

**FOR SALE**

**.90-ACRE REDEVELOPMENT OPPORTUNITY**



**1272 E WEST MAPLE ROAD, WALLED LAKE, MI 48390**



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## 1272 E WEST MAPLE RD

### PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity on E West Maple
- .90 acres
- Surrounded by national retailers
- Daily traffic counts exceed 18,000 vehicles

Sale Price	<b>\$300,000</b>
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Parcel ID	<b>17-35-103-016</b>
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# of Lots	<b>1</b>
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Water, Gas to Site, Sewer, Electric to Site	<b>Yes</b>
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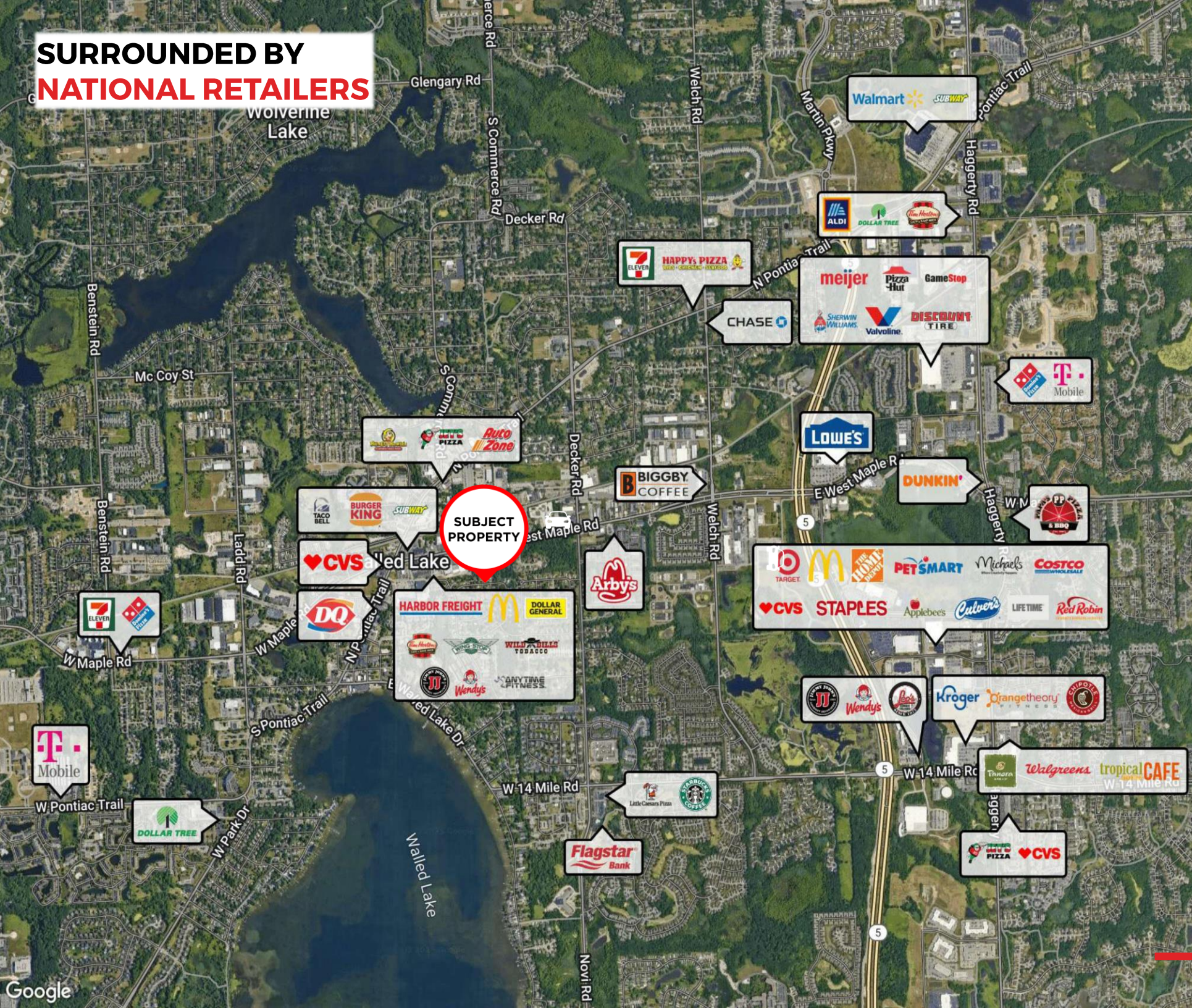


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PROPERTY HIGHLIGHTS



**SURROUNDED BY  
NATIONAL RETAILERS**



# NEARBY AMENITIES





## WALLED LAKE, MI

Walled Lake, Michigan offers a compelling blend of lifestyle appeal and strategic location, making it a desirable area for long-term economic growth. Positioned in Oakland County and centered around a scenic 670-acre lake, the city benefits from steady residential demand driven by its waterfront amenities, walkable downtown, and strong school district. The Michigan Air Line Trail and well-maintained parks like Mercer Beach support a high quality of life that attracts both residents and businesses. With access to major roadways such as M-5 and I-696, Walled Lake is well connected to Detroit's broader metropolitan region, providing an accessible hub for professional services, retail, and hospitality ventures.

Over the years, the downtown corridor has seen gradual revitalization, with independent restaurants, boutiques, and service providers establishing a stable commercial presence. The area's legacy as a lakefront resort town has evolved into a tight-knit, year-round community with a mix of modern developments and preserved charm. As new housing stock is introduced and regional investment in infrastructure continues, demand for well-located commercial properties—especially near the lakefront and along Pontiac Trail—remains strong. The balance of natural beauty, historic roots, and consumer traffic positions Walled Lake as a market with upside potential for those focused on stability and community-driven growth.

### WALLED LAKE, MI

EST POPULATION (2024)	±7,137
HOUSEHOLDS (2024)	±3,716

# CREATING VALUE BEYOND REAL ESTATE



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