

OFFICE PROPERTY // FOR LEASE

3,000 - 12,000 SF OF PRIME MEDICAL/OFFICE SPACE ON ORCHARD LAKE RD

28511 ORCHARD LAKE RD
FARMINGTON HILLS, MI 48336



- 3,000 - 12,000 SF office/medical space that can be divided
- Former Rainbow Rehab facility
- Perfect opportunity for autism, rehab, physical therapy etc
- Monument sign on high-traffic Orchard Lake Rd - 30,345 VPD
- Four entry doors and windows on all sides
- Professionally managed and maintained property
- Immediate availability

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

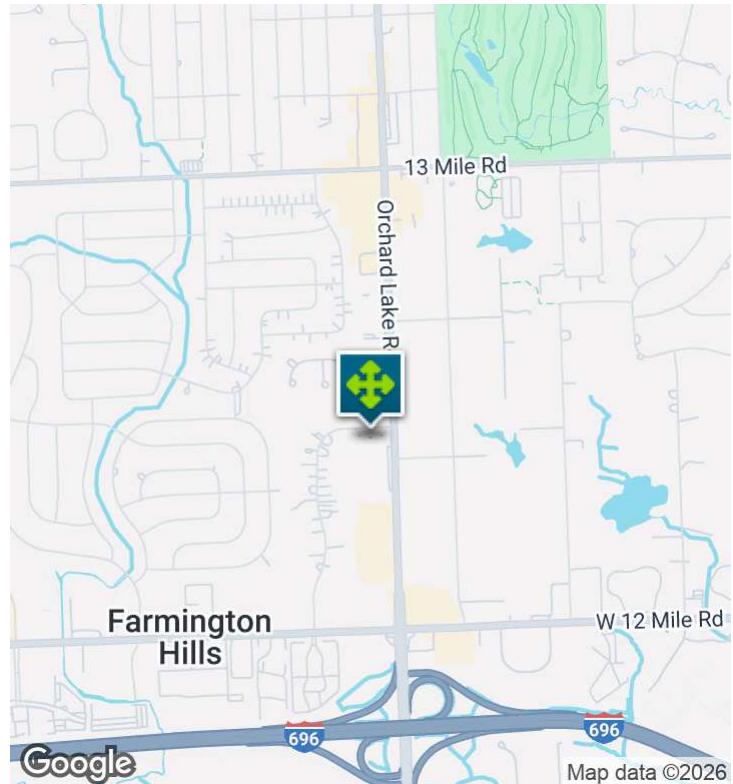
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

28511
RAINBOW
REHABILITATION CENTERS

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

**\$18.50 SF/YR
(GROSS PLUS
JANITORIAL &
UTILITIES)**

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Building Size: | 12,000 SF |
| Available SF: | 3,000 - 12,000 SF |
| Lot Size: | 2 Acres |
| Year Built: | 1984 |
| Renovated: | 2019 |
| Zoning: | OS-2 |
| Market: | Detroit |
| Submarket: | Farmington/ Farmington Hills |
| Traffic Count: | 30,345 |

PROPERTY OVERVIEW

Fully built-out former "Neuro Restorative/Rainbow Rehab" center. Easy to divide. Can be converted to Autism services, Rehab, Physical Therapy, Dialysis, and a variety of medical uses. This exceptional property offers immediate availability and a range of features designed to elevate your business. The building includes newly updated HVAC systems, a parking lot replaced in 2025, and is fully ADA accessible with no steps required to enter, ensuring convenience for patients, staff, and visitors.

With a commanding monument sign, four entry doors, and windows on all sides, this space provides excellent visibility, abundant natural light, and strong branding opportunities. Whether you're establishing a new presence or expanding operations, this versatile property presents a prime opportunity to create a lasting impression while accommodating a wide range of medical and professional business needs.

LOCATION OVERVIEW

Main Street of Farmington-West Bloomfield. Located just minutes from major thoroughfares—including I-696 and M-5—this property provides exceptional convenience and regional connectivity. Adjacent to Yaldo Eye Center and many specialty practices on Orchard Lake Rd.

