

**RETAIL PROPERTY // FOR LEASE**

# 4,900 SF VACANT RESTAURANT WITH EXCELLENT VISIBILITY ON ORCHARD LAKE RD

28990 ORCHARD LAKE RD

FARMINGTON HILLS, MI 48334



- 4,900 SF former restaurant space
- Prime location in a high-traffic commercial corridor
- Ample on-site parking and excellent visibility
- High traffic count of 30,812 VPD
- Restaurant infrastructure in place for a streamlined build-out
- Pylon sign & outdoor dining area in place
- Competitive lease rate at \$13/SF NNN
- Vacant & ready for occupancy



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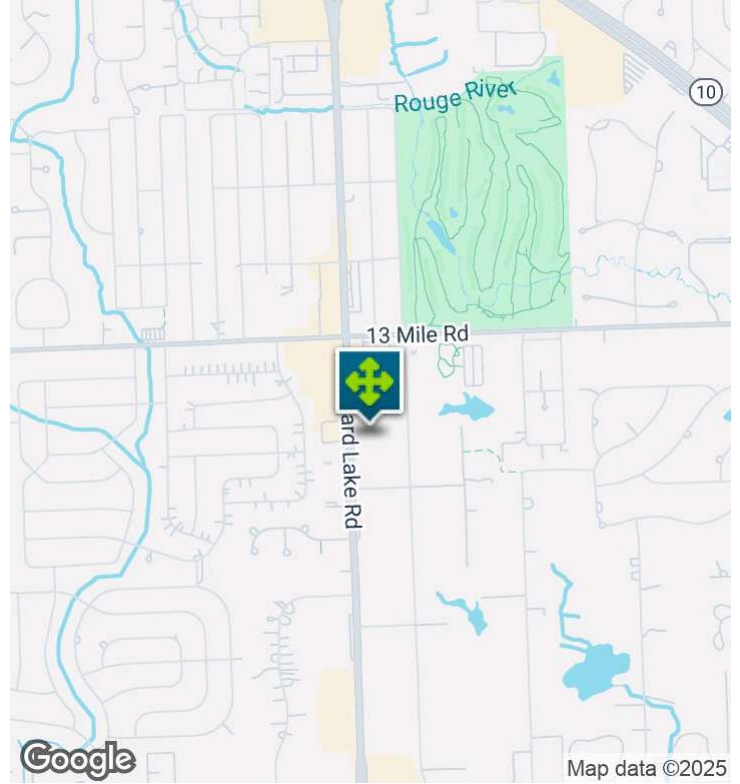
248.358.0100

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## EXECUTIVE SUMMARY



### Lease Rate

**\$14.69 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size:	4,900 SF
Available SF:	4,900 SF
Lot Size:	1 Acres
Year Built:	1978
Renovated:	2016
Zoning:	B4 Commercial
Market:	Detroit
Submarket:	Farmington/Farm Hills
Traffic Count:	30,812

### PROPERTY OVERVIEW

Now available for lease: a 4,900 SF former restaurant space at 28990 Orchard Lake Road, ideally positioned in the heart of Farmington Hills' vibrant commercial district. This high-visibility location offers excellent traffic counts, ample parking, and strong area demographics—perfect for launching your next food and beverage concept.

Previously home to Camillas Restaurant, the space features a generous kitchen footprint with a walk-in cooler, providing a solid foundation for various culinary ventures. While hoods and equipment have been removed, the infrastructure is in place for a smooth build-out.

Take advantage of a competitive \$14.69/SF NNN starting rate, giving new tenants the flexibility to invest in custom renovations, kitchen upgrades, and dining room design to bring their unique vision to life.

### LOCATION OVERVIEW

The area surrounding 28990 Orchard Lake Rd benefits from a strong economy and diverse population, providing a thriving market for retail and restaurant tenants. Orchard Lake Rd is considered the "Main Street" of Farmington Hills with a dynamic mix of retail & office surrounded by dense residential.



