



DEALERSHIP RETAIL OPPORTUNITY - PRIME LOCATION

5900 Highland Road
Waterford, MI 48327



TABLE OF CONTENTS

EXCLUSIVELY PRESENTED BY:

4

PROPERTY SUMMARY

Overview
Investment Highlights
Location Highlights

9

DEMOGRAPHICS

Area Demographics
Projected Growth

11

WATERFORD

About Waterford



JENNIFER LASCO

Owner/Broker

Mobile: 248-840-6059

jen@lascorealestategroup.com

License #: 6502402604



Lasco Real Estate Group

101 N. Adelaide
Fenton, MI 48430

Office: 810-433-9556
LascoRealEstateGroup.com



PROPERTY SUMMARY

| | |
|----------------|----------------------|
| Offering Price | \$4,800,000.00 |
| Building SqFt | 49,434 SqFt |
| Year Built | 1972 |
| Parcel ID | W -13-16-352-020 |
| Zoning Type | Commercial |
| County | Oakland |
| Frontage | 397.00 Ft |
| Coordinates | 42.661059,-83.404409 |

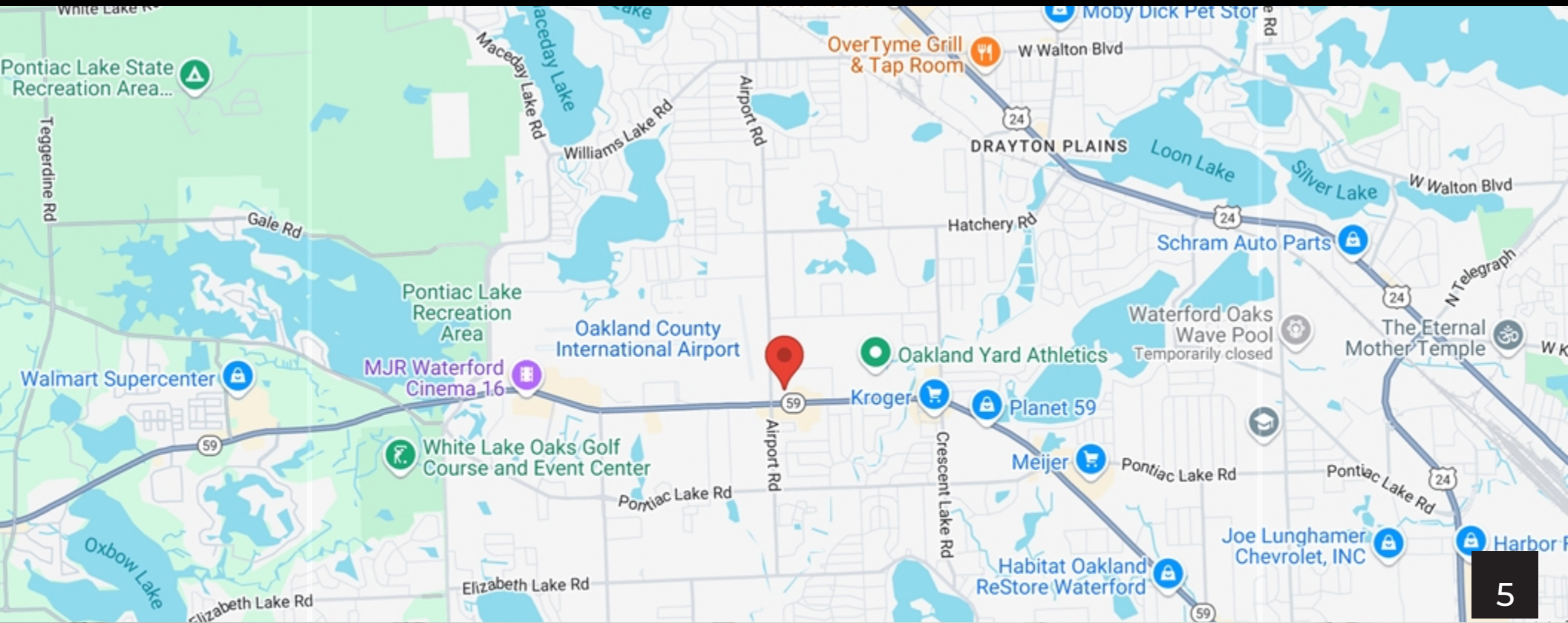
INVESTMENT SUMMARY

Lasco Real Estate Group is pleased to present the exclusive listing at 5900 Highland Road, Waterford, Mi 48327, offered at \$4,800,000.00. Built in 1972 and fully renovated in 2023, this property is comprised of 49,434 square feet of building space and sits on just under 6.5 acres of land. The front portion has been used in the past for automotive dealership sales, but would be ideal for any business requiring retail store frontage or clients services, with private offices for management as well. This property is partially leased, just under 20%, through 6/30/29 with (2) five-year extension options available. The lease of the body shop portion of the building is transferrable to the new owner.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility, easily accessible from many surrounding communities.
- Ample parking available for shoppers and employees.
- Property is strategically located in Waterford, with direct frontage on Highland Rd
- This opportunity is being offered for \$4,800,000.00.
- Seller would consider NNN lease in lieu of fee simple sale.