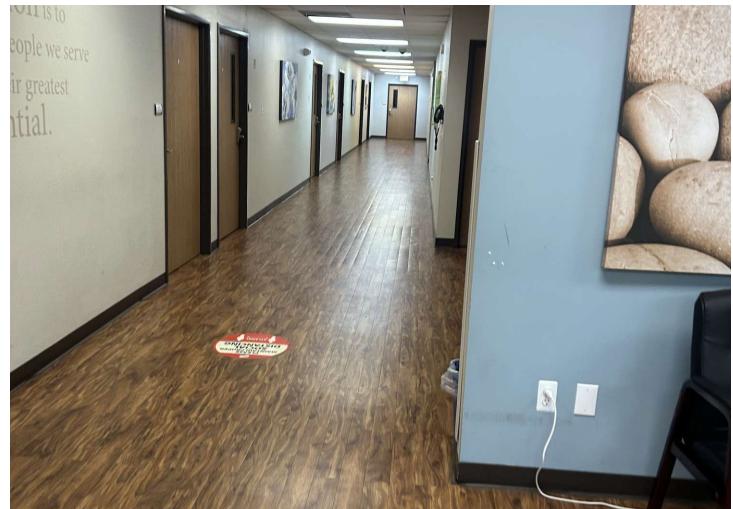
28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

ADDITIONAL PHOTOS



28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

ADDITIONAL PHOTOS



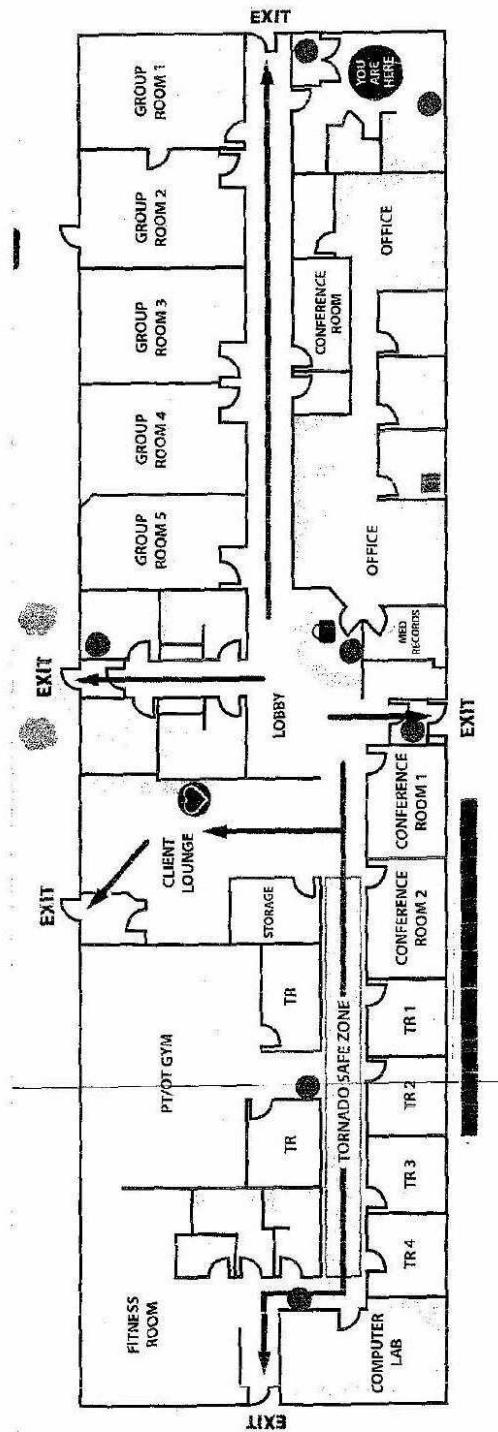
28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

ADDITIONAL PHOTOS



28511 ORCHARD LAKE RD, FARMINGTON HILLS, MI 48336 // FOR LEASE

FLOOR PLANS



FARMINGTON HILLS TREATMENT CENTER
28511 Orchard Lake Road, Farmington Hills, MI 48334



