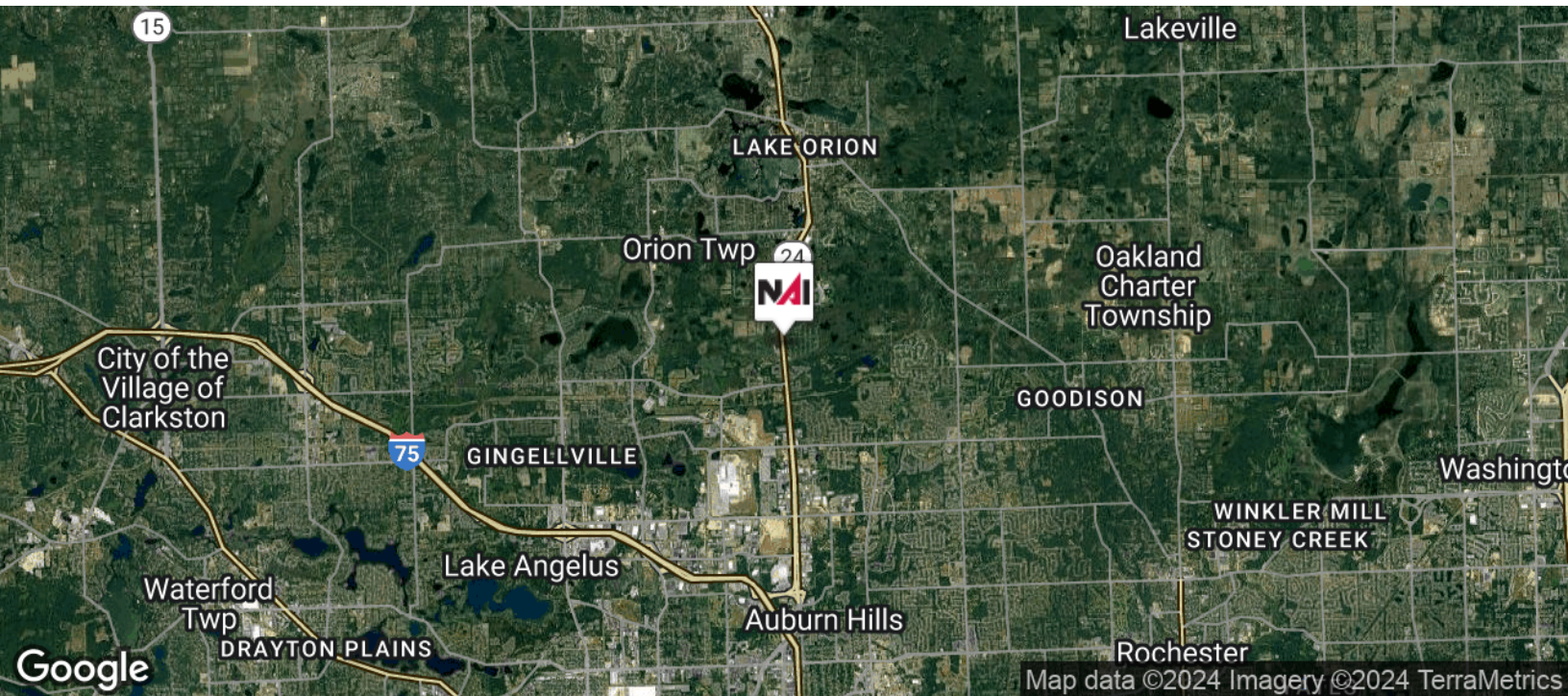
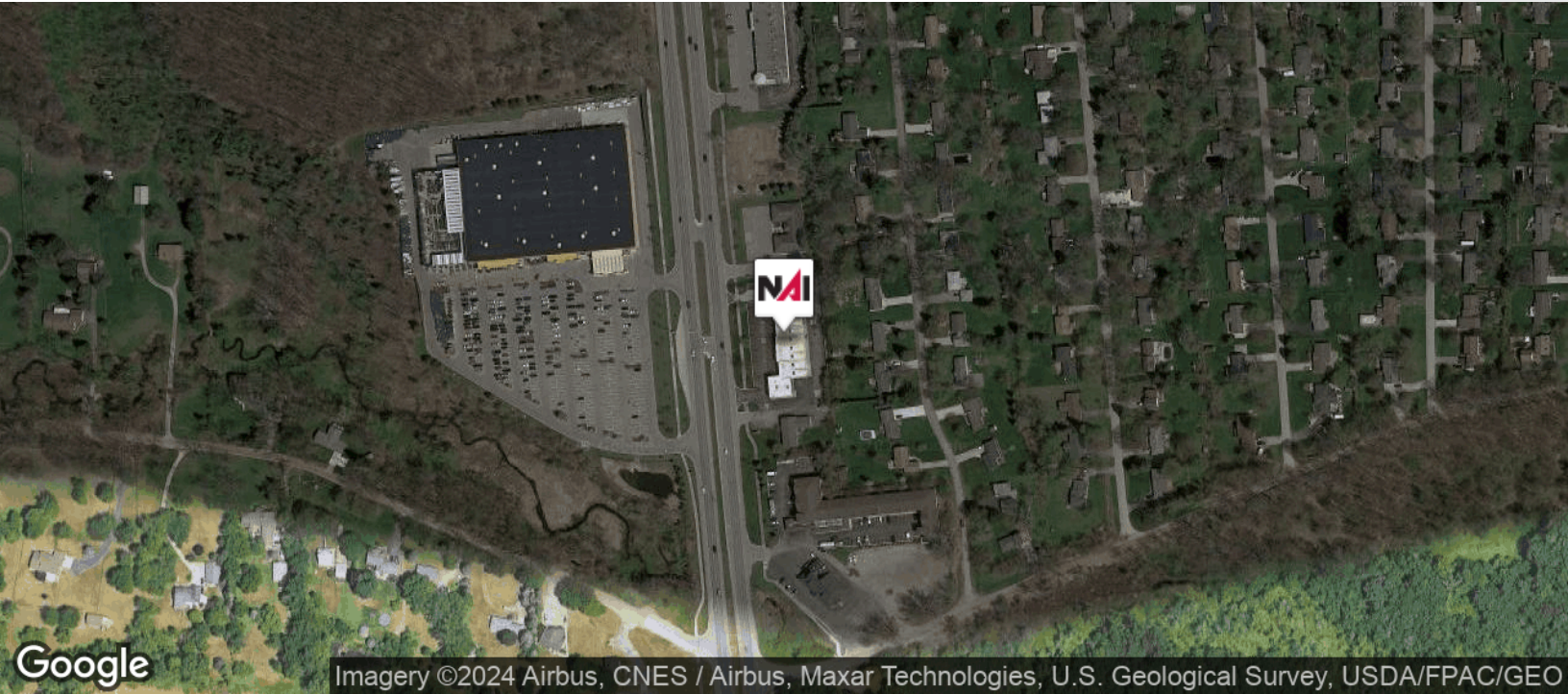
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Subject Property

