

# FOR LEASE

Retail – Waterford, MI 48327

**Insite**  
COMMERCIAL

Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



6123 Highland Rd.  
Waterford, MI 48237

EXCLUSIVELY LISTED BY:

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## PROPERTY INFORMATION

|                   |           |
|-------------------|-----------|
| Executive Summary | page 3    |
| Photographs       | pages 4-5 |
| Site Plan         | page 6    |

## LOCATION INFORMATION

|                |            |
|----------------|------------|
| Retailer Map   | page 7     |
| Aerial Maps    | page 8     |
| Demographics   | pages 9-11 |
| Traffic Counts | page 12    |

## CONTACT INFORMATION

|         |
|---------|
| page 13 |
|---------|



## PROPERTY OVERVIEW

Retail space available for lease, located on Highland Rd (M-59), directly across from the Oakland County International Airport, in Waterford, MI. One inline, 3,200 SF space available, which may be divided into two 1,600 SF spaces. This well-maintained property offers abundant parking and excellent frontage.

## OFFERING SUMMARY

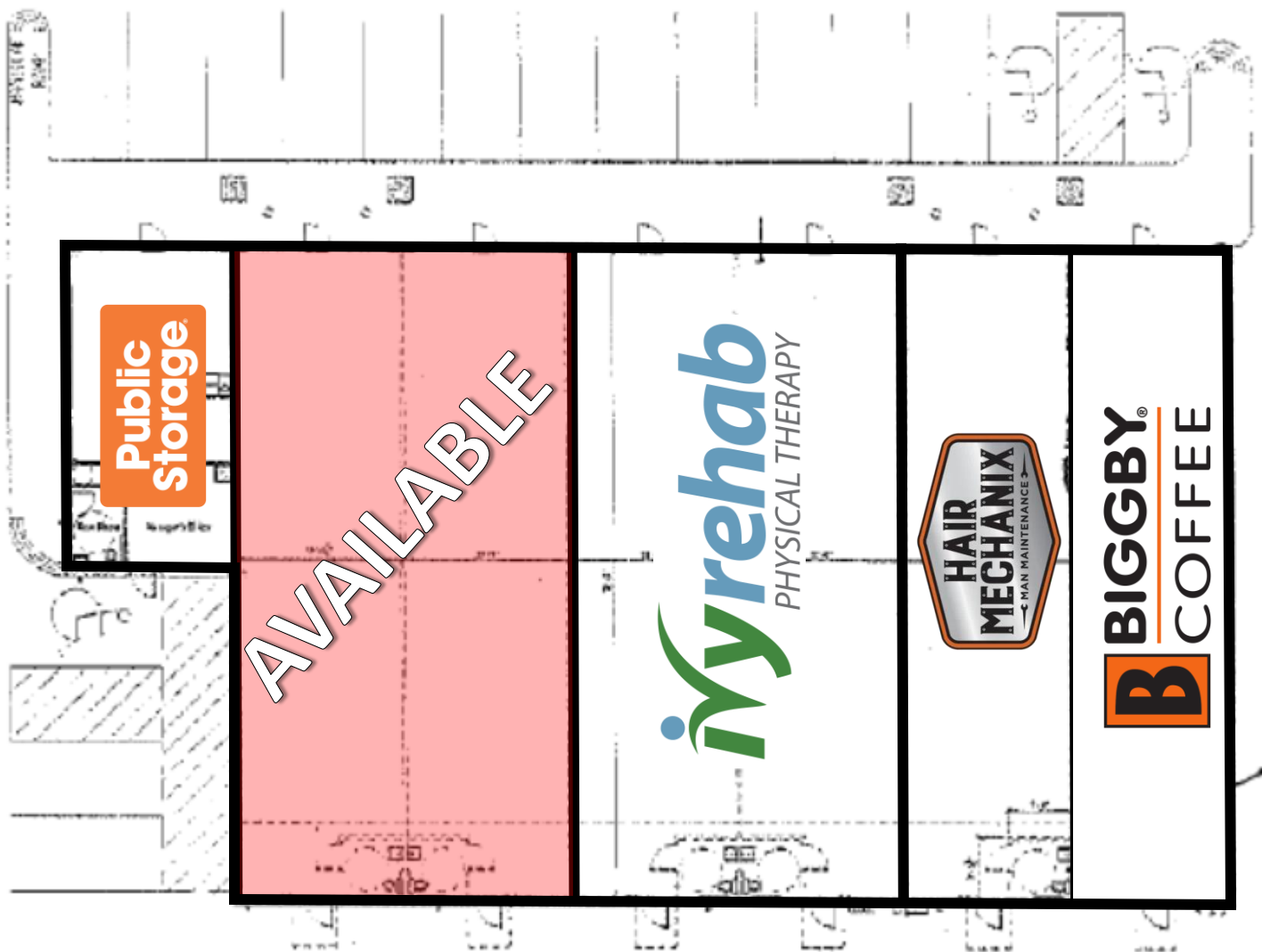
|                         |                                            |
|-------------------------|--------------------------------------------|
| <b>Location:</b>        | <b>6123 Highland Rd.<br/>Waterford, MI</b> |
| <b>Space Available:</b> | <b>1,600 – 3,200 SF</b>                    |
| <b>Lease Rate:</b>      | <b>\$15.00 - \$18.75 PSF<br/>NNN</b>       |
| <b>Nets:</b>            | <b>\$3.00 PSF</b>                          |
| <b>Year Built:</b>      | <b>2006</b>                                |
| <b>Zoning:</b>          | <b>C-4, Extensive<br/>Business</b>         |