P.A. COMMERCIAL

Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

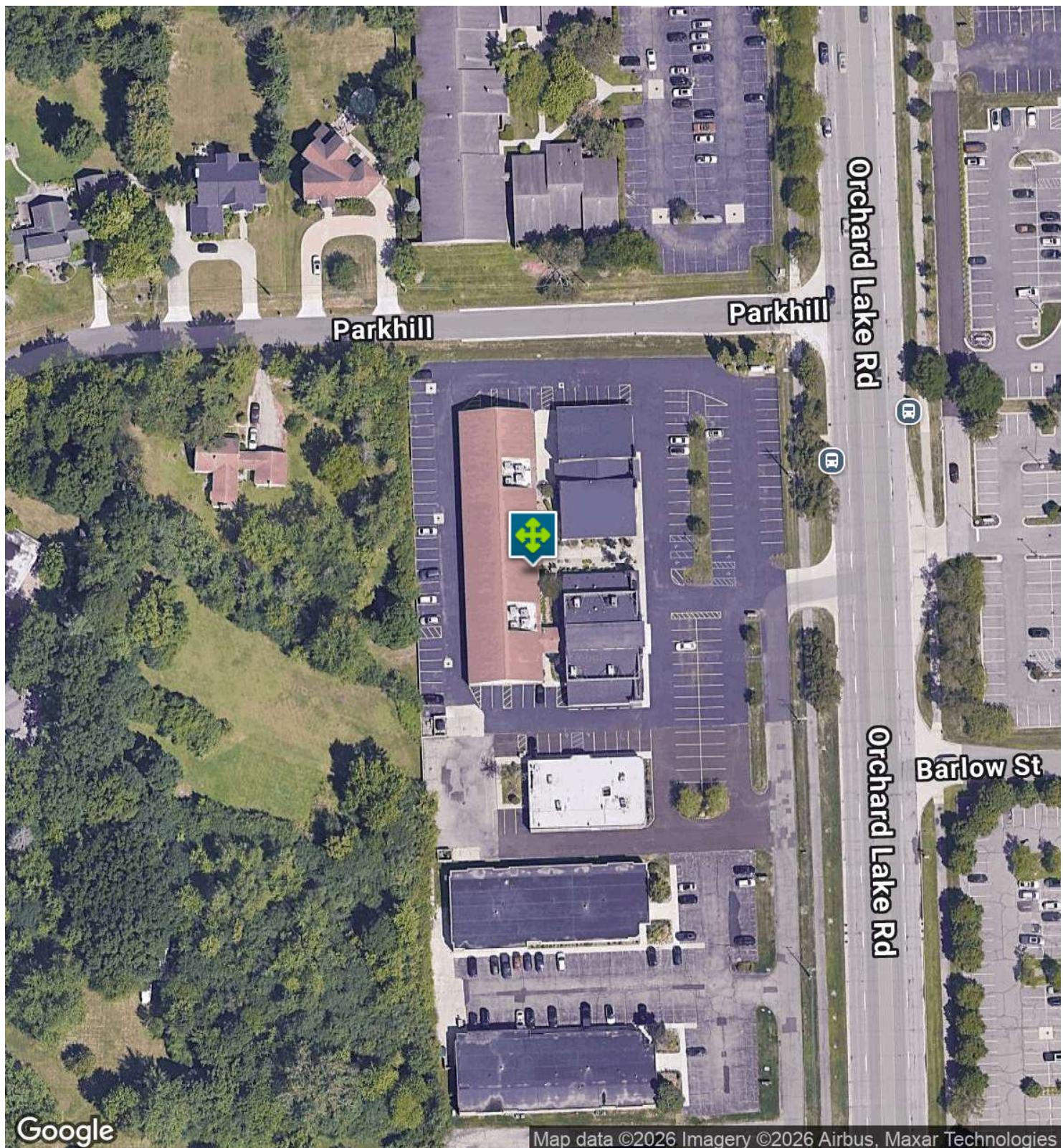
Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | C: 248.987.5418