LOCATION HIGHLIGHTS

- The site benefits from its positioning in an extremely dense and growing residential area.
- Excellent access, frontage and visibility.
- One of the strongest and most desirable retail trade areas within Waterford.
- Dealership Retail Opportunity - Prime Location's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.

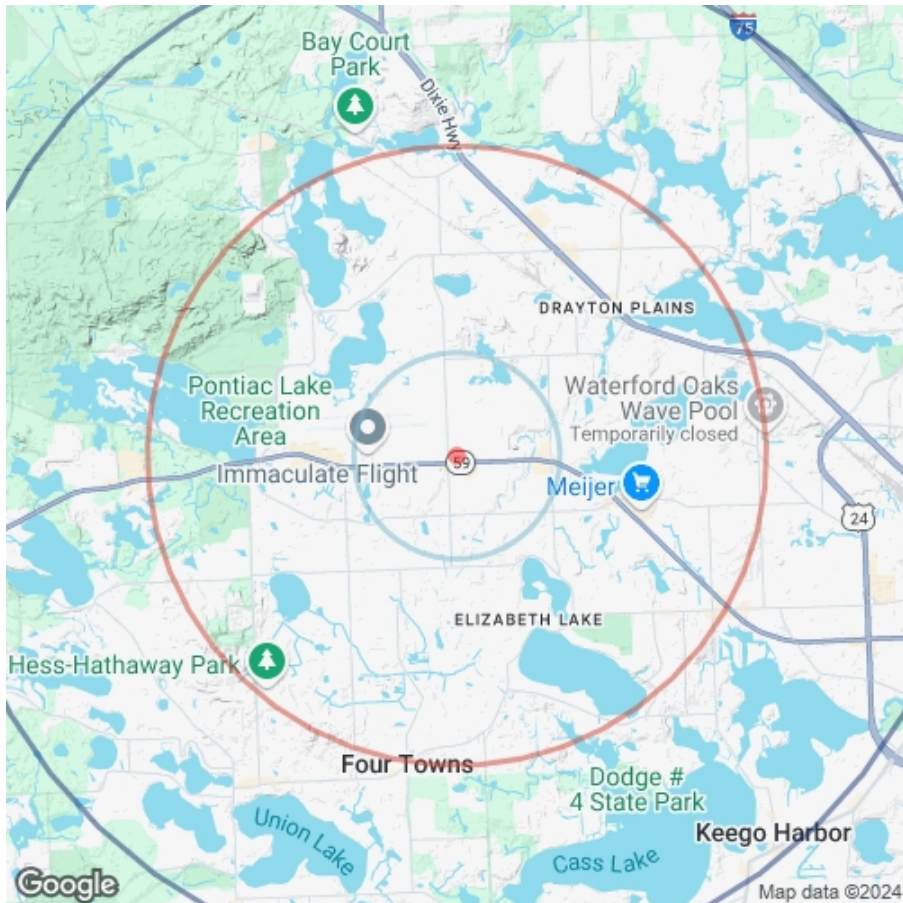




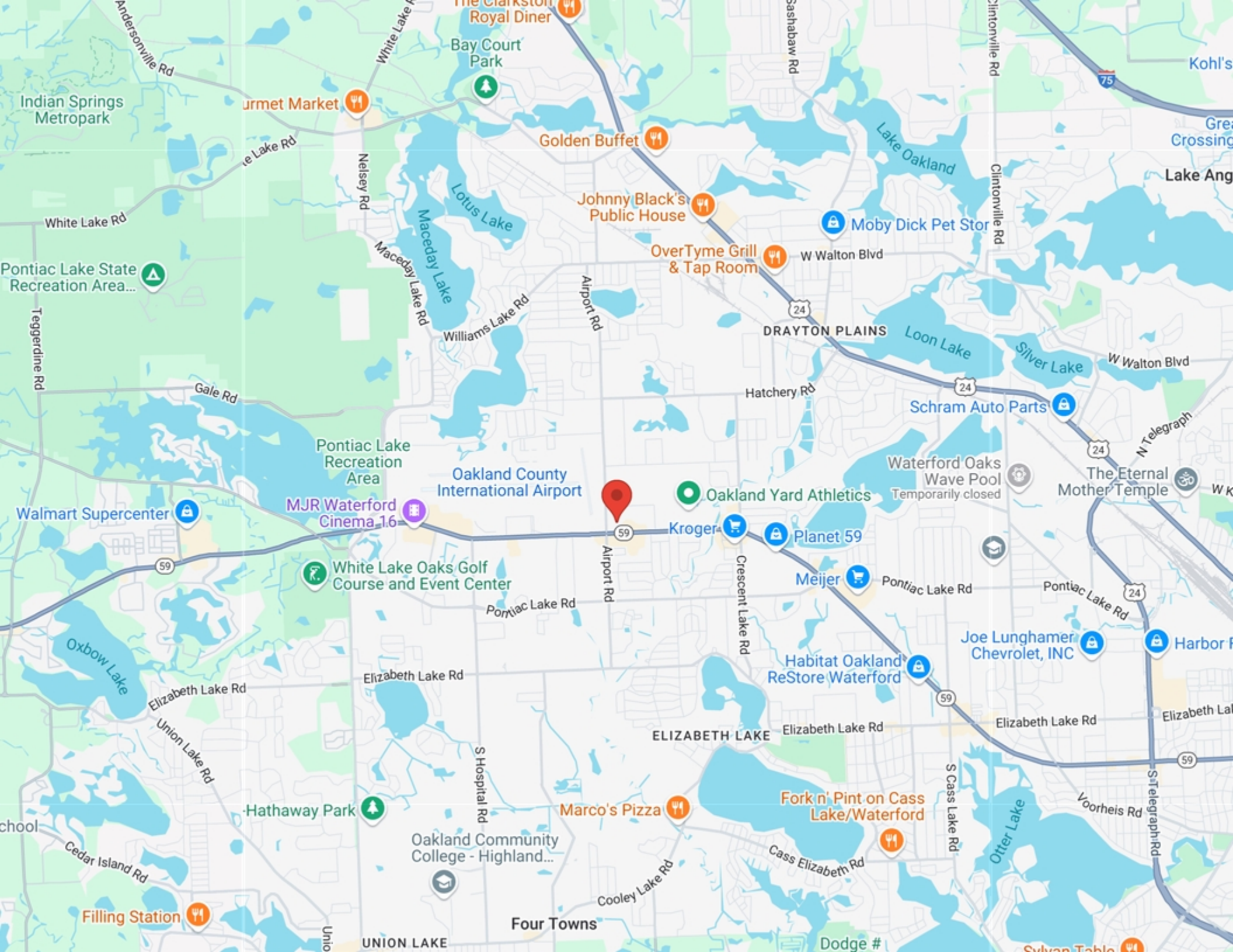
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|---------|---------|
| 2000 Population | 5,874 | 52,060 | 137,303 |
| 2010 Population | 5,641 | 52,159 | 137,638 |
| 2024 Population | 5,968 | 50,997 | 135,696 |
| 2029 Population | 6,016 | 50,607 | 134,431 |
| 2024-2029 Growth Rate | 0.16 % | -0.15 % | -0.19 % |
| 2024 Daytime Population | 6,514 | 40,571 | 115,319 |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|------------|------------|
| less than \$15000 | 203 | 1,767 | 5,147 |
| \$15000-24999 | 236 | 1,340 | 3,372 |
| \$25000-34999 | 330 | 1,515 | 4,221 |
| \$35000-49999 | 401 | 2,394 | 5,488 |
| \$50000-74999 | 417 | 4,049 | 9,451 |
