

2,074 - 4,153 SF

RETAIL/OFFICE/MEDICAL



FOR LEASE



## Orion Marketplace

1176-1234 S Lapeer Rd  
Lake Orion, Michigan 48360

### Property Highlights

- Spaces Ready-to-Go for Restaurant, Retail, Office or Medical Office
- Located on Lapeer Road, a Regional Corridor and One of the Most Highly Traveled Roads in the North Oakland County
- New Meijer Concept Across the Street Now Open
- Recently Updated with New Roof and New HVAC Units!
- TI Packages Available
- Brand New Monument Sign with Strong Traffic Counts on Lapeer Rd: 44,897 CPD



**NAI Farbman**

Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

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## LO SHOPS AT LAKE ORION

TROPICAL SMOOTHIE CAFÉ

BLACK CAT BEANERY

PARLOR DONUTS

H & R BLOCK

SOUL OF INDIA

CHRISTINE M. SAAD, DDS

POLISH NAIL BAR

PHO STREET RESTAURANT

AVOCADO HOUSE CANTINA

NEW ENDS SALON

1176-1236

Monument Signage



Available Space - 2,277 SF

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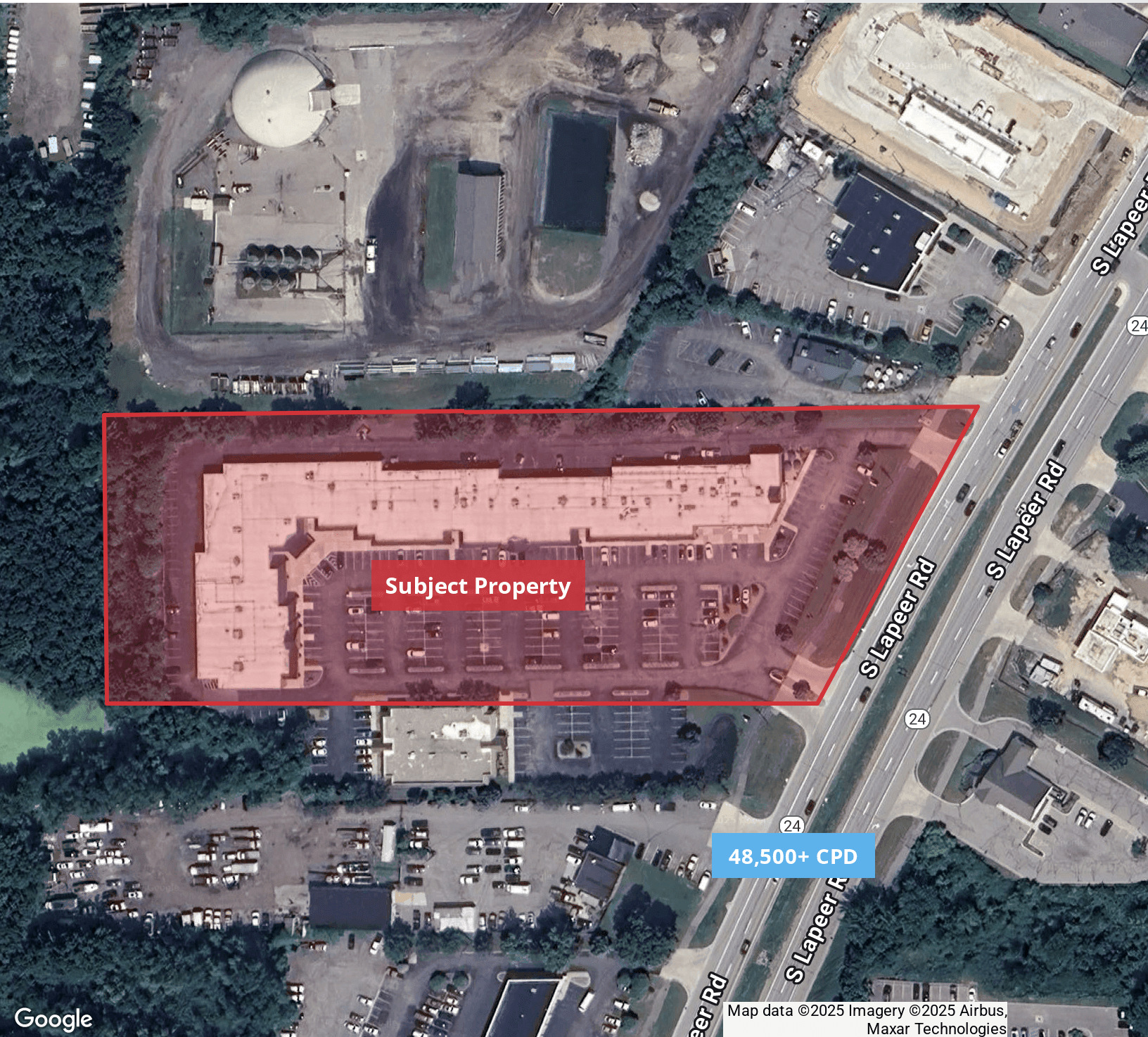