dan@paccommercial.com

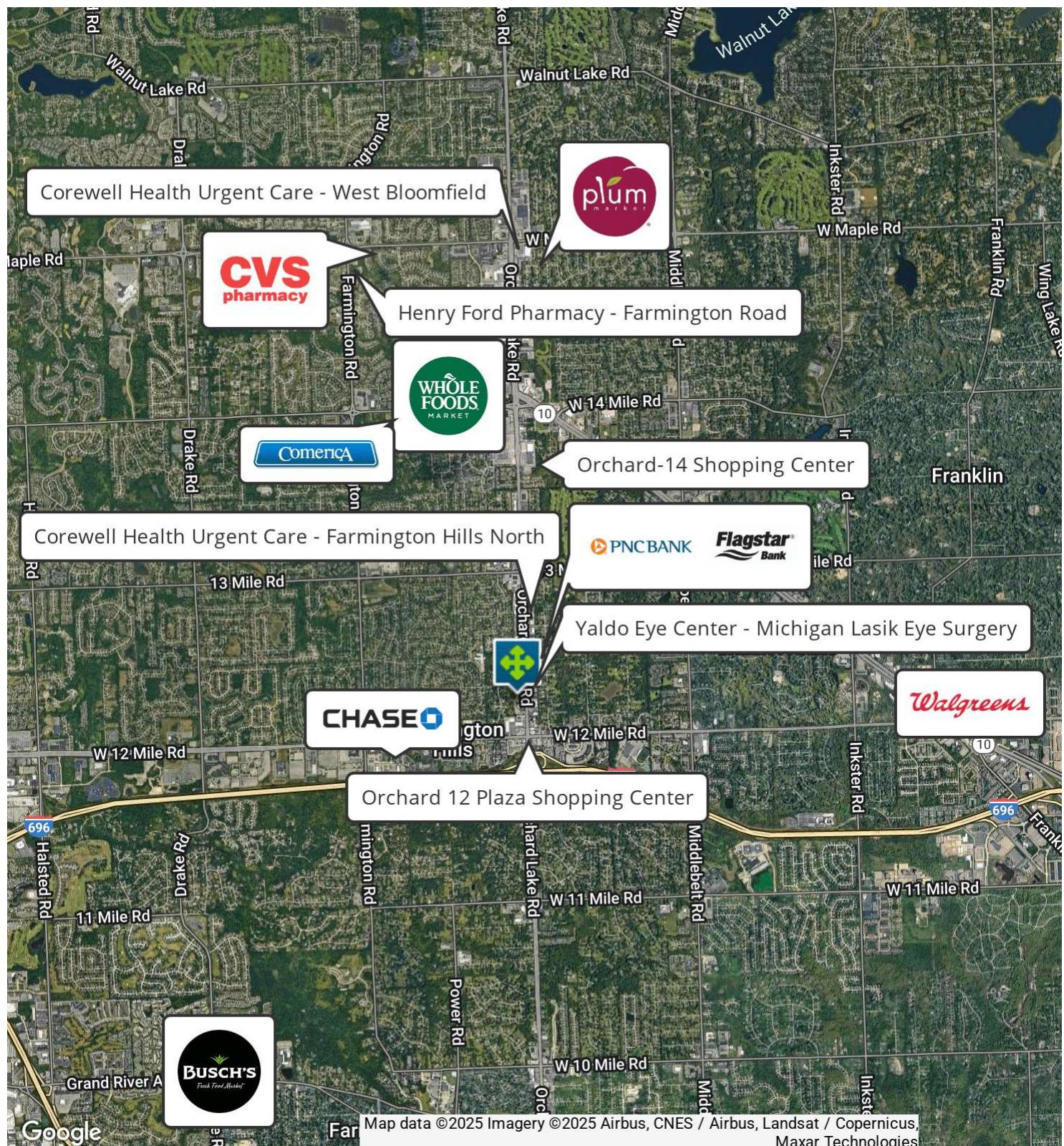
28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

