

495 SUMMIT DRIVE  
WATERFORD, MICHIGAN

MULTI-USE PROPERTY FOR LEASE  
117,000 Square Feet Available



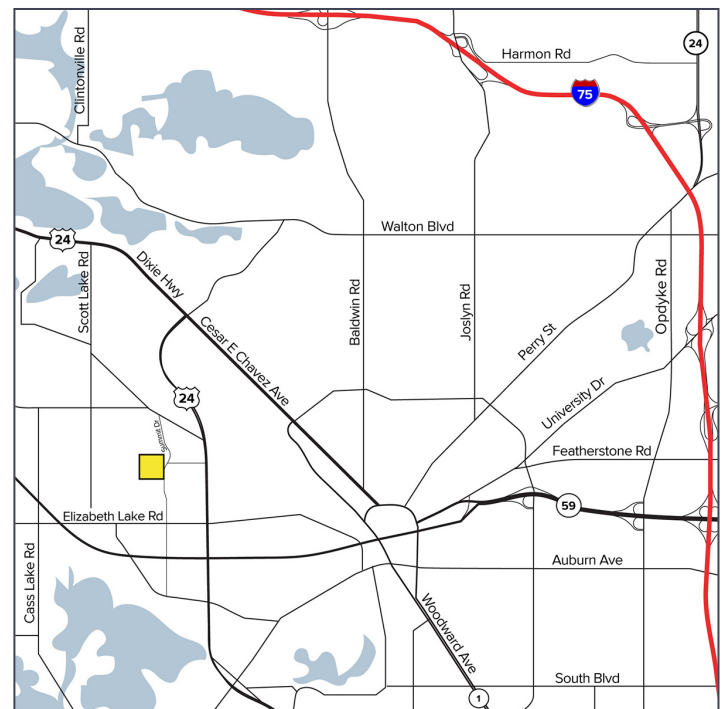
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**FORMER SAM'S CLUB**



## PROPERTY FEATURES

- 117,000 square feet available
- (1) 10' x 14' grade level door, (7) loading docks
- Flexible space within the Summit Mall Development District, ideal for many users including retail, showrooms, fitness, automotive, and general/light industrial businesses
- The property features a nice open floor plan, second-floor office space, elevator, high ceilings, and wide column spacing
- Convenient access to Telegraph Road, Elizabeth Lake Road, and M-59
- **Located near a regional event venue that host multi-day events with peak weekend attendance (3,000 – 8,000+ visitors), pulling from Oakland, Genesee, Livingston, and Macomb Counties, and supporting retail demand**
- Lease Rate: \$7.00/sq. ft. NNN



For more information, please contact:

**ANATOLA SESI**  
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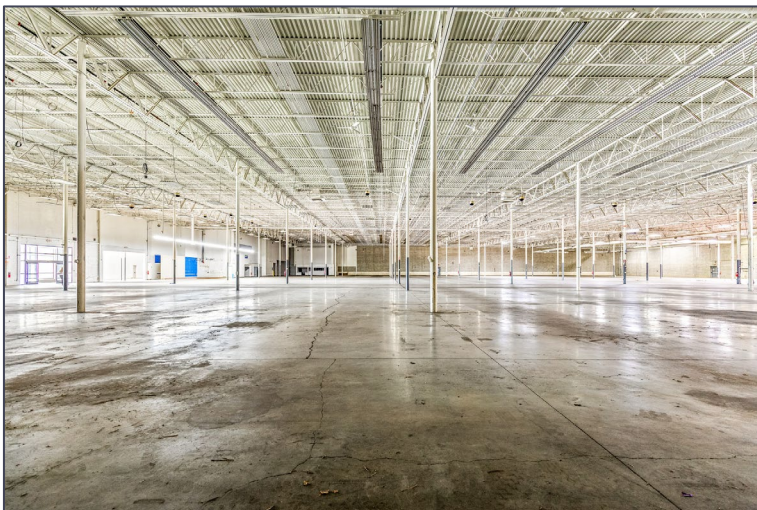
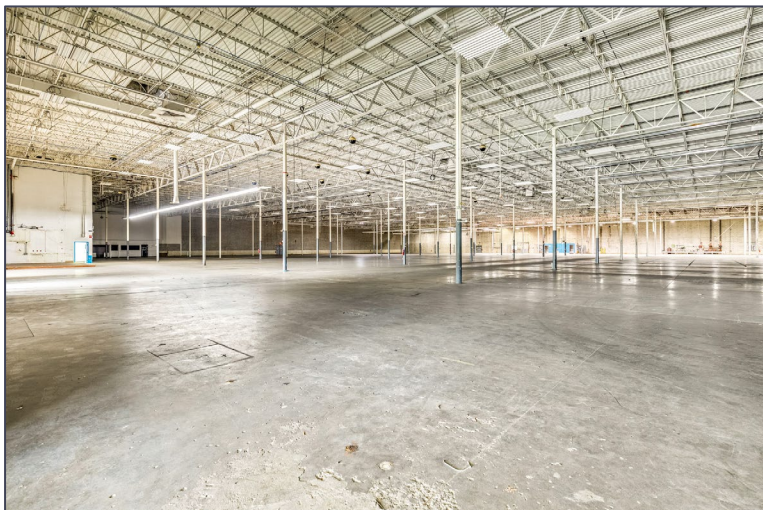
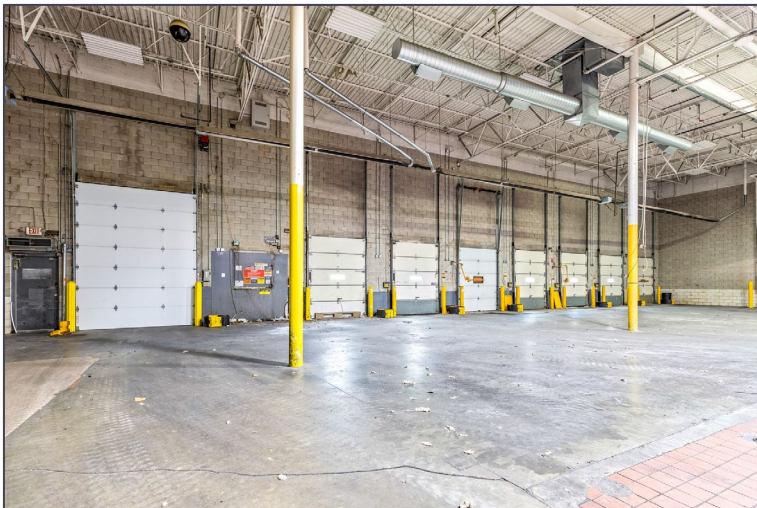
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,499	\$60,881
3 MILE	74,741	\$66,803
5 MILE	161,941	\$77,770

### TRAFFIC COUNTS (TWO-WAY)

39,045	Telegraph Rd. N. of Elizabeth Lake Rd.
39,211	Telegraph Rd. S. of Elizabeth Lake Rd.
18,836	Elizabeth Lake Rd. W. of Telegraph Rd.
19,650	Elizabeth Lake Rd. E. of Telegraph Rd.



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