FOR LEASE

5,687 SF Retail Opportunity

1075 West Long Lake Road | Bloomfield Township, Michigan

Near Prominent Signalized Hard Corner at Long Lake and Telegraph | Highly Visible on Main Road

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Colliers

Retail For Lease | Bloomfield Township, Michigan

Executive Summary

Colliers is pleased to exclusively offer for lease 5,687 square feet of prime retail space near the signalized northwest corner of Long Lake Road and Telegraph Road (US-24) in Bloomfield Township, one of the most affluent and established retail trade areas in Southeast Michigan.

The space is a single storefront box with strong architectural presence, wide glass frontage, and near prominent signalized hard corner at Long Lake Road and Telegraph Road. Formerly operated as a specialty grocery market, the premises deliver second generation food service infrastructure that is rare in comparable retail space, including floor drains, upgraded electrical service, and dedicated loading.

The site offers a 5,687 square feet space with parking in front of the unit with additional parking in the rear with a parking ratio well above the typical retail standards, which supports parking active uses including restaurant, medical, financial, and fitness concepts, to name a few.

Contact Broker for Lease Rate.

Building Specs

Available Space	5,687 SF
Configuration	Single storefront, one story
Site	Two parcels combined 0.44 Acres
Parking	Ample parking with additional parking in the rear
Frontage	Long Lake Road frontage near signalized hard corner of Telegraph Road & Long Lake Road
Signage	Building mounted storefront signage
Zoning	B-3 General Business
HVAC	Roof Top
Delivery Condition	Negotiable
Parcel Numbers	19-16-301-008 & 19-16-301-039

Building Highlights

SECOND GENERATION INFRASTRUCTURE

The premises operated for decades as a full service specialty grocery market, and the building retains infrastructure that most vacant retail boxes do not:

- Floor drains throughout the service areas
- Upgraded electrical service and power capacity
- Dedicated rear loading
- Existing plumbing runs supporting food preparation

For a restaurant, specialty food, prepared foods, bakery, or market concept, this infrastructure meaningfully reduces build out cost and shortens the timeline to opening. For other uses, the upgraded power and service capacity remain an asset.

SITE AND PARKING

The premises is near a prominent signalized hard corner with full access. Parking is provided in front of the space with additional parking in the rear of the building.

The site offers a parking ratio higher than most of the other similar properties.

THE CENTER AND AREA TENANTS

The premises anchor the corner of an established neighborhood retail node. Adjoining occupants include Jacobsen's Flowers of Bloomfield, Bloomfield Wine and Spirits, Stretch Zone, Martinizing, and Hudson's Place.

This is a stable, service driven tenant mix serving a repeat local customer base rather than a transient one. For an incoming tenant, that lineup delivers consistent daily traffic and signals a healthy, long tenured retail node rather than a distressed or transitional center.

Immediate area also includes Kroger, CVS, Lifetime Fitness, Starbucks, Corporate Chase Bank, National QSR's, to name a few.

IDEAL USES

The space is well suited to, but not limited to:

- Financial services, banking, wealth management, and credit unions
- Elevated full service and fast casual restaurant concepts
- Specialty food, prepared foods, bakery, butcher, and market concepts
- Coffee and dessert concepts
- Medical, dental, optical, and aesthetic retail
- Physical therapy and wellness
- Boutique fitness
- Salon and personal services
- Boutique apparel and specialty retail
- Permitted Uses Subject to Township Approval

Leasing Highlights

Near Prominent Signalized Hard Corner

Visibility and access near the intersection of Long Lake Road and Telegraph Road (US-24), one of the primary north south arterials in Oakland County, with strong daily traffic volume in both directions.

Exclusive Parking at an Above Market Ratio

Parking is a constraint on most comparable neighborhood retail space in this corridor. At this property, the parking ratio is above the standards of other properties, offering a competitive advantage to Tenants.

Second Generation Food and Service Infrastructure

Floor drains, upgraded power, and rear loading already in place, reducing build out cost and speed to open for food, restaurant, and specialty market users.

Affluent and Established Trade Area

Bloomfield Township and the surrounding Bloomfield Hills and Birmingham communities represent one of the highest household income trade areas in the State of Michigan, with stable, long tenured residential density and strong daytime population.

Established Neighborhood Co-Tenancy

The property adjoins a stable, service-oriented retail lineup that generates consistent daily traffic, including Jacobsen's Flowers of Bloomfield, Bloomfield Wine and Spirits, Stretch Zone, Martinizing, and Hudson's Place.