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Subject Property

48,500+ CPD

Google

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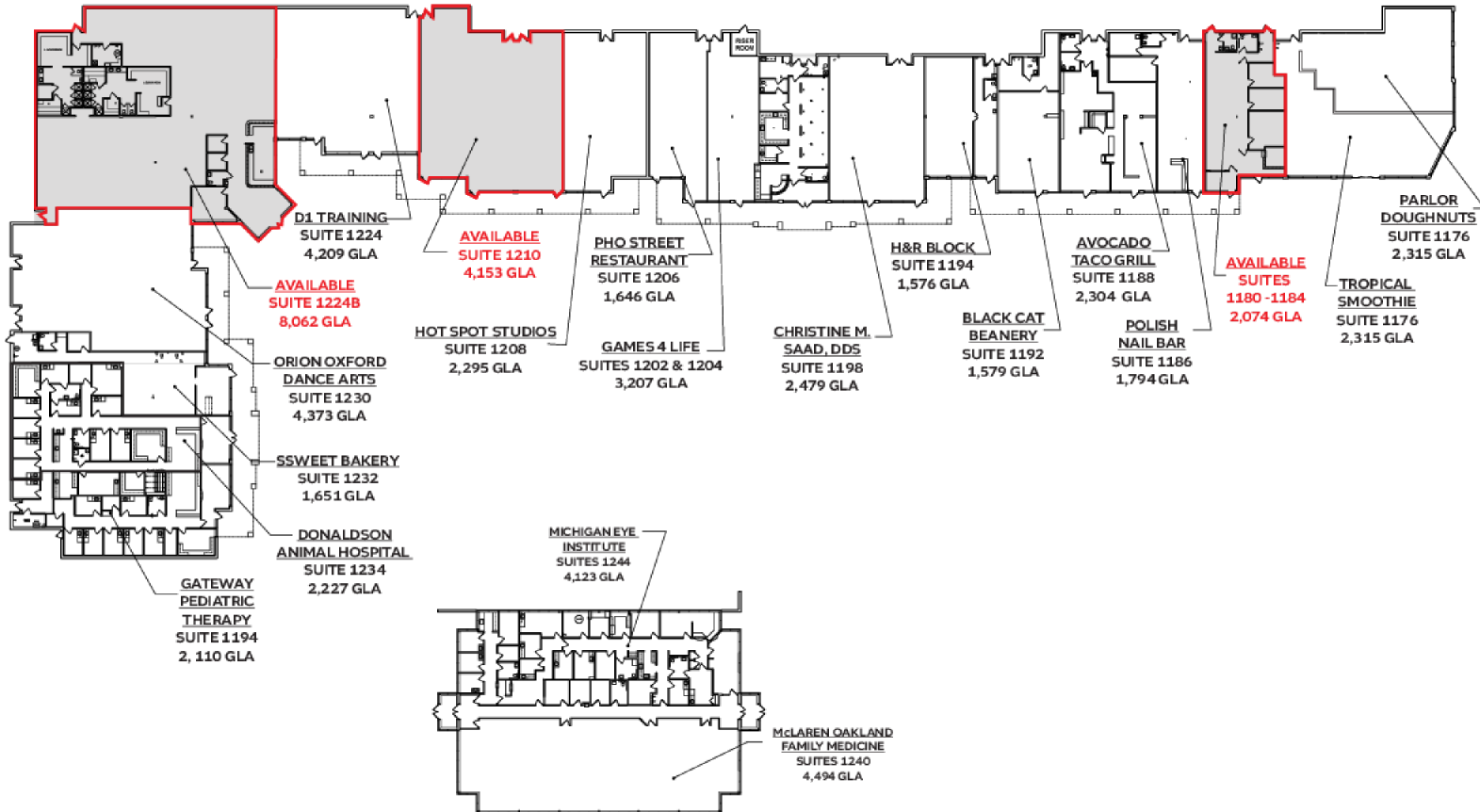
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**ORION MARKETPLACE**  
**1176-1244 S. LAPEER RD, LAKE ORION**  
**MASTER PLAN**



