

Property Overview



Former Van's Auto
FOR SALE

7575 Highland Road
Waterford, Michigan



Focus.

Strategy.

Results.

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7575 Highland Road, Waterford, Michigan

Property Summary



Property: 7575 Highland Road (M-59), Waterford, MI 48327

Offering: 10,800 SF Commercial Building

Lot Size: 0.73 Acres

Asking Price: \$629,900 (\$58.32 per square foot)

Population: 44,683 (3 miles)

Med HH Inc.: \$68,394 (3 miles)

Traffic Count: 45,000 v. p. d. on Highland Road

Comments: Excellent user opportunity located at the southeast quadrant of Highland Road (M-59) & Williams Lake Road in Waterford, MI. An approximately 10,800 Sq. Ft. former Vans Auto is positioned on 0.73 acres of land and is available in this attractive and growing market with 100 feet of frontage on Highland Road. The subject is located in the center of Oakland County, a thriving location among commercial and residential population. The subject has 3 roll up doors, one (in ground) hydraulic lift, and is currently zoned C-3; General Business, and it is ideal for Commercial/retail establishments. The property boasts excellent visibility, access, and strong residential density!

Listing Agents:

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The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.

Gerdom Realty & Investment

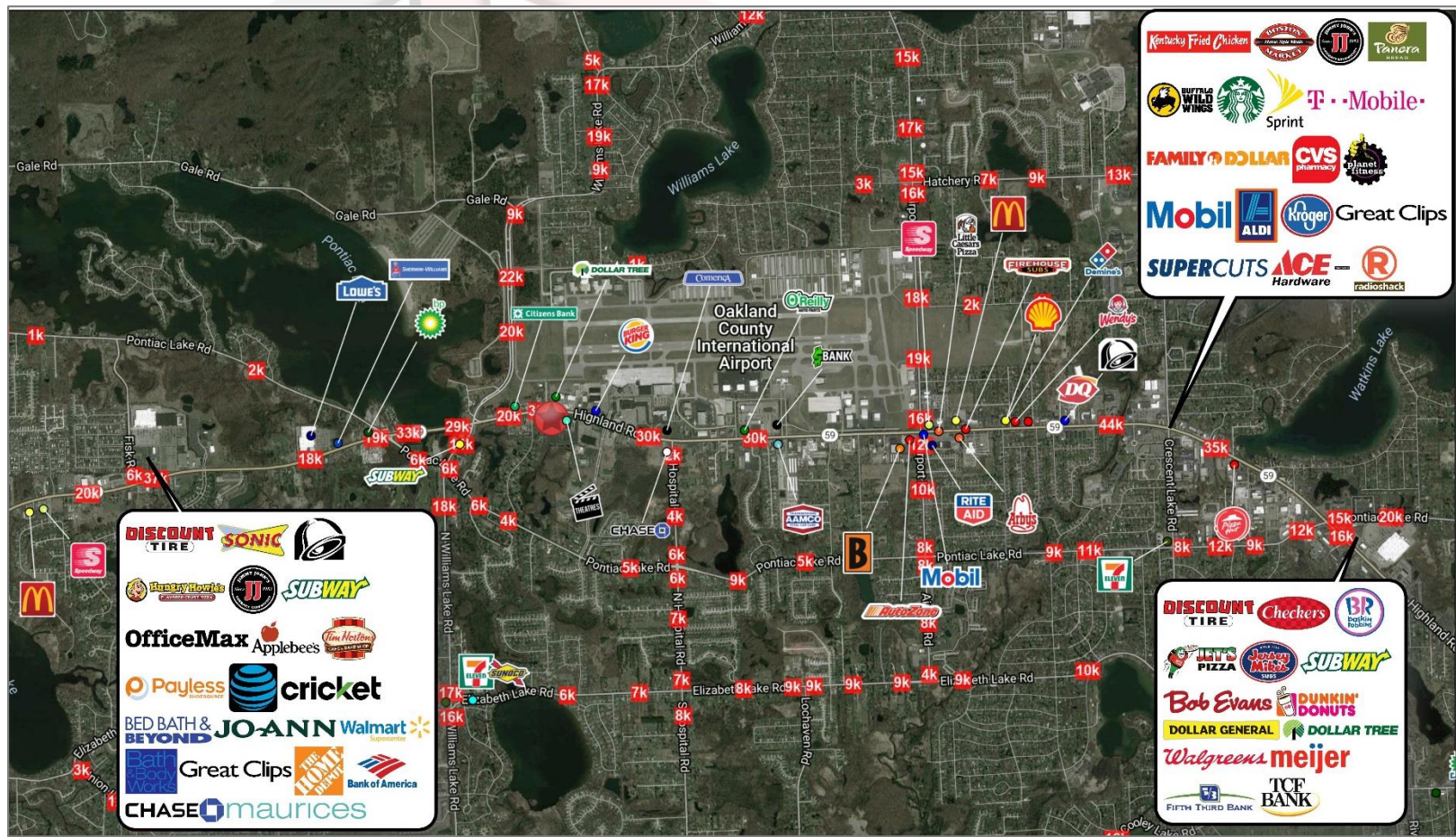
44725 Grand River Avenue, Suite #102, Novi, MI 48375