| \$75000-99999 | 397 | 3,130 | 7,739 |
| \$100000-149999 | 547 | 4,949 | 11,334 |
| \$150000-199999 | 211 | 1,918 | 5,391 |
| \$200000 or greater | 137 | 1,879 | 6,851 |
| Median HH Income | \$ 64,122 | \$ 77,491 | \$ 79,687 |
| Average HH Income | \$ 84,715 | \$ 100,179 | \$ 109,168 |



| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 2,425 | 20,927 | 53,754 |
| 2010 Total Households | 2,404 | 21,233 | 54,904 |
| 2024 Total Households | 2,878 | 22,941 | 58,996 |
| 2029 Total Households | 2,979 | 23,380 | 59,969 |
| 2024 Average Household Size | 2.03 | 2.2 | 2.26 |
| 2024 Owner Occupied Housing | 1,992 | 17,822 | 44,003 |
| 2029 Owner Occupied Housing | 2,134 | 18,510 | 45,713 |
| 2024 Renter Occupied Housing | 886 | 5,119 | 14,993 |
| 2029 Renter Occupied Housing | 845 | 4,870 | 14,256 |
| 2024 Vacant Housing | 87 | 993 | 2,998 |
| 2024 Total Housing | 2,965 | 23,934 | 61,994 |



Indian Springs Metropark

urmet Market

Bay Court Park

Golden Buffet

Johnny Black's Public House

OverTyme Grill & Tap Room

Moby Dick Pet Stor

Pontiac Lake State Recreation Area...

