

# THE WEBSTER RETAIL

3342-3350 Auburn Rd.  
Auburn Hills, MI 48326



OnQ  
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REAL ESTATE



**Mixed Use Development** *in the*  
**Heart of Downtown Auburn Hills**

**FOR LEASE**

## Description

Introducing The Webster, an exciting new development offering up to 7,800 ± SF of prime retail space on the street level. Set in the heart of downtown Auburn Hills, Michigan, The Webster is poised to become a cornerstone of the rapidly growing area. This new construction project will also feature 88 luxury apartment home residences spanning floors 1-6.

## Address

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Auburn Hills, MI 48326

## Features

- up to 7,800 ± SF of retail or restaurant space
- New Construction
- Zoned D - "Downtown" District
- Close proximity to Oakland University, FIAT Chrysler, & Oakland Community College
- Ample parking with a municipal parking garage directly adjacent to the subject property

## Asking Rent

Contact Broker

## Traffic Counts

9,679 AADT on Auburn Rd  
10,088 AADT on Squirrel Rd

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	8,630	55,898	169,578
HOUSEHOLDS:	3,870	22,329	66,653
AVG. HOUSEHOLD INCOME:	\$80,372	\$106,848	\$114,371
DAYTIME POPULATION:	12,131	89,116	217,338

- The city has a high residential density in and around the downtown. Over 700 of the approved 962 new residential units have been completed, the remaining approved projects will be completed in the next few years.
- All the parking in the downtown is free, including spaces in the city's parking structure.
- I-75, which runs through the city is only 150 seconds from downtown. This major highway helps extend your customer reach to the north and the south.
- M-59 which runs through the city is only 90 seconds from downtown. This major highway helps extend your customer reach to the east and west.
- Approximately 487 businesses are operating in Auburn Hills, which includes 80 companies from 18 different countries. This high number and concentration of businesses provide enormous catering opportunities for a restaurant.
- The city currently has six major entertainment and shopping venues that attract visitors from around the region, state and Canada. These venues include the Top Golf, Meadow Brook Theatre, Great Lakes Crossing Outlets, Bass Pro Shops Outdoor World, Sea Life Aquarium, Legoland Discovery Center, and Round One Bowling.
- There are two college venues located within the city, with students looking for a place to meet and eat. The colleges include Oakland University and Oakland Community College.

