

— FOR LEASE 1,400 SF



## Prime Retail Space in Auburn Hills

Right off I-75, surrounded by top national retailers like Target, Meijer, Sam's Club, Costco, and Home Depot

4141 Joslyn Rd, Auburn Hills, MI 48326



LACUNA COMMERCIAL  
Advisors

Doug Todd  
(616) 340-7230  
Doug@lacunaCRE.com

Real Estate Driven by Relationships



# RETAIL SPACE FOR LEASE



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**FOR LEASE 1,400 SF - \$22 PSF (NNN)**

## High-Visibility Retail Space in a Thriving Auburn Hills Corridor

This retail space in Auburn Hills is situated in a prime location, benefiting from over 30,000 vehicles passing by daily and easy access from I-75. Located within a well-established retail strip, it enjoys steady customer traffic due to strong anchor tenants such as Jake's Fireworks, Biggby Coffee, Hair Mechanix, Wink Lash & Brows, and Printboys.

Furthermore, the property is surrounded by major national retailers, including Target, Meijer, Sam's Club, Costco and Home Depot. It is also just minutes away from Great Lakes Crossing Outlets, one of Michigan's largest shopping destinations.

With high visibility, favorable demographics, and a prime spot in a bustling retail corridor, this space presents an excellent opportunity for businesses looking to establish a presence in one of Auburn Hills' busiest areas.

## Property Features

|               |                               |
|---------------|-------------------------------|
| SPACE SIZE    | 1,400 SF                      |
| LEASE RATE    | \$22 PSF (NNN)                |
| ZONING        | B-2 GENERAL BUSINESS          |
| TRAFFIC COUNT | 31,000+                       |
| COUNTY        | OAKLAND                       |
| CITY          | AUBURN HILLS                  |
| INTERNET      | MULTIPLE HIGH SPEED PROVIDERS |



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**Lacuna Commercial Advisors**

(844) 222-9405

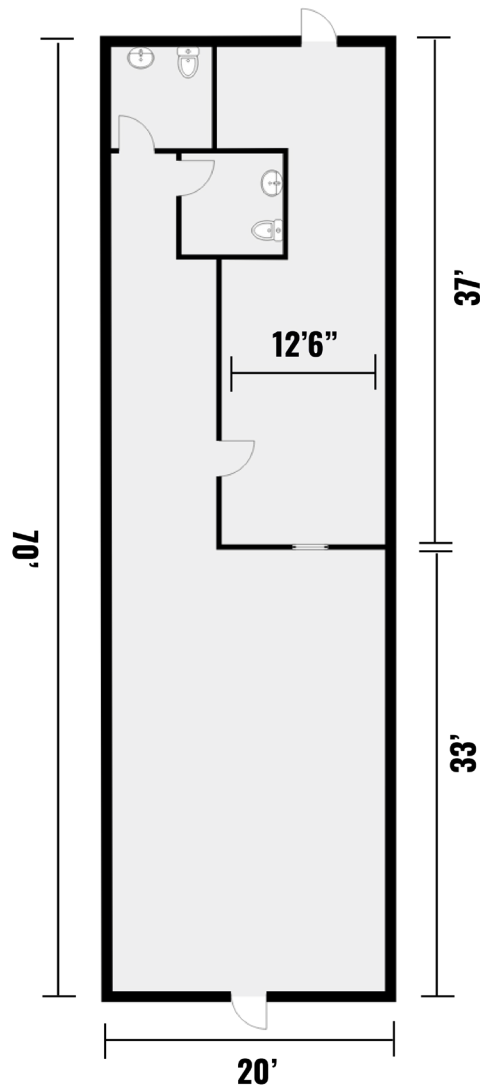
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## FLOOR PLAN/TENANTS