## PROPERTY HIGHLIGHTS

- Space offers fantastic views of the airport
- Monument signage available
- Co-Tenancy:
  - Biggby Coffee
  - Hair Mechanix
  - IVY Rehab Physical Therapy
  - Public Storage

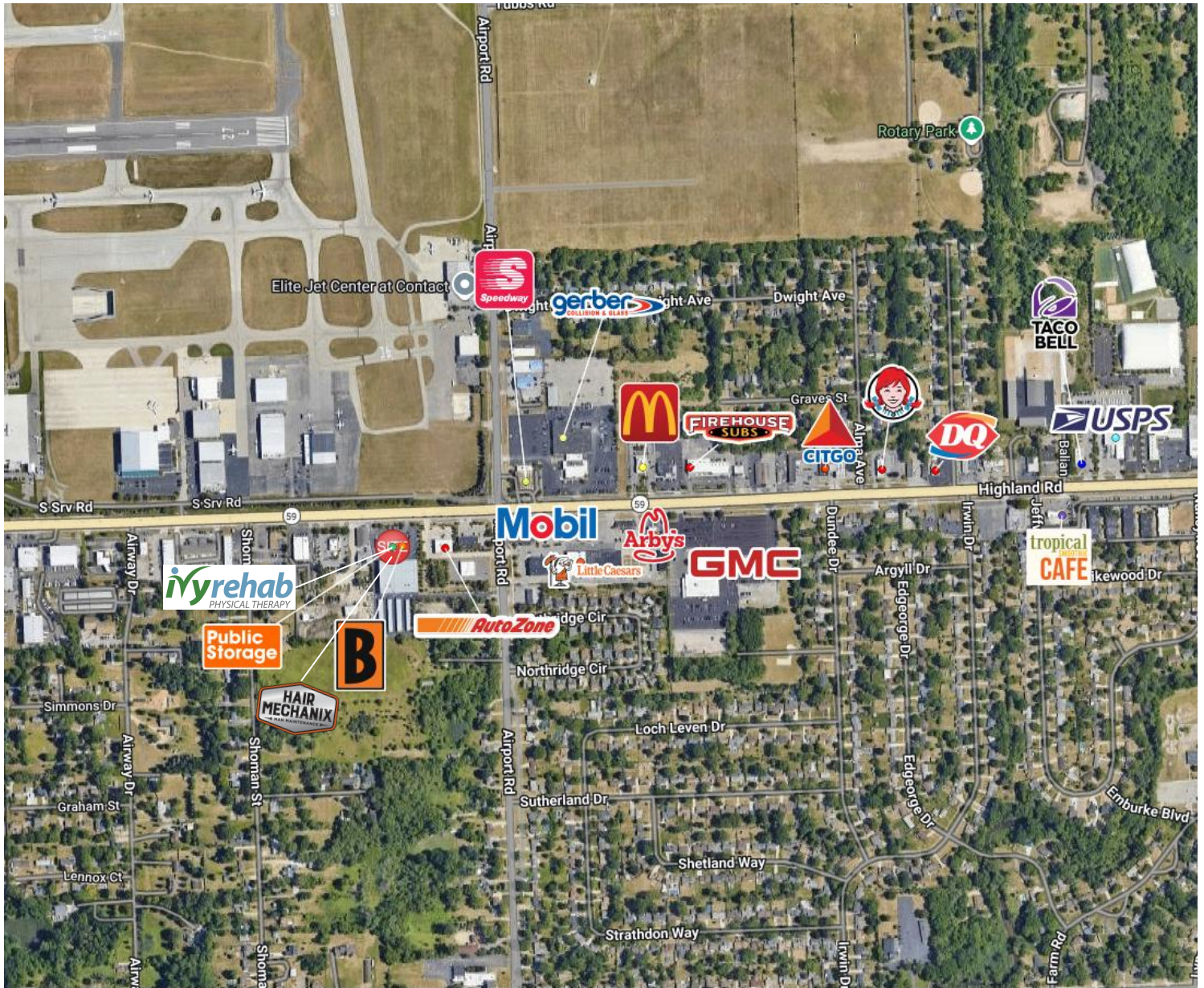




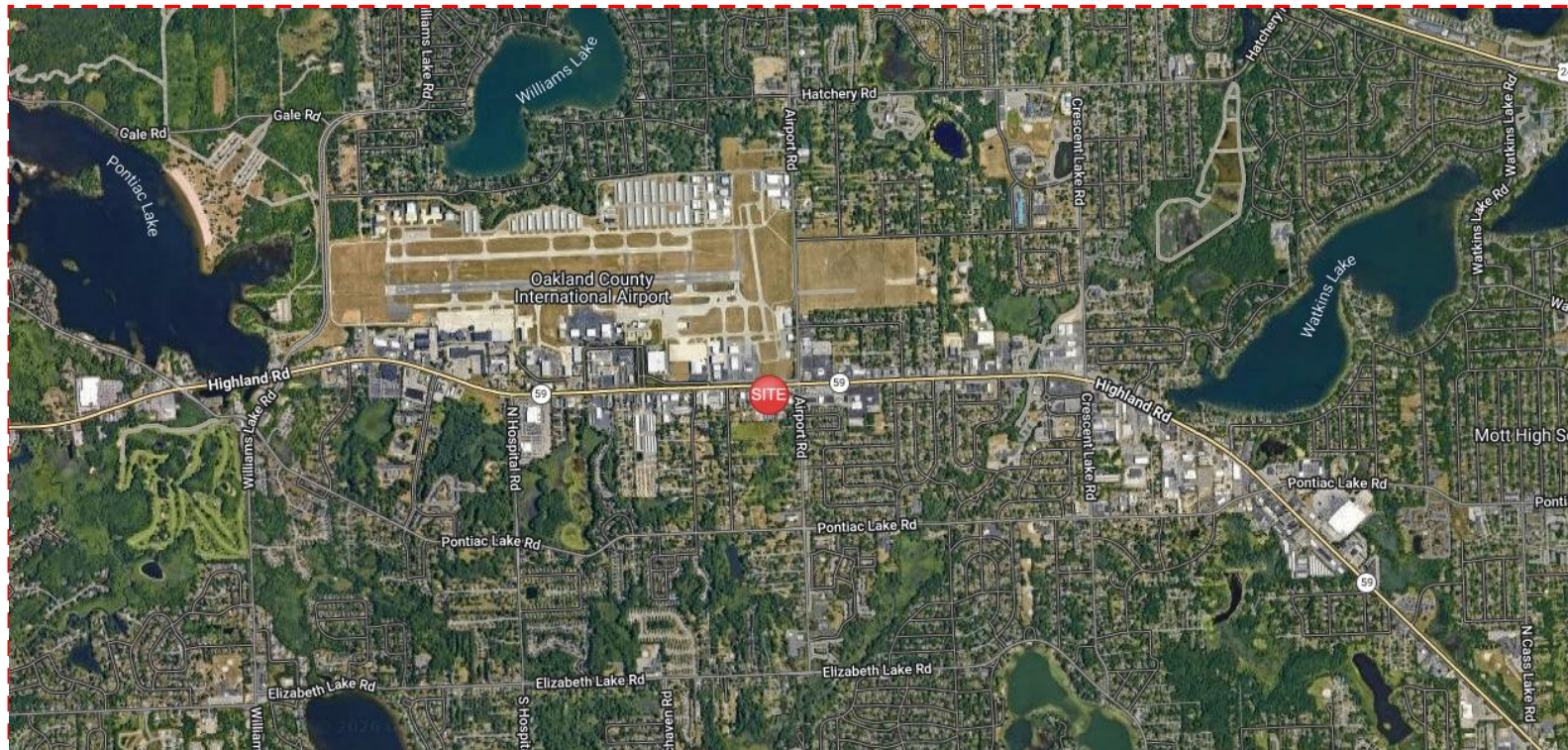