Phone: 248.242.6766 Fax: 866.301.9543

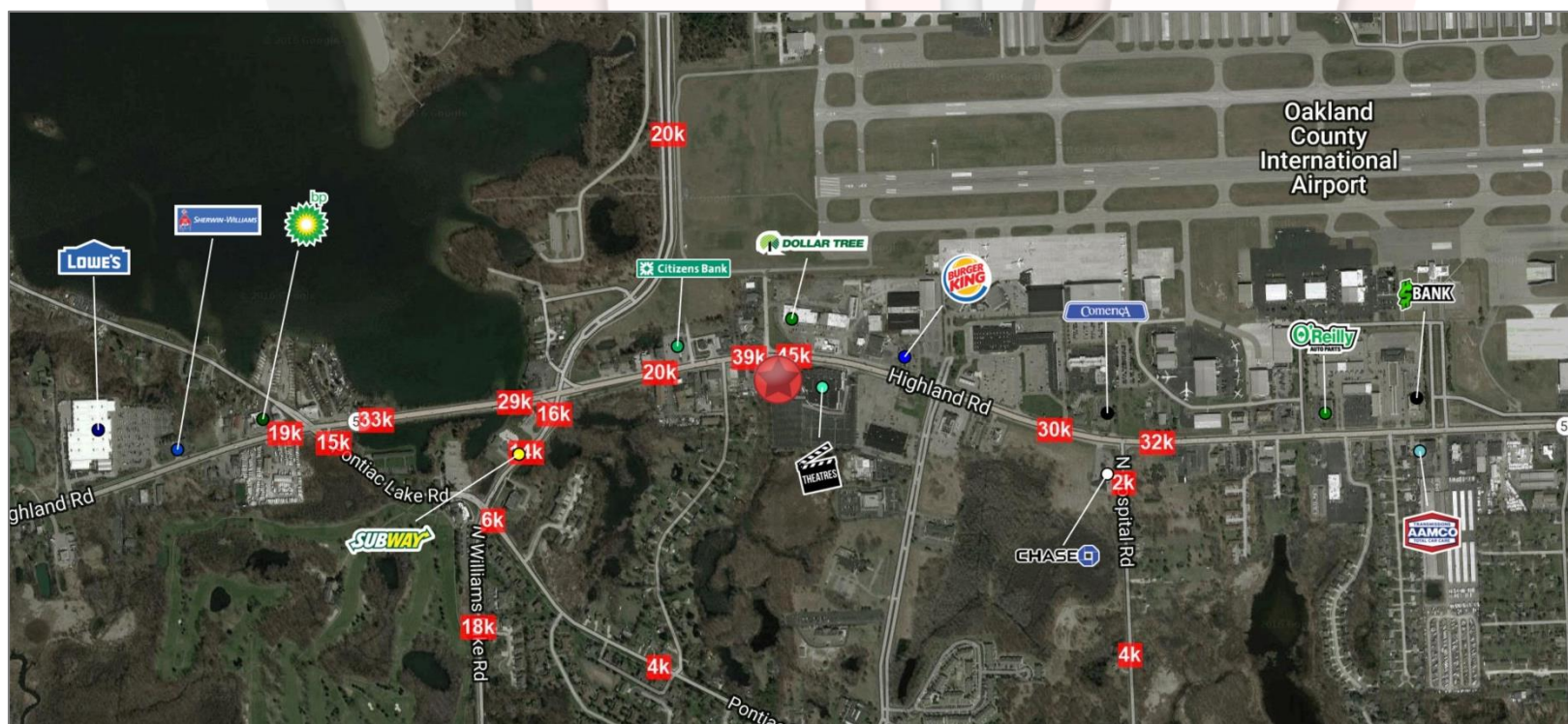