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## PROPERTY DETAILS

Lease Rate	\$14.69 SF/YR
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### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	B4 Commercial
Lot Size	1 Acres
APN #	2311101034 & 2311101040
Lot Frontage	140 ft
Traffic Count	30,812
Traffic Count Street	Orchard Lake Rd
Amenities	Pylon Sign Abundant Parking High-traffic area
Waterfront	No
Power	Yes

### LOCATION INFORMATION

Street Address	28990 Orchard Lake Rd
City, State, Zip	Farmington Hills, MI 48334
County	Oakland
Market	Detroit
Sub-market	Farmington/Farm Hills
Cross-Streets	Orchard Lake Rd & 13 Mile Rd
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696
Nearest Airport	Detroit Metro Airport

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	50

### BUILDING INFORMATION

Building Size	4,900 SF
Occupancy %	0.0%
Tenancy	Single
Year Built	1978
Year Last Renovated	2016
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Centrix Equipped	No
Leed Certified	No
Gas / Propane	Yes



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## ADDITIONAL PHOTOS



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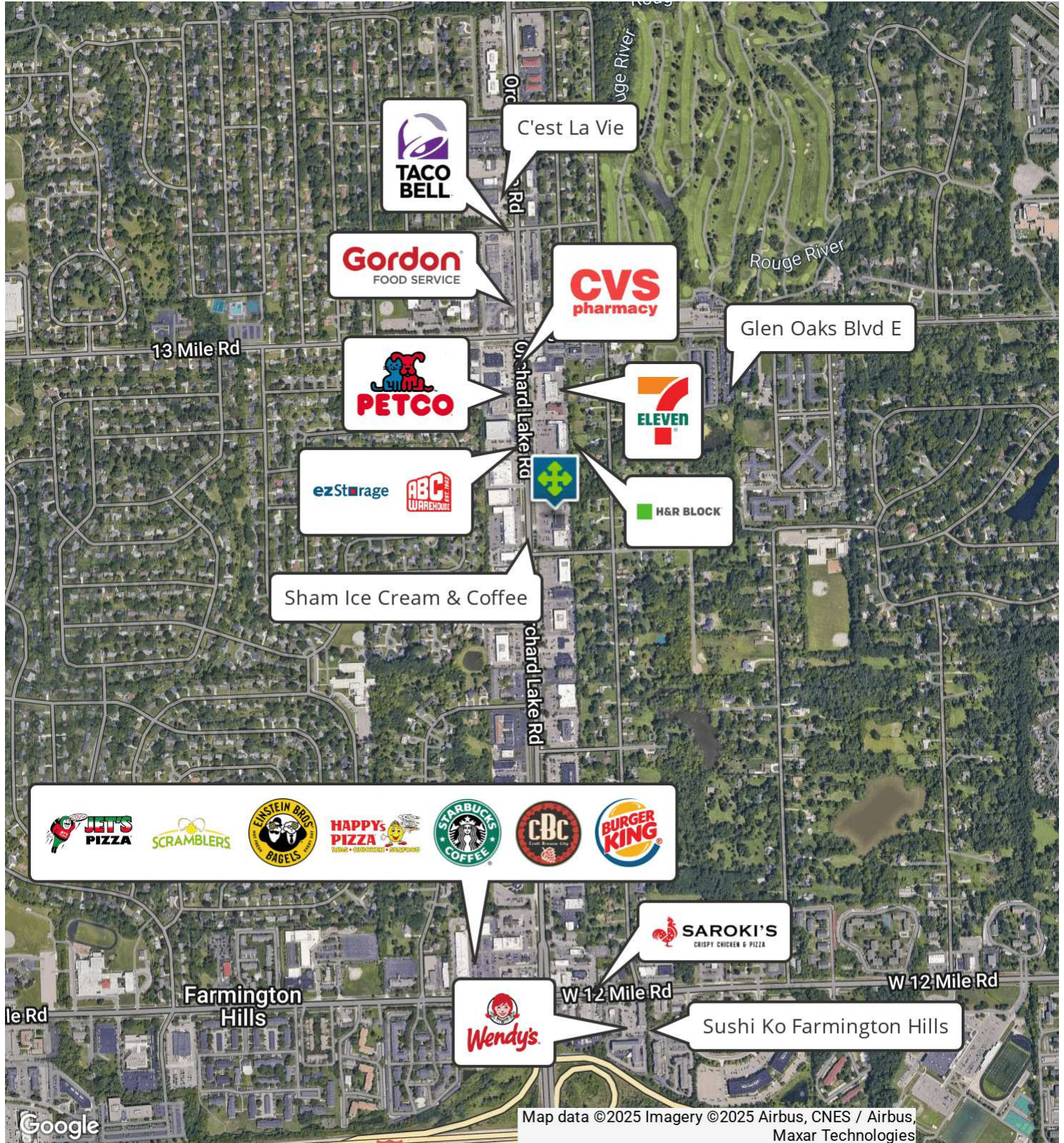
## FLOOR PLANS





