SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:

Location:	2111 N. Squirrel Road
City, State:	Auburn Hills, MI
Cross Streets:	N. of University Drive
County:	Oakland
Zoning:	B-2
Year Built:	2023 Build-to-Suit

Total Building Sq. Ft.:	25,782	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	19,324	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,500	**Total Acreage:**	2.25
Max Cont. Sq. Ft.:	19,324	**Land Dimensions:**	N/A

Ceiling Height:	N/A	**Parking:**	165, +
Overhead Door(s) / Height:	0	**Curb Cuts:**	1
Exterior Construction:	N/A	**Power:**	N/A
Structural System:	N/A	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	N/A
Basement:	No	**Roof:**	Flat
Number of Stories:	2	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**	**Yr:**	**Count:**		
					2020	22,263	Squirrel Rd. & University Dr. 2-Way	
1 Mile:	5,953	**1 Mile:**	$80,251		2020	27,444	Squirrel Rd. N. of Walton Blvd. 2-Way	
3 Miles:	52,686	**3 Miles:**	$84,950		2020	5,537	University Dr. W. of Squirrel Rd. 2-Way	
5 Miles:	167,009	**5 Miles:**	$91,306		2020	5,616	Five Points Dr. & Squirrel Rd. 2-Way	

Current Tenant(s):	N/A	**Major Tenants:**	N/A

Lease Rate:	Contact Broker	**Improvement Allowance:**	N/A
Lease Type:	Contact Broker	**Options:**	N/A
Monthly Rate:	Contact Broker	**Taxes:**	TBD
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	14-13-176-012	**Date Available:**	Fall 2024

Utilities		**Electric:**	Yes
Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Water:**	Yes

Tenant Responsibilities: N/A

Comments: New mixed-use development directly across from Oakland University. Excellent trade area with strong demographics and traffic counts with easy access to I-75. Shared parking with adjacent parcels. Anticipated Fall 2024 delivery.

Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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