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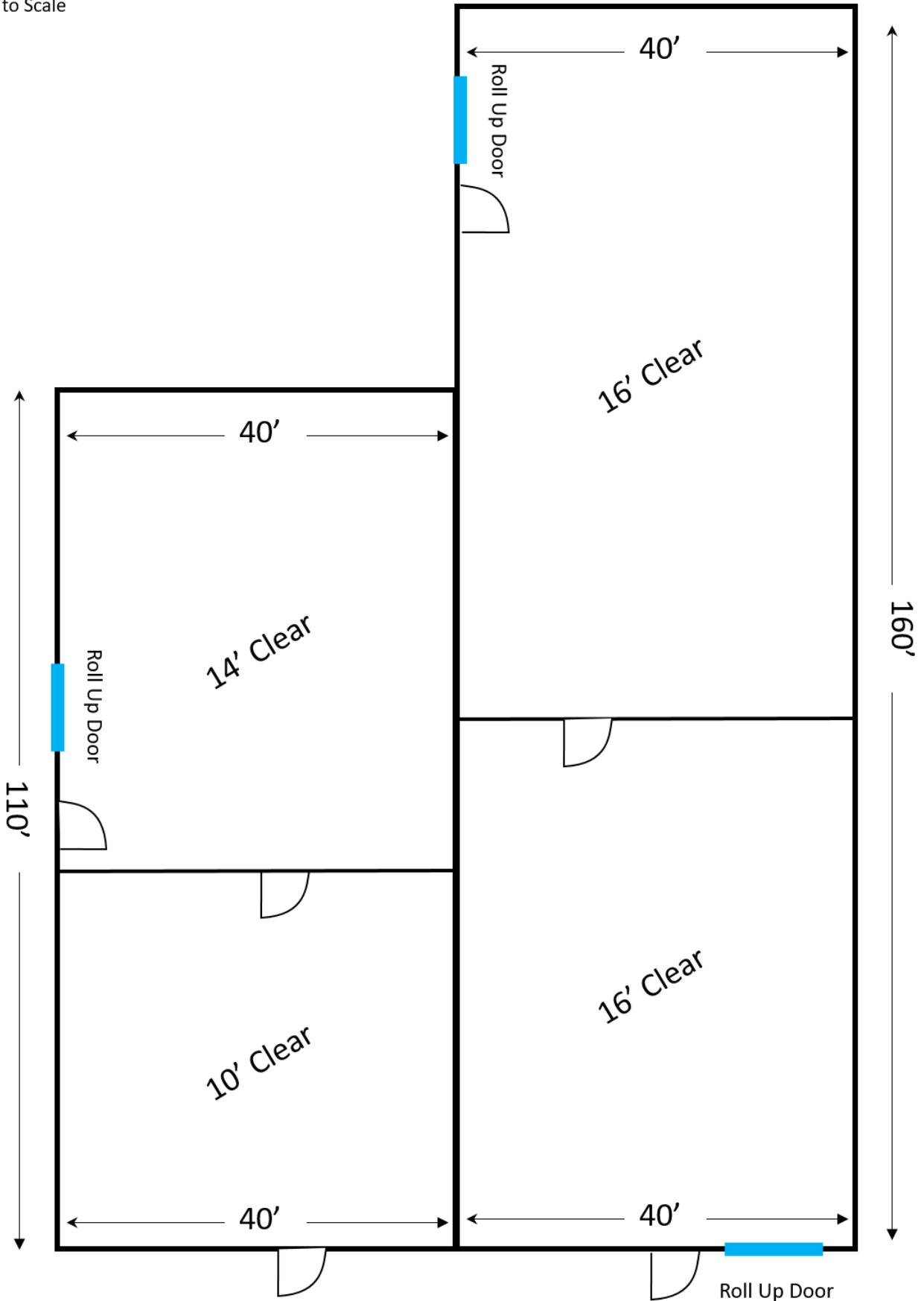
Trade Area Aerial