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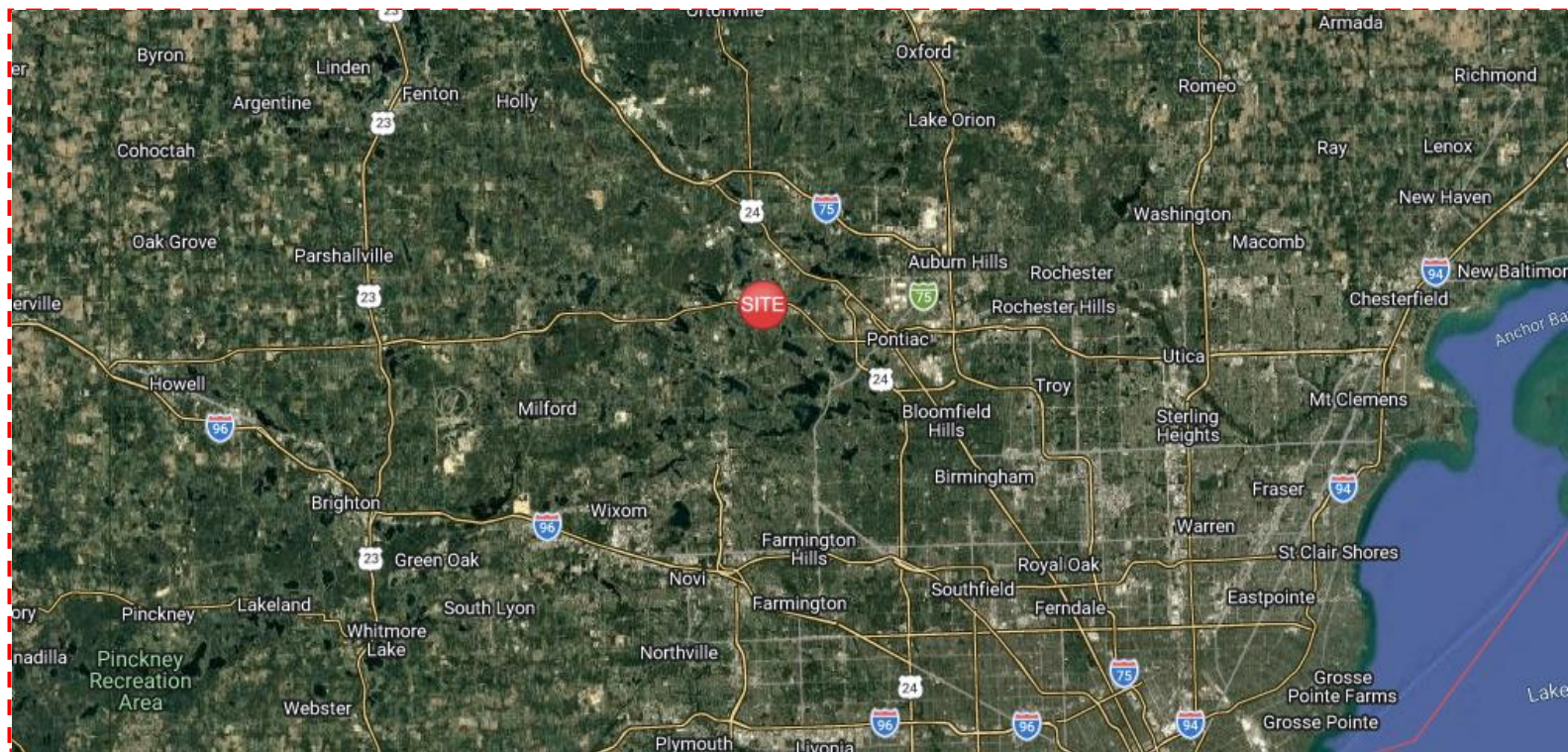
## Retailer Map