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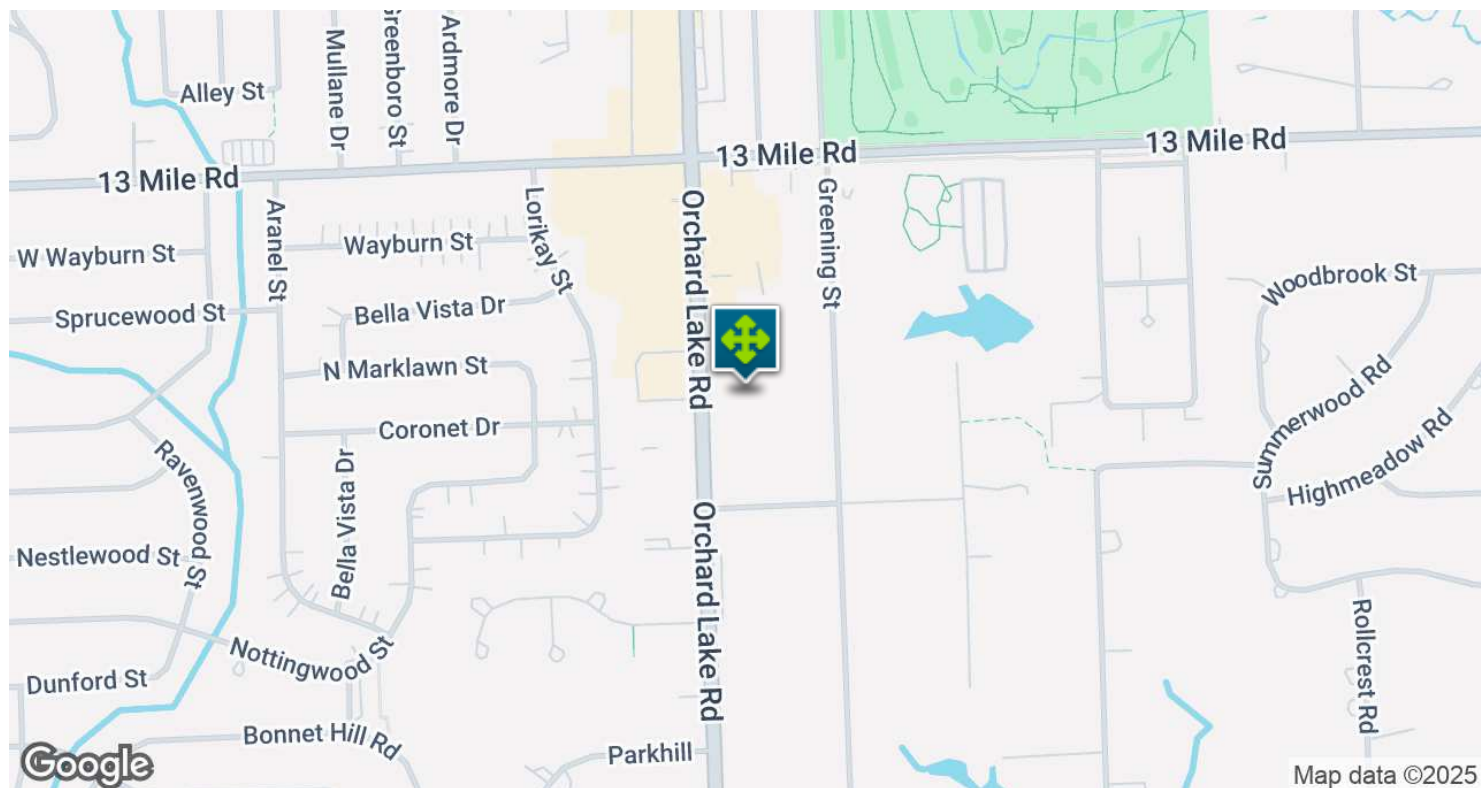