Trade Area Aerial Close Up



Not to Scale

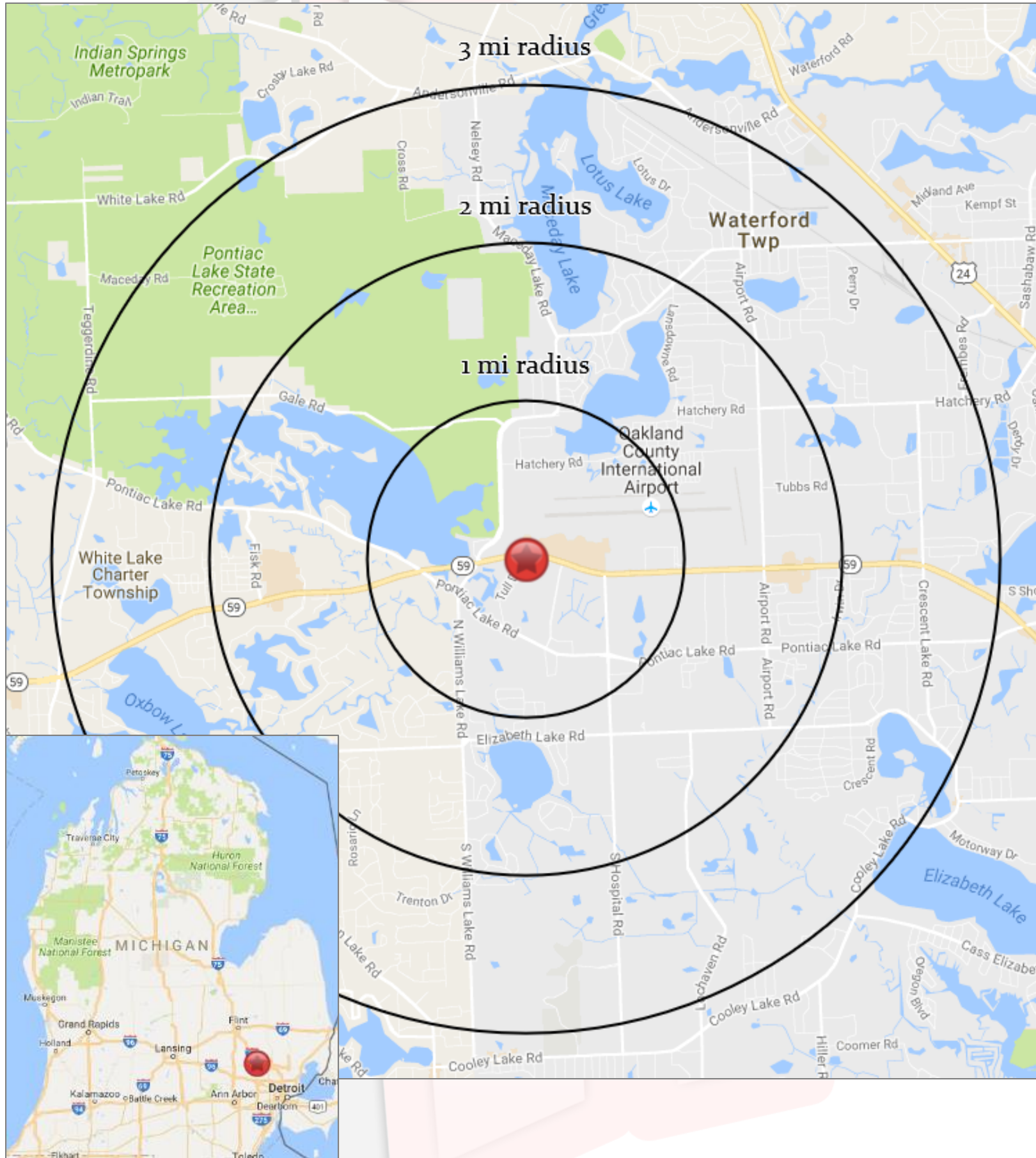


7575 Highland Road, Waterford, Michigan

Photographs



7575 Highland Road, Waterford, Michigan



7575 Highland Road, Waterford, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6606/-83.4354

RF1

7575 Highland Rd

Waterford Twp, MI 48327

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	3,893	44,683	116,613
	2021 Projected Population	3,983	45,481	118,635
	2010 Census Population	3,909	43,791	114,492
	2000 Census Population	3,647	41,765	113,531
	Projected Annual Growth 2016 to 2021	0.5%	0.4%	0.3%
	Historical Annual Growth 2000 to 2016	0.4%	0.4%	0.2%
HOUSEHOLDS	2016 Estimated Households	1,648	18,481	47,766
	2021 Projected Households	1,723	19,225	49,683
	2010 Census Households	1,615	17,595	45,620
	2000 Census Households	1,440	16,442	43,859
	Projected Annual Growth 2016 to 2021	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	0.9%	0.8%	0.6%
AGE	2016 Est. Population Under 10 Years	10.8%	11.3%	11.5%
	2016 Est. Population 10 to 19 Years	11.7%	12.6%	13.0%
	2016 Est. Population 20 to 29 Years	14.2%	12.2%	11.9%
	2016 Est. Population 30 to 44 Years	20.7%	19.7%	19.2%
	2016 Est. Population 45 to 59 Years	22.1%	22.7%	22.9%
	2016 Est. Population 60 to 74 Years	15.1%	15.2%	15.5%