MJR Waterford Cinema 16

Oakland County International Airport

Kroger

Planet 59

Meijer

Schram Auto Parts

The Eternal Mother Temple

Walmart Supercenter

White Lake Oaks Golf Course and Event Center

Oakland Yard Athletics

Waterford Oaks Wave Pool
Temporarily closed

Oxbow Lake

Habitat Oakland ReStore Waterford

Joe Lunghamer Chevrolet, INC

Harbor F

Hathaway Park

Marco's Pizza

Fork n' Pint on Cass Lake/Waterford

Oakland Community College - Highland...

Four Towns

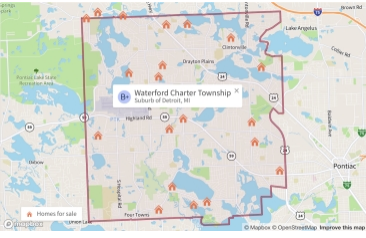
Dodge #

Filling Station

Sylvan Table

ABOUT WATERFORD

Waterford Charter Township is a suburb of Detroit with a population of 70,486. Waterford Charter Township is in Oakland County. Living in Waterford Charter Township offers residents a sparse suburban feel and most residents own their homes. In Waterford Charter Township there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Waterford Charter Township



CITY OF WATERFORD

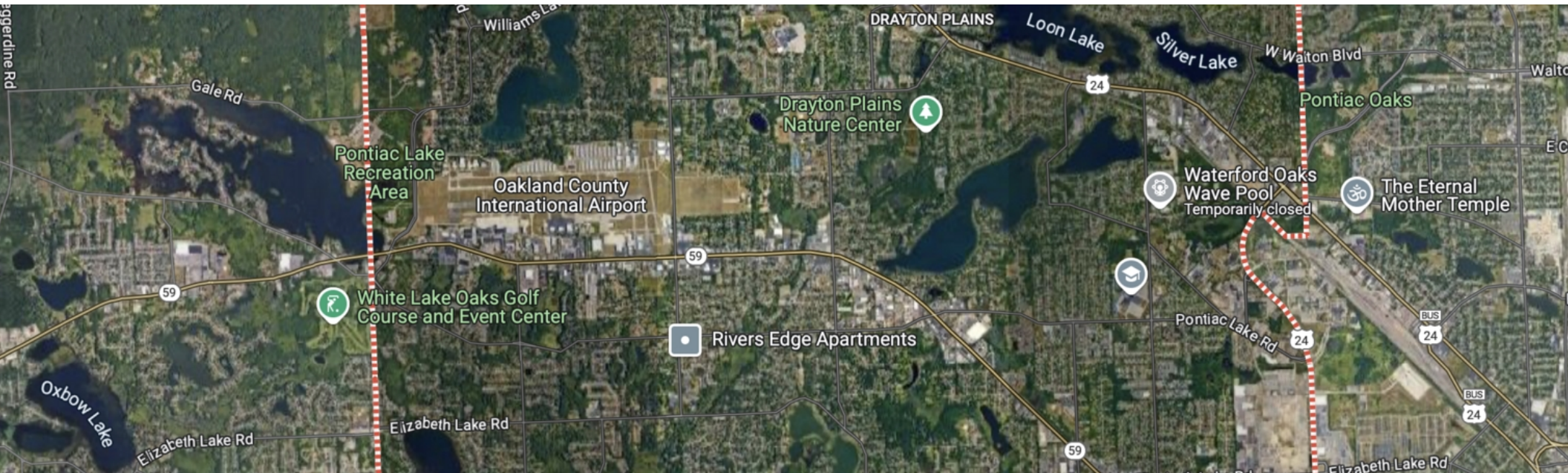
COUNTY OAKLAND

AREA

CITY 35.3 MI²
 LAND 31.3 MI²
 WATER 4.0 MI²

POPULATION

POPULATION 70,486



EXCLUSIVELY PRESENTED BY:



JENNIFER LASCO

Owner/Broker

Mobile: 248-840-6059

jen@lascorealestategroup.com

License #: 6502402604



Lasco Real Estate Group

101 N. Adelaide
Fenton, MI 48430

Office: 810-433-9556
LascoRealEstateGroup.com

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from LASCO REAL ESTATE GROUP and it should not be made available to any other person or entity without the written consent of LASCO REAL ESTATE GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to LASCO REAL ESTATE GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. LASCO REAL ESTATE GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, LASCO REAL ESTATE GROUP has not verified, and will not verify, any of the information contained herein, nor has LASCO REAL ESTATE GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE LASCO REAL ESTATE GROUP ADVISOR FOR MORE
DETAILS.**