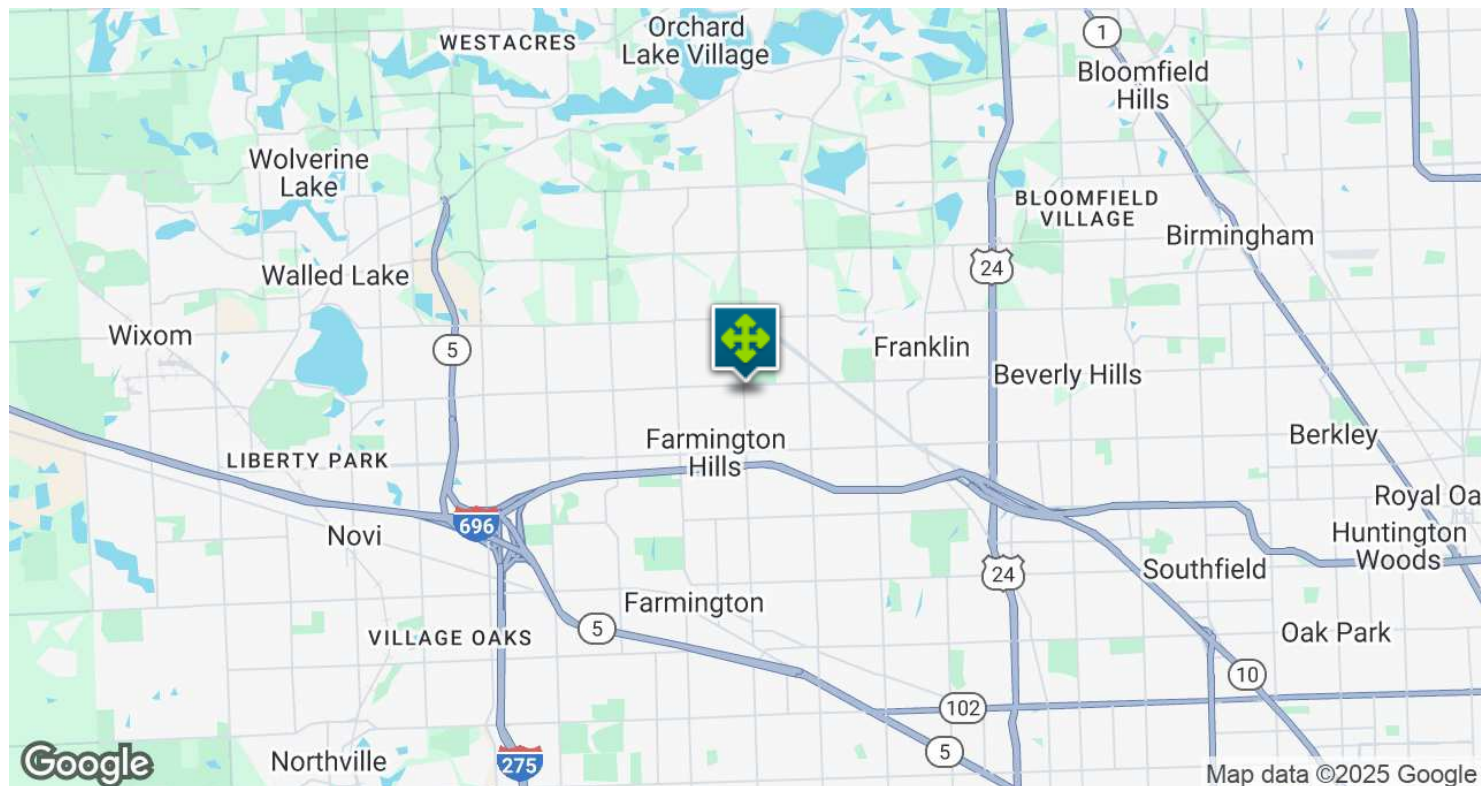
## RETAILER MAP