	2016 Est. Population 75 Years or Over	5.4%	6.2%	6.0%
	2016 Est. Median Age	38.9	40.0	40.0
MARITAL STATUS & GENDER	2016 Est. Male Population	50.1%	49.3%	49.3%
	2016 Est. Female Population	49.9%	50.7%	50.7%
	2016 Est. Never Married	31.4%	27.9%	28.1%
	2016 Est. Now Married	48.8%	51.5%	51.4%
	2016 Est. Separated or Divorced	15.4%	14.8%	14.7%
	2016 Est. Widowed	4.4%	5.8%	5.8%
INCOME	2016 Est. HH Income \$200,000 or More	3.0%	5.7%	6.5%
	2016 Est. HH Income \$150,000 to \$199,999	4.5%	6.2%	6.0%
	2016 Est. HH Income \$100,000 to \$149,999	19.8%	17.0%	16.6%
	2016 Est. HH Income \$75,000 to \$99,999	13.6%	14.3%	14.7%
	2016 Est. HH Income \$50,000 to \$74,999	14.8%	19.0%	18.8%
	2016 Est. HH Income \$35,000 to \$49,999	14.0%	13.5%	12.3%
	2016 Est. HH Income \$25,000 to \$34,999	12.1%	7.6%	8.1%
	2016 Est. HH Income \$15,000 to \$24,999	9.4%	8.6%	9.1%
	2016 Est. HH Income Under \$15,000	8.9%	8.1%	7.9%
	2016 Est. Average Household Income	\$70,524	\$79,099	\$81,260
	2016 Est. Median Household Income	\$57,817	\$68,394	\$69,561
	2016 Est. Per Capita Income	\$30,278	\$32,774	\$33,364
	2016 Est. Total Businesses	178	1,551	4,486
2016 Est. Total Employees	1,094	11,666	36,490	

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1 mi radius 3 mi radius 5 mi radius