### LOCAL



### REGIONAL



### Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6593/-83.4081

| 6123 Highland Rd                           | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------------------------|-------------|-------------|-------------|
| Waterford Twp, MI 48327                    |             |             |             |
| <b>Population</b>                          |             |             |             |
| 2026 Estimated Population                  | 5,925       | 53,077      | 135,307     |
| 2031 Projected Population                  | 5,920       | 52,950      | 135,076     |
| 2020 Census Population                     | 5,963       | 54,231      | 137,031     |
| 2010 Census Population                     | 5,563       | 52,814      | 134,168     |
| Projected Annual Growth 2026 to 2031       | -           | -           | -           |
| Historical Annual Growth 2010 to 2026      | 0.4%        | -           | -           |
| <b>Households</b>                          |             |             |             |
| 2026 Estimated Households                  | 2,986       | 23,728      | 58,650      |
| 2031 Projected Households                  | 2,977       | 23,747      | 58,763      |
| 2020 Census Households                     | 2,677       | 22,622      | 56,279      |
| 2010 Census Households                     | 2,429       | 21,453      | 53,547      |
| Projected Annual Growth 2026 to 2031       | -           | -           | -           |
| Historical Annual Growth 2010 to 2026      | 1.4%        | 0.7%        | 0.6%        |
| <b>Age</b>                                 |             |             |             |
| 2026 Est. Population Under 10 Years        | 9.3%        | 9.8%        | 9.8%        |
| 2026 Est. Population 10 to 19 Years        | 10.2%       | 10.4%       | 11.0%       |
| 2026 Est. Population 20 to 29 Years        | 14.8%       | 12.9%       | 12.5%       |
| 2026 Est. Population 30 to 44 Years        | 19.5%       | 19.3%       | 19.3%       |
| 2026 Est. Population 45 to 59 Years        | 18.6%       | 19.7%       | 20.0%       |
| 2026 Est. Population 60 to 74 Years        | 17.2%       | 19.5%       | 19.4%       |
| 2026 Est. Population 75 Years or Over      | 10.4%       | 8.4%        | 8.1%        |
| 2026 Est. Median Age                       | 41.4        | 42.3        | 42.3        |
| <b>Marital Status &amp; Gender</b>         |             |             |             |
| 2026 Est. Male Population                  | 49.1%       | 49.5%       | 49.9%       |
| 2026 Est. Female Population                | 50.9%       | 50.5%       | 50.1%       |
| 2026 Est. Never Married                    | 32.9%       | 32.7%       | 33.1%       |
| 2026 Est. Now Married                      | 46.6%       | 47.5%       | 47.7%       |
| 2026 Est. Separated or Divorced            | 13.5%       | 13.4%       | 13.4%       |
| 2026 Est. Widowed                          | 7.1%        | 6.4%        | 5.7%        |
| <b>Income</b>                              |             |             |             |
| 2026 Est. HH Income \$200,000 or More      | 12.3%       | 10.4%       | 13.2%       |
| 2026 Est. HH Income \$150,000 to \$199,999 | 11.6%       | 10.5%       | 10.6%       |
| 2026 Est. HH Income \$100,000 to \$149,999 | 13.4%       | 18.6%       | 19.3%       |
| 2026 Est. HH Income \$75,000 to \$99,999   | 9.5%        | 14.0%       | 13.1%       |
| 2026 Est. HH Income \$50,000 to \$74,999   | 18.5%       | 16.5%       | 14.9%       |
| 2026 Est. HH Income \$35,000 to \$49,999   | 13.0%       | 10.1%       | 8.9%        |
| 2026 Est. HH Income \$25,000 to \$34,999   | 8.7%        | 8.0%        | 8.0%        |
| 2026 Est. HH Income \$15,000 to \$24,999   | 5.3%        | 4.9%        | 4.8%        |
| 2026 Est. HH Income Under \$15,000         | 7.8%        | 7.0%        | 7.3%        |
| 2026 Est. Average Household Income         | \$99,735    | \$109,635   | \$118,929   |
| 2026 Est. Median Household Income          | \$79,768    | \$82,812    | \$90,784    |
| 2026 Est. Per Capita Income                | \$50,376    | \$49,126    | \$51,638    |
| 2026 Est. Total Businesses                 | 274         | 1,950       | 4,634       |
| 2026 Est. Total Employees                  | 2,259       | 16,453      | 38,540      |