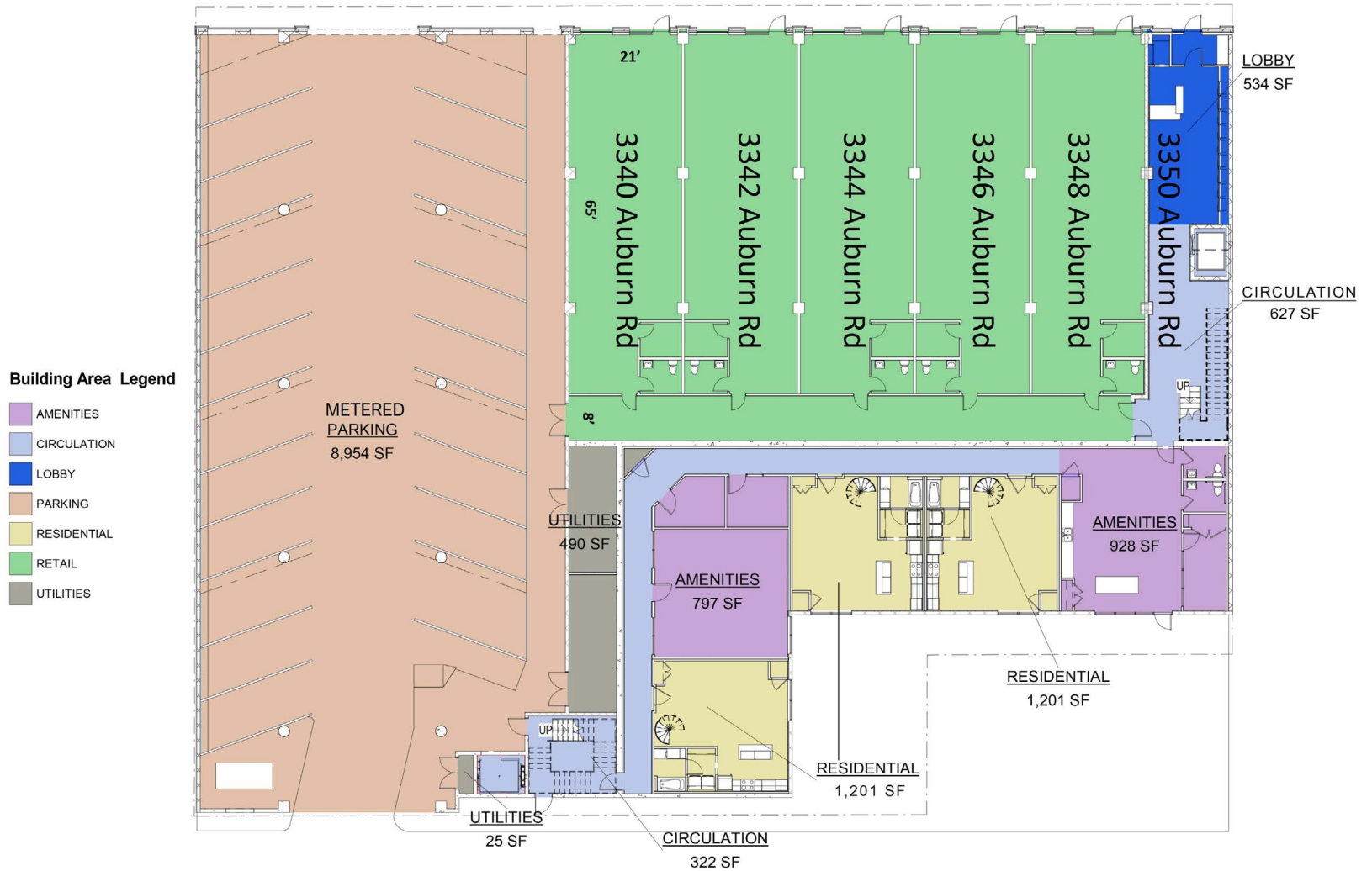


- 18+ U.S. and World Headquarters located in the city with many employees looking for a place to go for lunch, dinner, or gather after work. Businesses include Stellantis, Volkswagen America, Henniges Automotive, Faurecia, Atlas Copco and GKN Automotive.



STREET LEVEL SITE PLAN

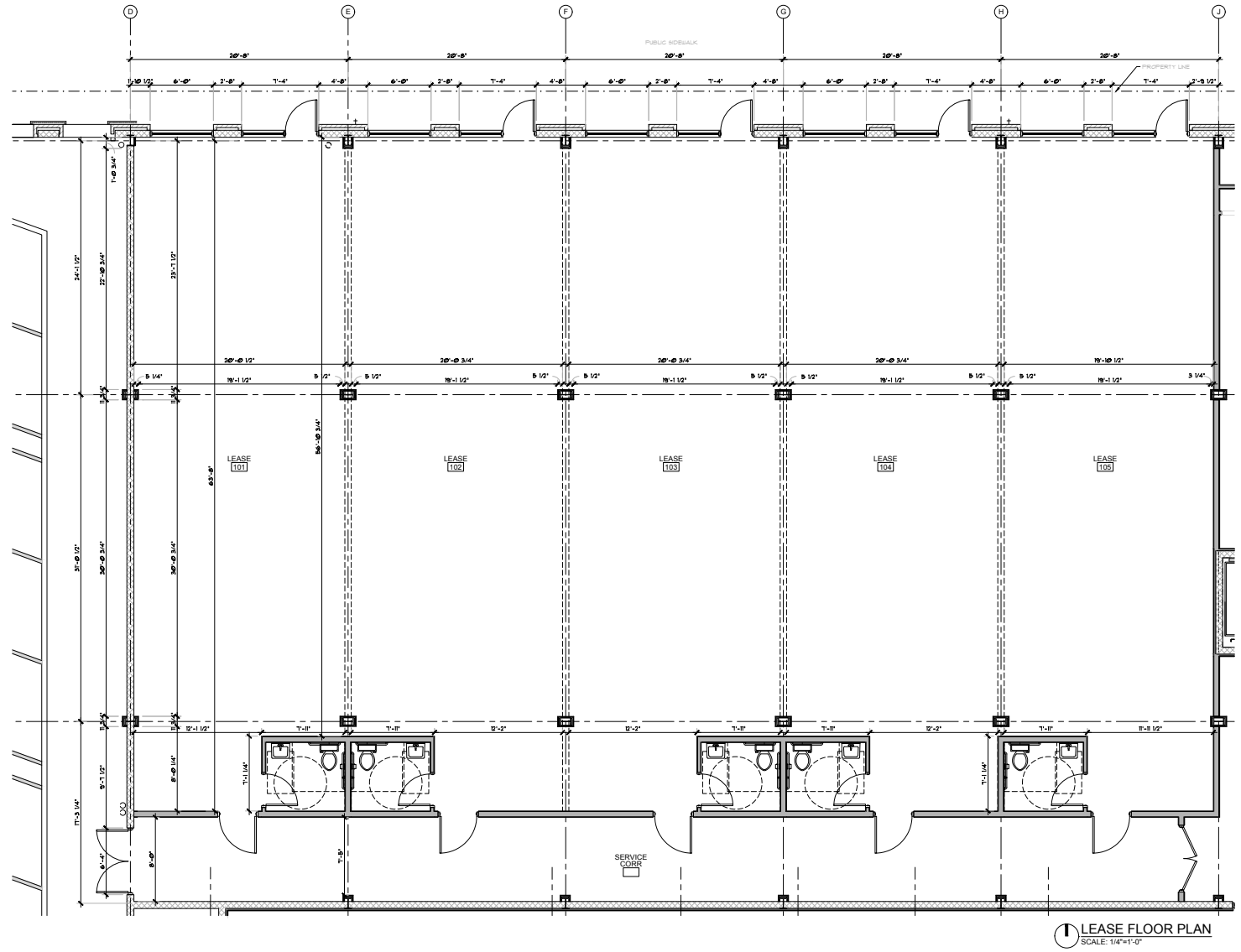
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**E2** GROUND LEVEL AREA PLAN  
 1/16" = 1'-0"

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

RETAIL FLOOR PLAN  
**THE WEBSTER** RETAIL



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# MICRO AERIAL



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# MACRO AERIAL



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PHOTOS

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