



# **972 N. LAPEER RD** 0XFORD, MI 48371

#### **PROPERTY HIGHLIGHTS:**

- 2,584 SF, wide-open space available
- Landlord will provide space in white box format, tenant to modify for their needs
- Fantastic location in a Meijer outlot that includes Chase Bank, Taco Bell, and Tim Hortons
- Across the street from Waterstone, the Legacy Center, and McDonalds
- Oxford is growing with over 1,200 homes in Waterstone alone and more new construction
- Current Tenant, PKSA Karate, will vacate with 30 days
  notice
- Located on Lapeer Rd, a main artery from Lapeer County to South Oakland County
- Asking lease rate of \$18.00 per SF NNN

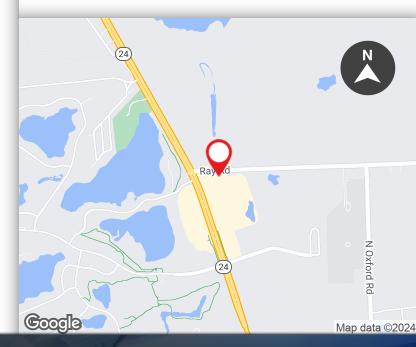
The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Friedman Real Estate. All rights reserved.

### FOR MORE INFORMATION PLEASE CONTACT:



LARRY SCHULTZ larry.schultz@freg.com

248.324.2000 eCODE 354



FRIEDMANREALESTATE.COM

34975 WEST TWELVE MILE ROAD

FARMINGTON HILLS, MI 48331

INQUIRE@FREG.COM



### 972 N. LAPEER RD | RETAIL PROPERTY **AVAILABILITY**



	AVAILABLE SUITES						
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)				
972/PKSA Karate	\$18.00 SF/yr	NNN	2,584 SF				

34975 WEST TWELVE MILE ROAD

FARMINGTON HILLS, MI 48331



## 972 N. LAPEER RD | RETAIL Retailer **Map**

						- Ale Harrison	-Binne	and the second
	StonyLate		Ray F	Rd Achtetz Menererz EEEE	Ray Ro	A		
	Waterstor	ne	BEAN AS A	CHASE •			Oxford High School	Par
			tropicalCAF			and the second		NOxfordIRd
				Flagstar	24			N Oxford Rd G
DEMOGRAPHICS		3 MILES	5 THEES	Av Little Casure Pizz W Burdick St	BIRLEY, EAS	OXFORD PERGEBERS	E Burdick St	Glaspie St
Total Households	847	7,218	15,958		even and even	vergreens		
Total Population	2,363	18,986	41,779	46-10-10-10-1	A DECEMBER DOUGLE			
Average HH Income	\$108,442	\$101,402	\$107,542				SWO	
Google	Ma	p data ©2024	4 Imagery ©2024 A	Airbus, CNES / A	virbus, Maxar Teo	chnologies, U.S Survey, USDA	Geological A/FPAC/GEO	

FRIEDMANREALESTATE.COM

34975 WEST TWELVE MILE ROAD

FARMINGTON HILLS, MI 48331