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page 1 of 3

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### Full Profile

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|--------------------------------------------------|-------------|-------------|-------------|
| <b>Waterford Twp, MI 48327</b>                   |             |             |             |
| <b>Race</b>                                      |             |             |             |
| 2026 Est. White                                  | 77.2%       | 81.3%       | 78.5%       |
| 2026 Est. Black                                  | 10.2%       | 7.1%        | 9.4%        |
| 2026 Est. Asian or Pacific Islander              | 4.9%        | 4.1%        | 4.3%        |
| 2026 Est. American Indian or Alaska Native       | 0.2%        | 0.3%        | 0.3%        |
| 2026 Est. Other Races                            | 7.5%        | 7.2%        | 7.5%        |
| <b>Hispanic</b>                                  |             |             |             |
| 2026 Est. Hispanic Population                    | 443         | 3,906       | 10,410      |
| 2026 Est. Hispanic Population                    | 7.5%        | 7.4%        | 7.7%        |
| 2031 Proj. Hispanic Population                   | 8.5%        | 8.3%        | 8.5%        |
| 2020 Hispanic Population                         | 7.5%        | 7.4%        | 7.9%        |
| <b>Education (Adults 25 &amp; Older)</b>         |             |             |             |
| 2026 Est. Adult Population (25 Years or Over)    | 4,372       | 39,256      | 99,229      |
| 2026 Est. Elementary (Grade Level 0 to 8)        | 3.1%        | 1.9%        | 2.1%        |
| 2026 Est. Some High School (Grade Level 9 to 11) | 4.9%        | 4.4%        | 4.0%        |
| 2026 Est. High School Graduate                   | 31.3%       | 25.8%       | 25.9%       |
| 2026 Est. Some College                           | 19.5%       | 24.4%       | 21.9%       |
| 2026 Est. Associate Degree Only                  | 12.4%       | 11.6%       | 10.6%       |
| 2026 Est. Bachelor Degree Only                   | 19.9%       | 21.5%       | 22.7%       |
| 2026 Est. Graduate Degree                        | 9.1%        | 10.4%       | 12.9%       |
| <b>Housing</b>                                   |             |             |             |
| 2026 Est. Total Housing Units                    | 3,083       | 24,649      | 61,122      |
| 2026 Est. Owner-Occupied                         | 55.1%       | 70.6%       | 69.9%       |
| 2026 Est. Renter-Occupied                        | 41.7%       | 25.7%       | 26.1%       |
| 2026 Est. Vacant Housing                         | 3.2%        | 3.7%        | 4.0%        |
| <b>Homes Built by Year</b>                       |             |             |             |
| 2026 Homes Built 2010 or later                   | 7.3%        | 5.3%        | 6.2%        |
| 2026 Homes Built 2000 to 2009                    | 8.9%        | 8.3%        | 8.4%        |
| 2026 Homes Built 1990 to 1999                    | 17.3%       | 13.5%       | 14.8%       |
| 2026 Homes Built 1980 to 1989                    | 7.4%        | 9.8%        | 10.0%       |
| 2026 Homes Built 1970 to 1979                    | 19.5%       | 17.0%       | 16.9%       |
| 2026 Homes Built 1960 to 1969                    | 9.8%        | 11.5%       | 11.5%       |
| 2026 Homes Built 1950 to 1959                    | 19.3%       | 19.5%       | 15.4%       |
| 2026 Homes Built Before 1949                     | 7.4%        | 11.4%       | 12.7%       |
| <b>Home Values</b>                               |             |             |             |
| 2026 Home Value \$1,000,000 or More              | 0.8%        | 1.8%        | 3.2%        |
| 2026 Home Value \$500,000 to \$999,999           | 4.5%        | 11.3%       | 15.0%       |
| 2026 Home Value \$400,000 to \$499,999           | 7.6%        | 7.6%        | 11.4%       |
| 2026 Home Value \$300,000 to \$399,999           | 25.8%       | 21.9%       | 21.6%       |
| 2026 Home Value \$200,000 to \$299,999           | 36.5%       | 37.0%       | 28.7%       |
| 2026 Home Value \$150,000 to \$199,999           | 15.5%       | 13.2%       | 10.4%       |
| 2026 Home Value \$100,000 to \$149,999           | 4.4%        | 3.4%        | 3.8%        |
| 2026 Home Value \$50,000 to \$99,999             | 3.3%        | 1.4%        | 2.4%        |
| 2026 Home Value \$25,000 to \$49,999             | 0.3%        | 1.1%        | 1.6%        |
| 2026 Home Value Under \$25,000                   | 1.3%        | 1.3%        | 2.0%        |
| 2026 Median Home Value                           | \$276,981   | \$293,451   | \$322,190   |
| 2026 Median Rent                                 | \$1,038     | \$1,142     | \$1,131     |

