

4181 HIGHLAND ROAD, WATERFORD | MI 48328



PROPERTY HIGHLIGHTS

LIST PRICE: \$1,900

County: Oakland

City: Waterford

Location: N of Pontiac Lk Rd / E of High
land

Property ID: 1322476019

Acreage: 1.27

Zoned: Commercial

Terms: Gross Lease

Building offers road frontage and plenty of parking. Currently vacant, ready to build out! One of three suites of 2000 ft. each. Can be combined for up to 6000 sq ft space on sign included.

For more information: **Tom Wilhelm (248) 625-9500 | www.wilhelmrealtors.com**



4181 HIGHLAND Road, Waterford Twp, Michigan 48328-2136

MLS#: **218084902**
 P Type: **Commercial**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **N/335/335**

Short Sale: **No**
 Lease: **Lease**
 Trans Type: **ERTS/FS**

LP: **\$1,900**
 OLP: **\$2,625**



Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **N of PONTIAC LAKE RD / E of HIGHLAND**
 Directions: **HIGHLAND ROAD TO PONTIAC LAKE ROAD,**

Side of Str:

Lot Information

Acres: **1.27**
 Rd/Wtr Frt Ft: **240 /**
 Lot Dim: **337 X 240 X 104 X 334**

General Information

Year Blt/Rmd: **1978**
 #Units/ % Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 Encroachments: **No**

Business Information

Zoning: **Office**
 Current Use: **OFFICE**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: **0**
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **8,368** (LP/SqFt: \$.23)
 Est Sqft Main: **2,035**
 Est Sqft Ofc: **1,900**
 Sqft Source: **PRD**

Listing Information

Listing Date: **08/30/2018** Off Mkt Date: Pending Date: **12/17/18**
 Exclusions: Protect Period: **360** Possession: **IMMEDIATE** BMK Date: **12/17/18**
 Terms Offered: **Gross Lease** MLS Source: **REALCOMP** Originating MLS# **218084902**
 Access: **Appointment/LockBox** LB Description: **SentriLock** LB Location:

Features

Arch Level: **1 Story** Road Frontage: **Class A**
 Foundation: **Slab** Foundation Mtrl: **Poured**
 Exterior: **Brick, Brick Siding** Roof Mtrl:
 Comm Feat: **220V Available**
 Exterior Feat:
 Heating Fuel: **Natural Gas** Heating: **Packaged Heat/Cool**
 Wtr Htr Fuel: **Natural Gas** Plant Heating: **Central Air, Forced Air**
 Water Source: **Municipal Water** Office Heating: **Central Air, Forced Air**
 Sewer: **Sewer-Sanitary**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1322476019** Ownership: **Private - Owned**
 Tax Summer: **\$7,751** Tax Winter: **\$2,345** Oth/Sp Assmnt: **0**
 Legal Desc: **T3N, R9E, SEC 22 PART OF SE 1/4 BEG AT PT DIST N 01-30-00 E 920.95 FT & N 42-40-00 W 710.05 FT FROM SE SEC COR, TH N 42-40-00 W 337.88 FT, TH S 47-20-00 W 240.00 FT, TH S 42-40-00 E 104.76 FT, TH S 88-30-00 E 334.58 FT TO BEG 1.22 A**

Agent/Office/Contact Information

Sub Agency: **Yes 1/2** Buyer Agency: **Yes 1/2** Trans Coordinatr: **Yes 1/2** Comp Arrange:
 Listing Office: **Wilhelm & Assoc Inc, REALTOR®** List Ofc Ph: **(248) 625-9500**
 Listing Agent: **STEVEN WEDDLE** List Agt Ph: **(248) 625-9500**
 Contact Name: **STEVE (CHIP) WEDDLE** Contact Phone: **248 462-3119**

Remarks

Public Remarks: **LOCATED IN WATERFORD ON HIGHLAND ROAD / M-59 . JUST EAST OF PONTIAC LAKE ROAD, ACROSS FROM MEIJERS. BUILDING OFFERS ROAD FRONTAGE AND PLENTY OF PARKING. CURRENTLY VACANT, READY TO BUILD OUT ... ONE OF THREE SUITES OF 2000 FT. EACH. CAN BE COMBINED FOR UP TO 6000 SQ. FT. SPACE ON SIGN INCLUDED.**

REALTOR® Remarks: **\$12 PER SQ. FT. PER YEAR ZONED COMMERCIAL, MEDICAL, OFFICE, RETAIL... MOTIVATED OWNER . AGENT MUST BE PRESENT FOR SHOWINGS. BRING ALL OFFERS...**

Demographic Summary Report

4175-4185 Highland Rd, Waterford, MI 48328

Building Type: **General Retail**
 Secondary: -
 GLA: **8,350 SF**
 Year Built: **1976**

Total Available: **6,025 SF**
 % Leased: **27.84%**
 Rent/SF/Yr: **\$15.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	9,721	67,462	166,561
2019 Estimate	9,518	66,385	164,074
2010 Census	8,669	62,250	154,836
Growth 2019 - 2024	2.13%	1.62%	1.52%
Growth 2010 - 2019	9.79%	6.64%	5.97%
2019 Population by Hispanic Origin	1,298	5,939	16,610
2019 Population	9,518	66,385	164,074
White	8,122 85.33%	54,762 82.49%	125,727 76.63%
Black	849 8.92%	7,626 11.49%	27,158 16.55%
Am. Indian & Alaskan	47 0.49%	377 0.57%	880 0.54%
Asian	211 2.22%	1,725 2.60%	5,692 3.47%
Hawaiian & Pacific Island	10 0.11%	13 0.02%	70 0.04%
Other	278 2.92%	1,883 2.84%	4,546 2.77%
U.S. Armed Forces	0	17	43
Households			
2024 Projection	4,153	27,456	66,084
2019 Estimate	4,069	27,005	65,033
2010 Census	3,728	25,295	61,097
Growth 2019 - 2024	2.06%	1.67%	1.62%
Growth 2010 - 2019	9.15%	6.76%	6.44%
Owner Occupied	2,583 63.48%	18,504 68.52%	44,521 68.46%
Renter Occupied	1,486 36.52%	8,500 31.48%	20,512 31.54%
2019 Households by HH Income	4,071	27,007	65,033
Income: <\$25,000	872 21.42%	5,838 21.62%	14,662 22.55%
Income: \$25,000 - \$50,000	1,264 31.05%	6,649 24.62%	15,044 23.13%
Income: \$50,000 - \$75,000	837 20.56%	5,140 19.03%	10,979 16.88%
Income: \$75,000 - \$100,000	547 13.44%	3,628 13.43%	8,193 12.60%
Income: \$100,000 - \$125,000	204 5.01%	2,452 9.08%	5,584 8.59%
Income: \$125,000 - \$150,000	172 4.23%	1,242 4.60%	3,395 5.22%
Income: \$150,000 - \$200,000	131 3.22%	1,084 4.01%	3,291 5.06%
Income: \$200,000+	44 1.08%	974 3.61%	3,885 5.97%
2019 Avg Household Income	\$60,145	\$70,859	\$77,549
2019 Med Household Income	\$47,312	\$54,712	\$56,012