AERIAL MAP



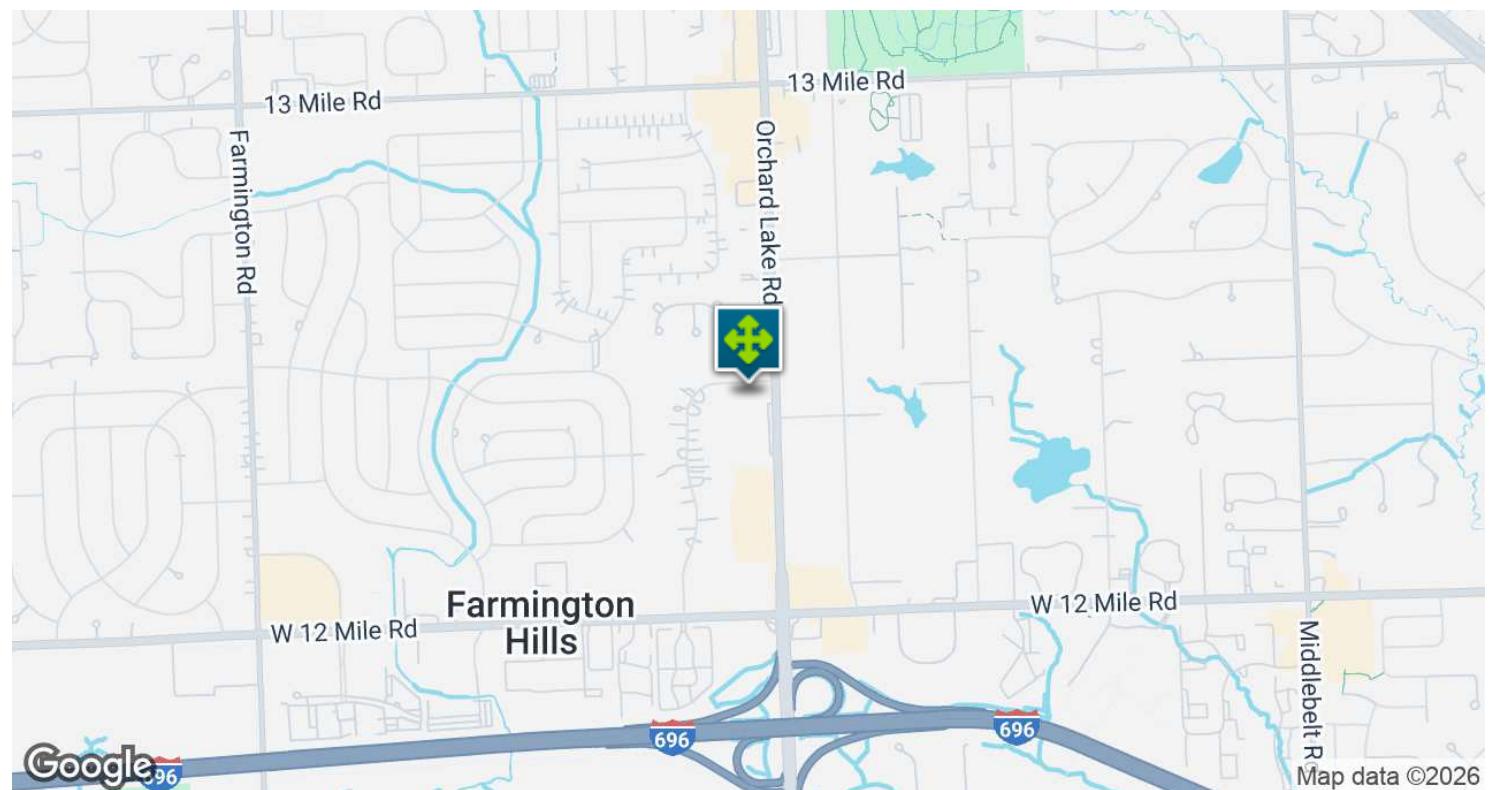
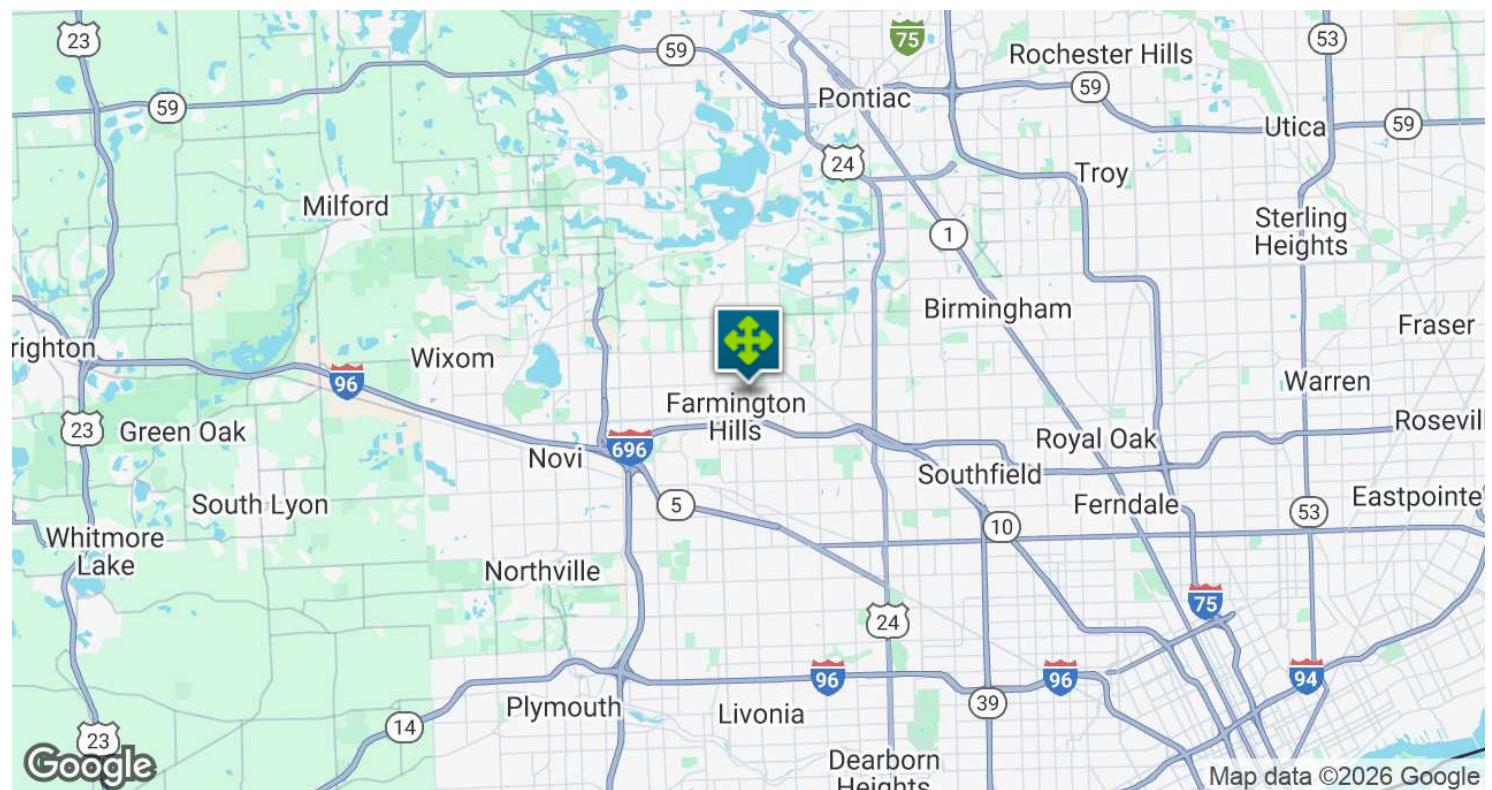
28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