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page 2 of 3

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|----------------------------------------------------|-------------|-------------|-------------|
| Waterford Twp, MI 48327                            |             |             |             |
| <b>Labor Force</b>                                 |             |             |             |
| 2026 Est. Labor Population Age 16 Years or Over    | 5,010       | 44,627      | 113,250     |
| 2026 Est. Civilian Employed                        | 66.7%       | 64.2%       | 62.5%       |
| 2026 Est. Civilian Unemployed                      | 4.0%        | 2.3%        | 2.5%        |
| 2026 Est. in Armed Forces                          | -           | -           | -           |
| 2026 Est. not in Labor Force                       | 29.3%       | 33.4%       | 35.0%       |
| 2026 Labor Force Males                             | 48.6%       | 49.2%       | 49.6%       |
| 2026 Labor Force Females                           | 51.4%       | 50.8%       | 50.4%       |
| <b>Occupation</b>                                  |             |             |             |
| 2026 Occupation: Population Age 16 Years or Over   | 3,341       | 28,666      | 70,778      |
| 2026 Mgmt, Business, & Financial Operations        | 14.5%       | 17.9%       | 19.2%       |
| 2026 Professional, Related                         | 21.9%       | 24.3%       | 26.0%       |
| 2026 Service                                       | 25.0%       | 17.8%       | 16.5%       |
| 2026 Sales, Office                                 | 16.1%       | 19.4%       | 19.2%       |
| 2026 Farming, Fishing, Forestry                    | -           | 0.2%        | 0.2%        |
| 2026 Construction, Extraction, Maintenance         | 5.1%        | 7.1%        | 7.2%        |
| 2026 Production, Transport, Material Moving        | 17.2%       | 13.3%       | 11.6%       |
| 2026 White Collar Workers                          | 52.5%       | 61.6%       | 64.5%       |
| 2026 Blue Collar Workers                           | 47.5%       | 38.4%       | 35.5%       |
| <b>Transportation to Work</b>                      |             |             |             |
| 2026 Drive to Work Alone                           | 85.6%       | 80.9%       | 79.8%       |
| 2026 Drive to Work in Carpool                      | 4.6%        | 6.9%        | 7.2%        |
| 2026 Travel to Work by Public Transportation       | 0.6%        | 0.4%        | 0.5%        |
| 2026 Drive to Work on Motorcycle                   | -           | -           | -           |
| 2026 Walk or Bicycle to Work                       | 0.7%        | 1.0%        | 0.9%        |
| 2026 Other Means                                   | 0.6%        | 1.0%        | 1.0%        |
| 2026 Work at Home                                  | 7.8%        | 9.7%        | 10.7%       |
| <b>Travel Time</b>                                 |             |             |             |
| 2026 Travel to Work in 14 Minutes or Less          | 15.0%       | 19.4%       | 19.0%       |
| 2026 Travel to Work in 15 to 29 Minutes            | 36.0%       | 33.3%       | 34.8%       |
| 2026 Travel to Work in 30 to 59 Minutes            | 43.2%       | 40.1%       | 38.9%       |
| 2026 Travel to Work in 60 Minutes or More          | 5.9%        | 7.2%        | 7.2%        |
| 2026 Average Travel Time to Work                   | 28.6        | 27.0        | 26.5        |
| <b>Consumer Expenditure</b>                        |             |             |             |
| 2026 Est. Total Household Expenditure              | \$263.43 M  | \$2.17 B    | \$5.61 B    |
| 2026 Est. Apparel                                  | \$5.68 M    | \$46.88 M   | \$120.72 M  |
| 2026 Est. Contributions, Tax and Retirement        | \$72.27 M   | \$571.04 M  | \$1.53 B    |
| 2026 Est. Education                                | \$4.53 M    | \$36.83 M   | \$95.72 M   |
| 2026 Est. Entertainment                            | \$12.83 M   | \$105.97 M  | \$272.82 M  |
| 2026 Est. Food, Beverages, Tobacco                 | \$32.71 M   | \$273.28 M  | \$698.69 M  |
| 2026 Est. Health Care                              | \$19.77 M   | \$158.58 M  | \$393.22 M  |
| 2026 Est. Household Furnishings and Equipment      | \$6.8 M     | \$55.89 M   | \$144.36 M  |
| 2026 Est. Household Operations, Shelter, Utilities | \$64.3 M    | \$530.01 M  | \$1.36 B    |
| 2026 Est. Miscellaneous Expenses                   | \$3.99 M    | \$32.77 M   | \$84.48 M   |
| 2026 Est. Personal Care                            | \$2.81 M    | \$23.61 M   | \$60.22 M   |
| 2026 Est. Transportation                           | \$37.76 M   | \$333.97 M  | \$852.93 M  |