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LacunaCRE.com

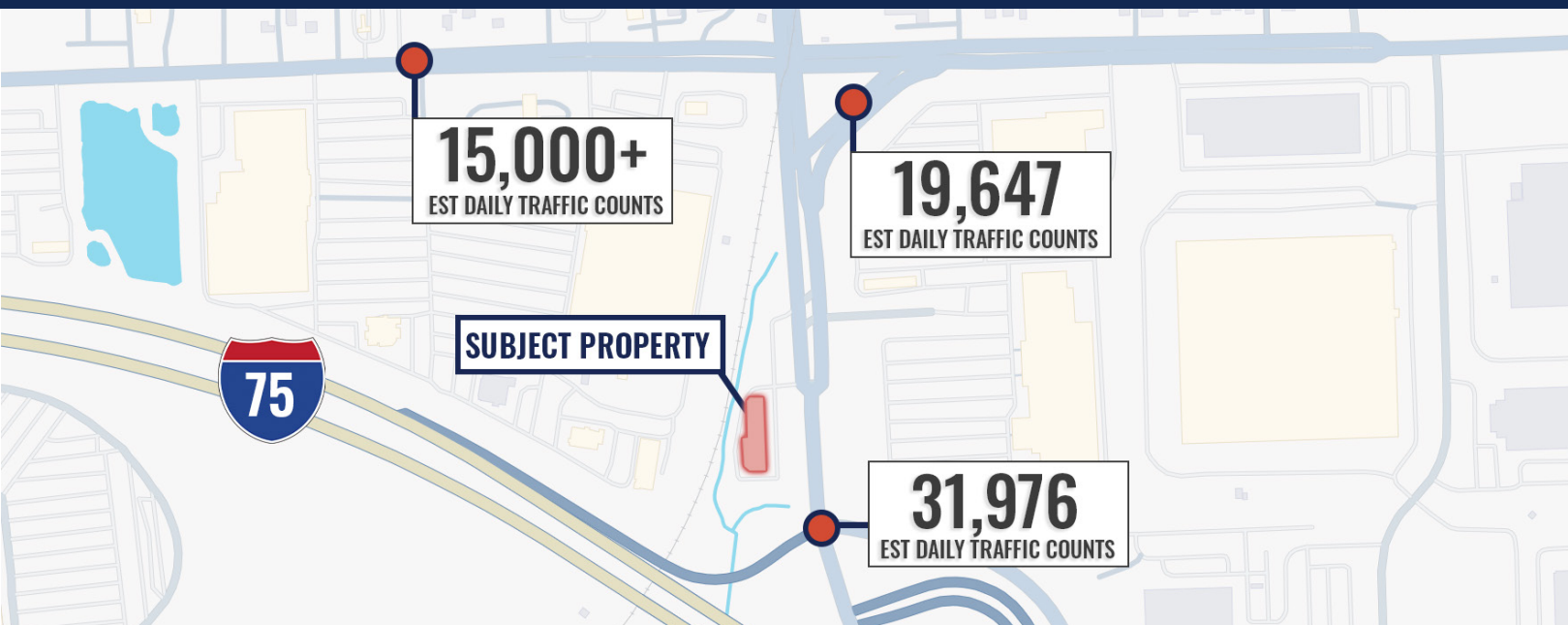
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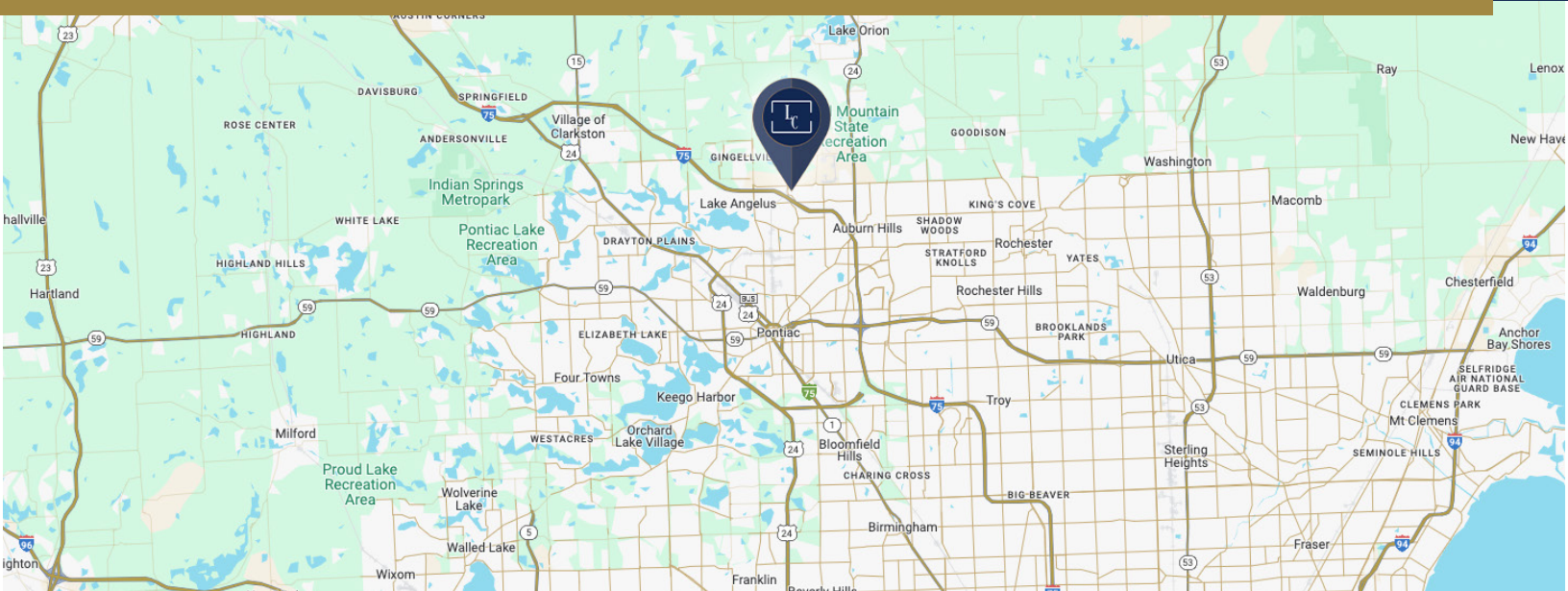
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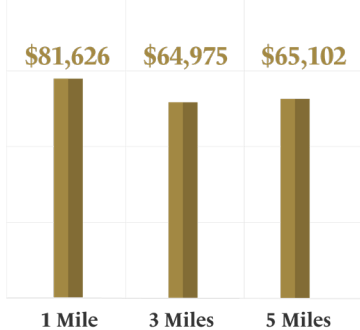
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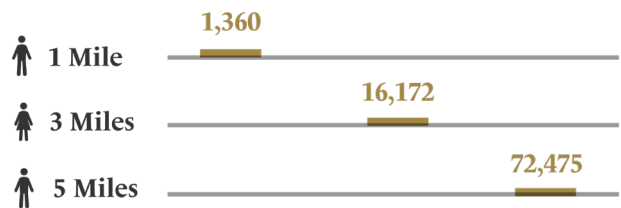
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## HOUSEHOLD INCOME



## POPULATION



## NUMBER OF HOUSEHOLDS



## DEMOGRAPHICS

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