6-7-22

NOT TO SCALE

PREPARED BY METRO CAD GROUP

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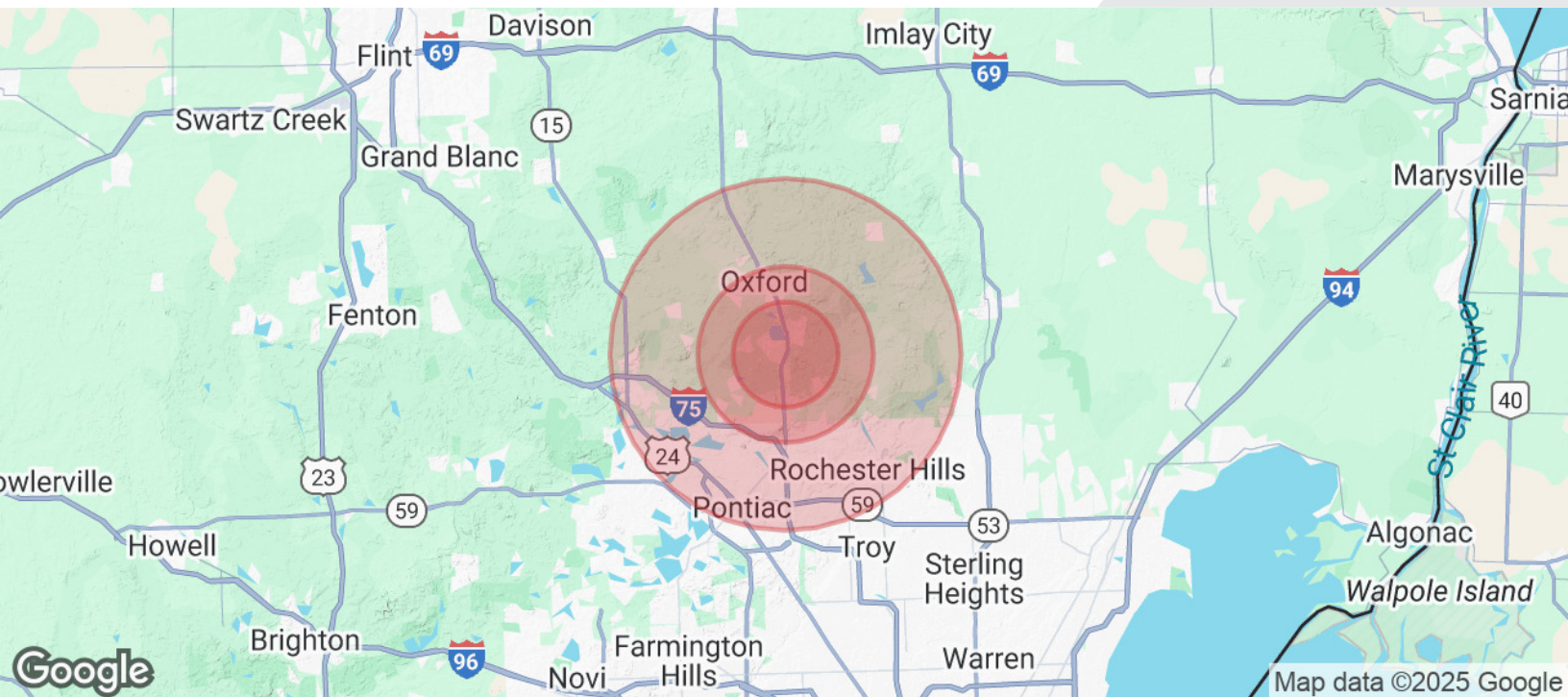
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,184	72,730	325,001
Average Age	37.1	37.5	37.1
Average Age (Male)	35.0	36.2	36.1
Average Age (Female)	38.3	38.5	37.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,329	23,602	113,142
# of Persons per HH	2.69	2.73	2.56
Average HH Income	\$132,303	\$139,157	\$109,369
Average House Value	\$283,096	\$300,068	\$258,619

\* Demographic data derived from 2020 ACS - US Census



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