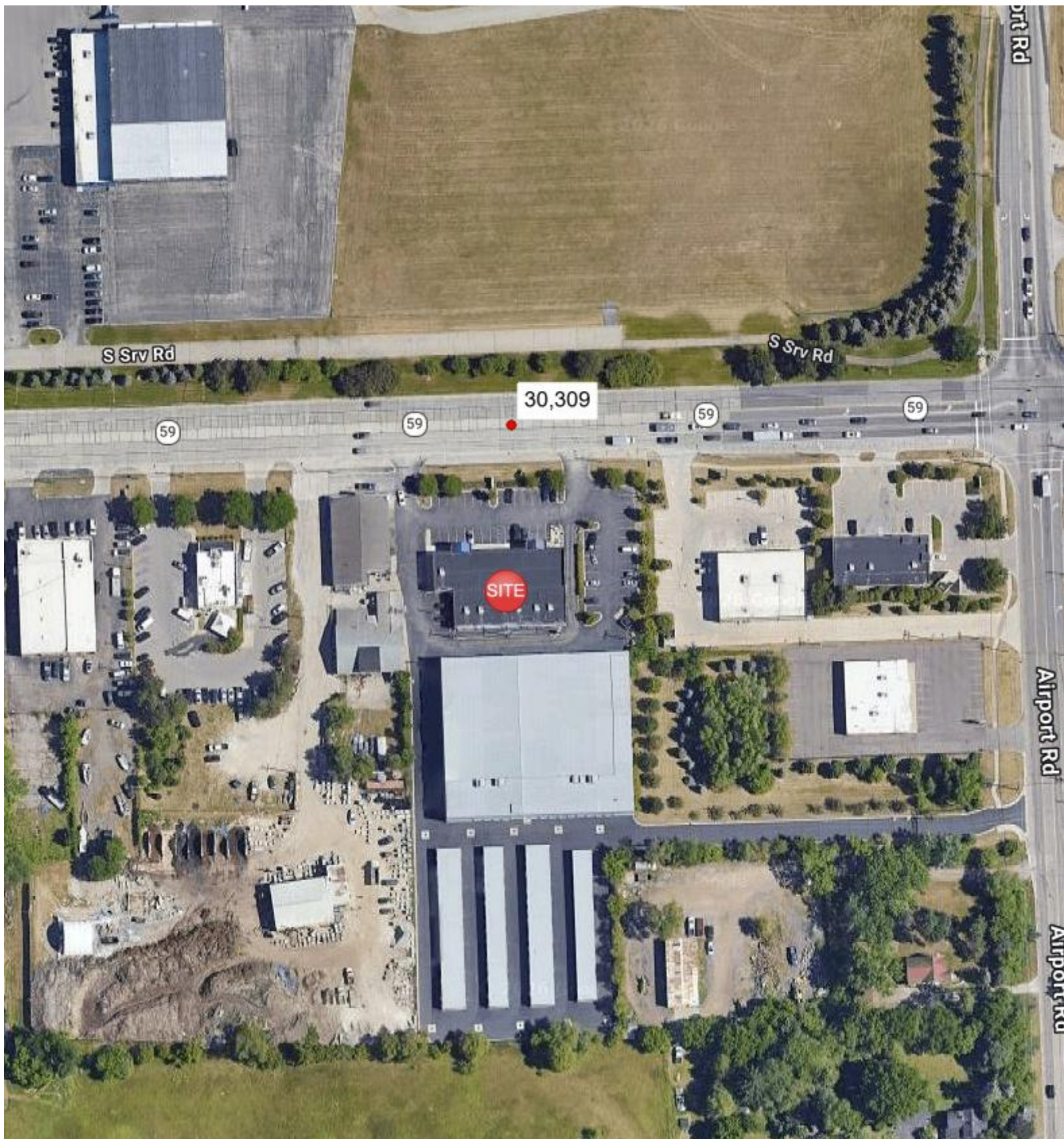
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page 3 of 3

# LOCATION INFORMATION

## Traffic Counts



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