RETAILER MAP

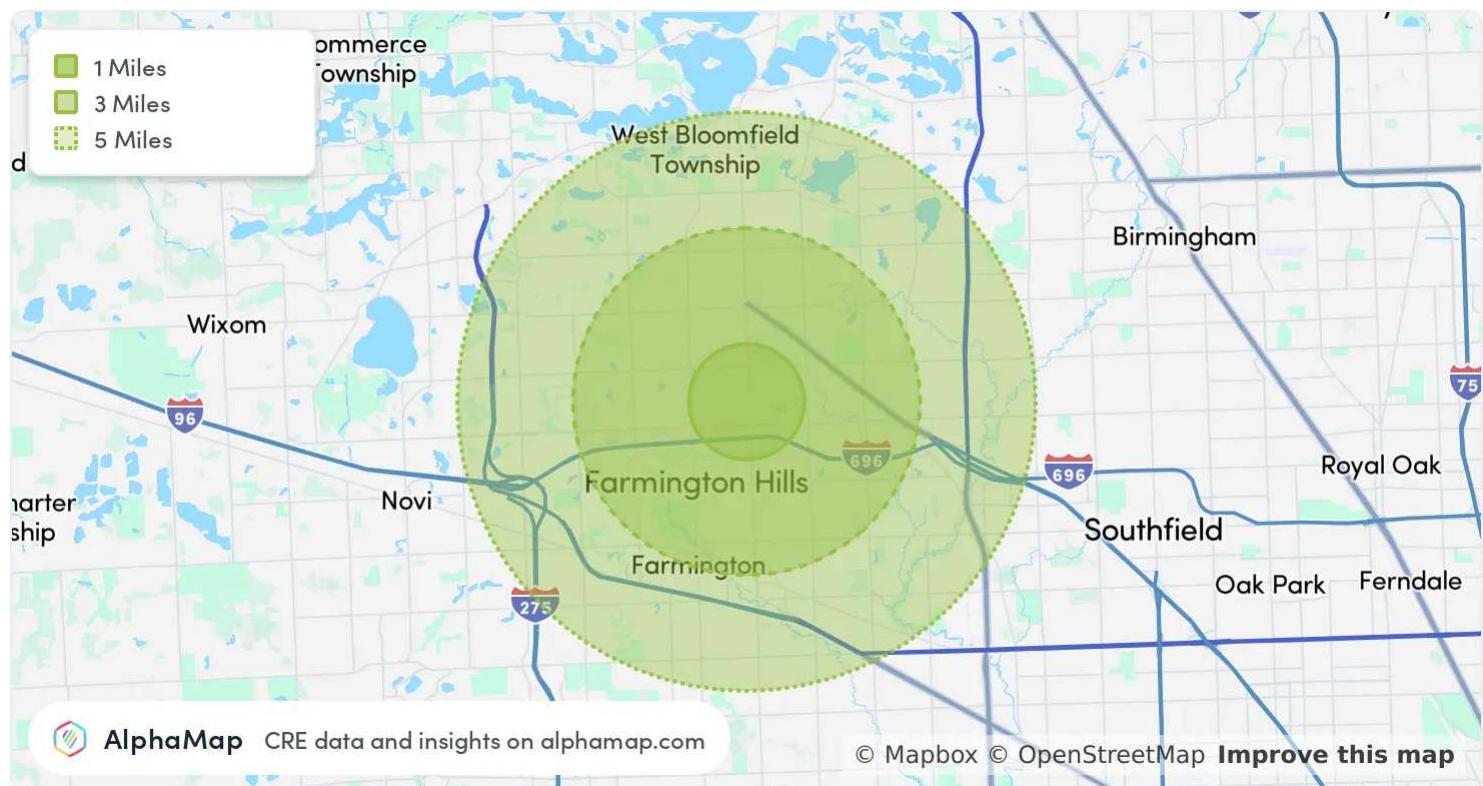


28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

LOCATION MAP



AREA ANALYTICS



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,443 | 66,204 | 181,373 |
| Average Age | 43 | 45 | 45 |
| Average Age (Male) | 41 | 43 | 43 |
| Average Age (Female) | 45 | 46 | 46 |

| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,825 | 27,201 | 78,240 |
| Persons per HH | 2.2 | 2.4 | 2.3 |
| Average HH Income | \$109,288 | \$139,081 | \$135,806 |
| Average House Value | \$283,577 | \$374,567 | \$386,215 |
| Per Capita Income | \$49,676 | \$57,950 | \$59,046 |

Map and demographics data derived from AlphaMap

28511 ORCHARD LAKE RD, FARMINGTON HILLS MI 48336 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Dan Blugerman, CCIM

SENIOR ASSOCIATE

D: 248.987.5418

C: 248.987.5418

dan@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!