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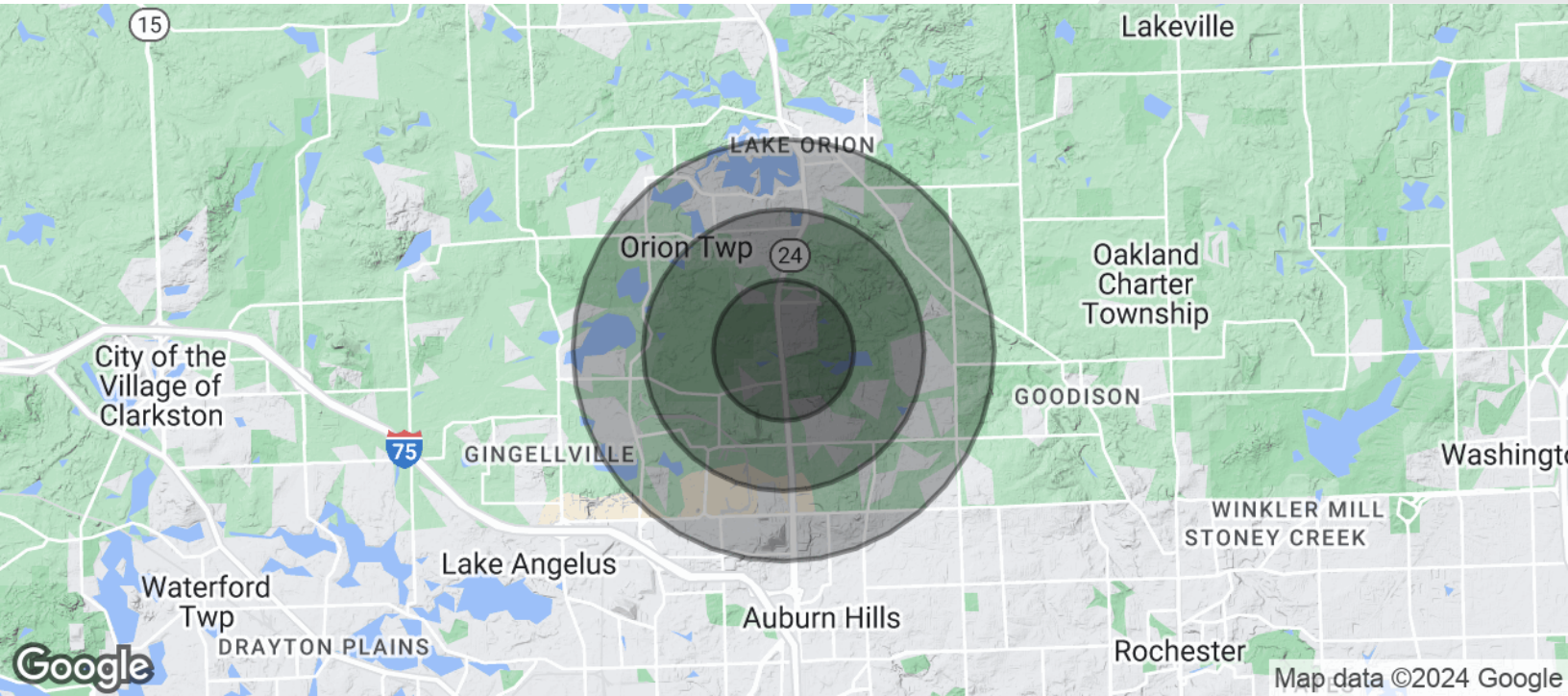
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,285	11,153	30,218
Average Age	38.1	37.9	40.5
Average Age (Male)	40.1	38.4	40.7
Average Age (Female)	35.6	37.8	41.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	954	4,424	12,347
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$102,541	\$113,810	\$123,115
Average House Value	\$360,415	\$334,474	\$316,660

\* Demographic data derived from 2020 ACS - US Census



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