Waterford Twp, MI 48327

		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	88.8%	90.7%	89.0%
	2016 Est. Black	5.3%	3.5%	4.5%
	2016 Est. Asian or Pacific Islander	2.4%	2.3%	2.6%
	2016 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
	2016 Est. Other Races	3.2%	3.1%	3.5%
HISPANIC	2016 Est. Hispanic Population	194	2,181	6,213
	2016 Est. Hispanic Population	5.0%	4.9%	5.3%
	2021 Proj. Hispanic Population	6.3%	6.2%	6.7%
	2010 Hispanic Population	4.5%	4.4%	4.8%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	2,719	31,105	80,915
	2016 Est. Elementary (Grade Level 0 to 8)	1.5%	1.5%	1.8%
	2016 Est. Some High School (Grade Level 9 to 11)	4.6%	5.5%	5.0%
	2016 Est. High School Graduate	25.5%	27.9%	26.5%
	2016 Est. Some College	28.7%	24.2%	24.3%
	2016 Est. Associate Degree Only	11.5%	9.7%	9.5%
	2016 Est. Bachelor Degree Only	19.4%	19.2%	20.2%
	2016 Est. Graduate Degree	8.9%	12.0%	12.7%
HOUSING	2016 Est. Total Housing Units	1,719	19,308	49,870
	2016 Est. Owner-Occupied	68.8%	74.6%	74.3%
	2016 Est. Renter-Occupied	27.0%	21.1%	21.5%
	2016 Est. Vacant Housing	4.2%	4.3%	4.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.0%	3.9%	3.0%
	2010 Homes Built 2000 to 2004	6.1%	7.6%	6.4%
	2010 Homes Built 1990 to 1999	29.1%	17.2%	15.3%
	2010 Homes Built 1980 to 1989	15.7%	10.4%	11.3%
	2010 Homes Built 1970 to 1979	12.4%	14.2%	17.1%
	2010 Homes Built 1960 to 1969	9.4%	13.0%	11.9%
	2010 Homes Built 1950 to 1959	12.8%	18.7%	18.7%
	2010 Homes Built Before 1949	12.5%	15.0%	16.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.4%	0.5%	0.6%
	2010 Home Value \$500,000 to \$999,999	1.0%	2.1%	2.7%
	2010 Home Value \$400,000 to \$499,999	1.2%	2.2%	2.4%
	2010 Home Value \$300,000 to \$399,999	4.3%	5.1%	6.2%
	2010 Home Value \$200,000 to \$299,999	23.2%	18.3%	18.2%
	2010 Home Value \$150,000 to \$199,999	24.2%	23.6%	22.7%
	2010 Home Value \$100,000 to \$149,999	22.0%	20.9%	21.1%
	2010 Home Value \$50,000 to \$99,999	15.7%	17.0%	17.0%
	2010 Home Value \$25,000 to \$49,999	4.2%	4.7%	4.5%
	2010 Home Value Under \$25,000	3.6%	5.5%	4.6%
	2010 Median Home Value	\$156,766	\$151,944	\$157,858
	2010 Median Rent	\$665	\$715	\$707

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	3,213	36,241	94,198
	2016 Est. Civilian Employed	64.2%	63.5%	64.0%
	2016 Est. Civilian Unemployed	3.0%	2.9%	2.9%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	32.8%	33.6%	33.0%
	2016 Labor Force Males	49.8%	48.7%	48.7%
	2016 Labor Force Females	50.2%	51.3%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,815	20,501	53,096
	2010 Mgmt, Business, & Financial Operations	16.4%	14.5%	14.7%
	2010 Professional, Related	17.8%	20.7%	22.2%
	2010 Service	14.0%	17.7%	16.5%
	2010 Sales, Office	32.2%	26.7%	27.4%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	9.1%	8.2%	8.1%
	2010 Production, Transport, Material Moving	10.4%	12.0%	10.9%
	2010 White Collar Workers	66.4%	61.9%	64.4%
	2010 Blue Collar Workers	33.6%	38.1%	35.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	87.9%	85.1%	86.1%
	2010 Drive to Work in Carpool	6.7%	8.7%	8.1%
	2010 Travel to Work by Public Transportation	0.4%	0.3%	0.4%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.6%	1.5%	1.2%
	2010 Other Means	0.6%	0.5%	0.5%
	2010 Work at Home	2.8%	3.8%	3.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.5%	18.3%	19.2%
	2010 Travel to Work in 15 to 29 Minutes	28.3%	32.6%	33.7%
	2010 Travel to Work in 30 to 59 Minutes	43.1%	39.6%	38.1%
	2010 Travel to Work in 60 Minutes or More	7.1%	9.5%	9.0%
	2010 Average Travel Time to Work	28.9	28.0	27.1
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$91.3 M	\$1.11 B	\$2.90 B
	2016 Est. Apparel	\$3.16 M	\$38.5 M	\$101 M
	2016 Est. Contributions, Gifts	\$6.03 M	\$76.8 M	\$203 M
	2016 Est. Education, Reading	\$3.48 M	\$43.6 M	\$115 M
	2016 Est. Entertainment	\$5.12 M	\$62.3 M	\$163 M
	2016 Est. Food, Beverages, Tobacco	\$14.0 M	\$168 M	\$439 M
	2016 Est. Furnishings, Equipment	\$3.14 M	\$38.5 M	\$101 M
	2016 Est. Health Care, Insurance	\$8.06 M	\$95.9 M	\$251 M
	2016 Est. Household Operations, Shelter, Utilities	\$28.3 M	\$342 M	\$896 M
	2016 Est. Miscellaneous Expenses	\$1.36 M	\$16.2 M	\$42.4 M
	2016 Est. Personal Care	\$1.19 M	\$14.3 M	\$37.5 M
	2016 Est. Transportation	\$17.5 M	\$210 M	\$548 M

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