

495 SUMMIT DRIVE WATERFORD, MICHIGAN

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



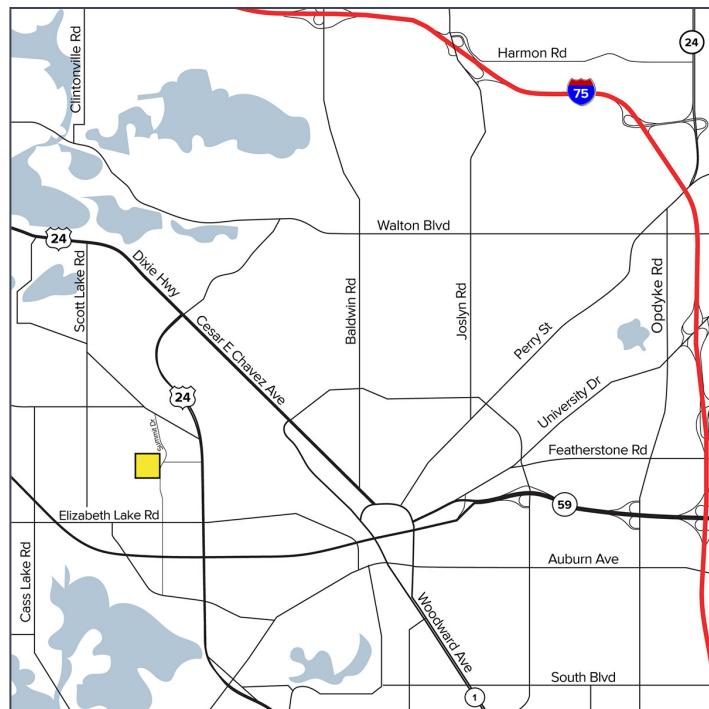
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

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

(248) 359 0629

asesi@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200
Southfield, MI 48076

www.signatureassociates.com

495 Summit Drive – Waterford, Michigan

Multi-Use For Lease

117,000
Square Feet
AVAILABLE



For more information, please contact:

ANATOLA SESI

(248) 359 0629

asesi@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

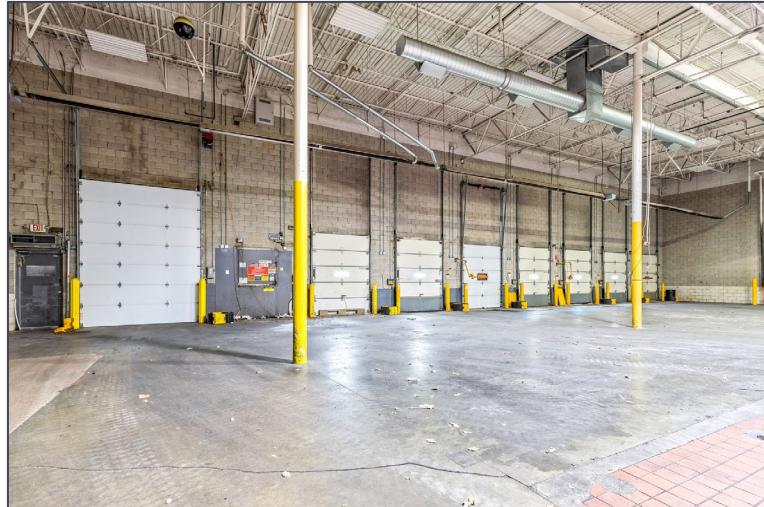
Southfield, MI 48076

www.signatureassociates.com

495 Summit Drive – Waterford, Michigan

Multi-Use For Lease

117,000
Square Feet
AVAILABLE



For more information, please contact:

ANATOLA SESI

(248) 359 0629

asesi@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com

495 Summit Drive – Waterford, Michigan

Multi-Use For Lease

117,000
Square Feet
AVAILABLE



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.



For more information, please contact:

ANATOLA SESI

(248) 359 0629

asesi@signatureassociates.com

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, MI 48076

www.signatureassociates.com