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## LOCATION MAP



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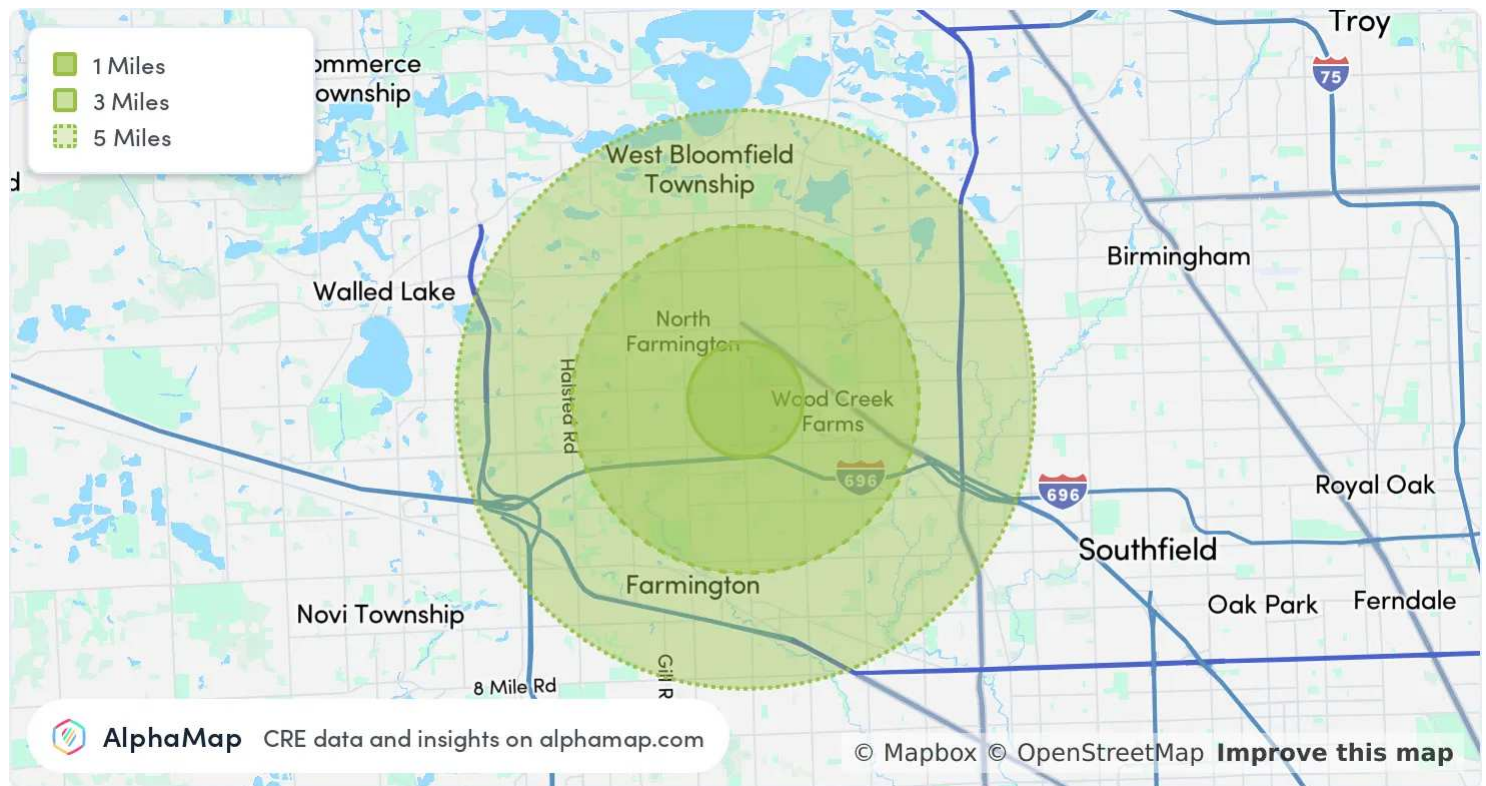
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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,031	62,049	183,658
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	46

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,023	25,214	78,586
Persons per HH	2.2	2.5	2.3
Average HH Income	\$113,618	\$144,163	\$139,430
Average House Value	\$308,133	\$397,632	\$396,305
Per Capita Income	\$51,644	\$57,665	\$60,621

Map and demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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