Due Diligence

Phase I environmental and title review complete. Reports available to qualified prospects under confidentiality.

Flexible Use Profile

The combination of size, parking, corner visibility, and existing infrastructure supports an unusually wide range of uses, from financial services and medical to restaurant, specialty food, fitness, and boutique retail.

5,687 Square Feet

Parking in Front of the Space

Above Standard Parking Ratio

78,570 Traffic Counts at Signalized Intersection

$304,000 1 Mile Average Household Income

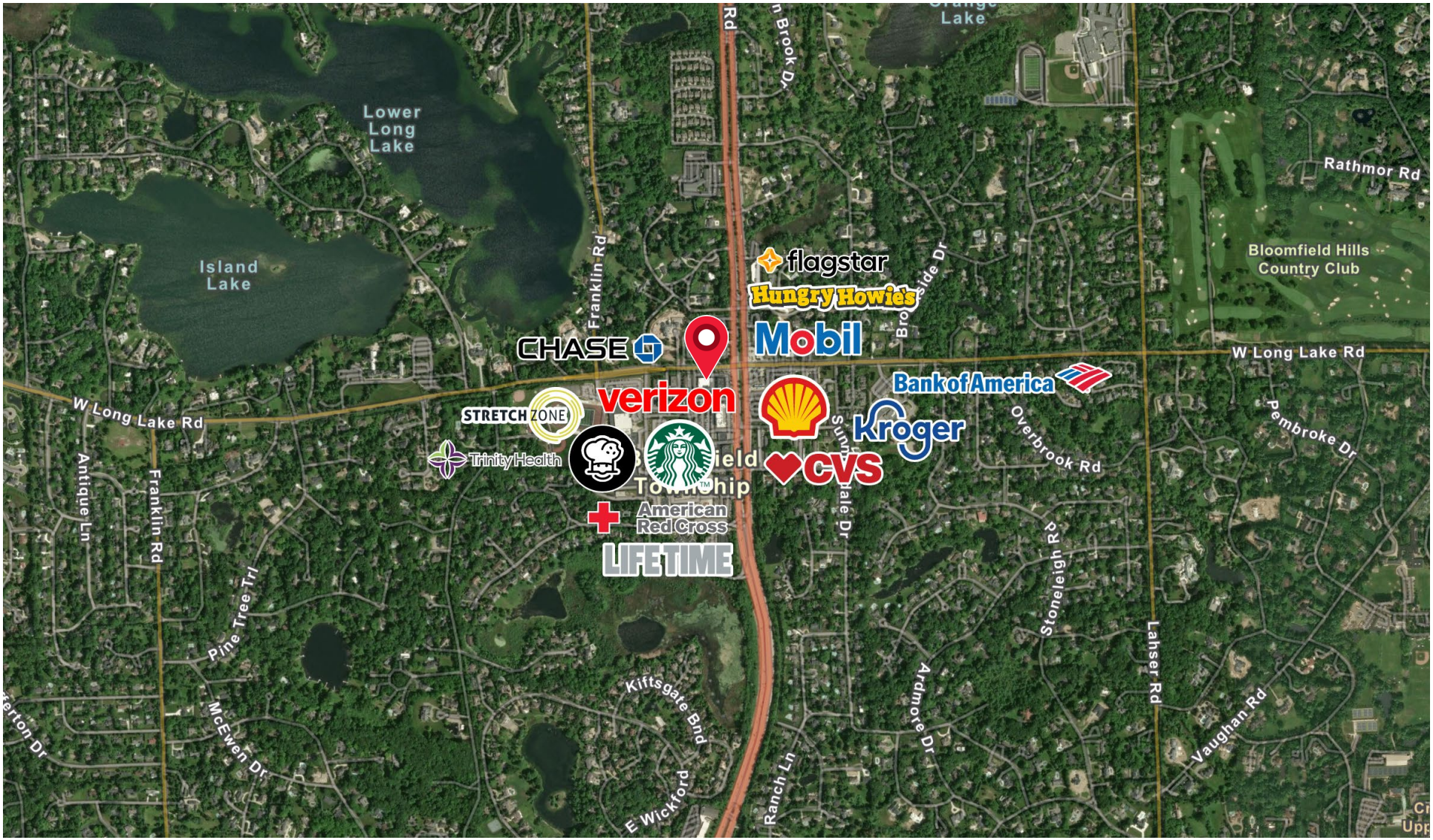
Second Generation Food Infrastructure

Lease Summary

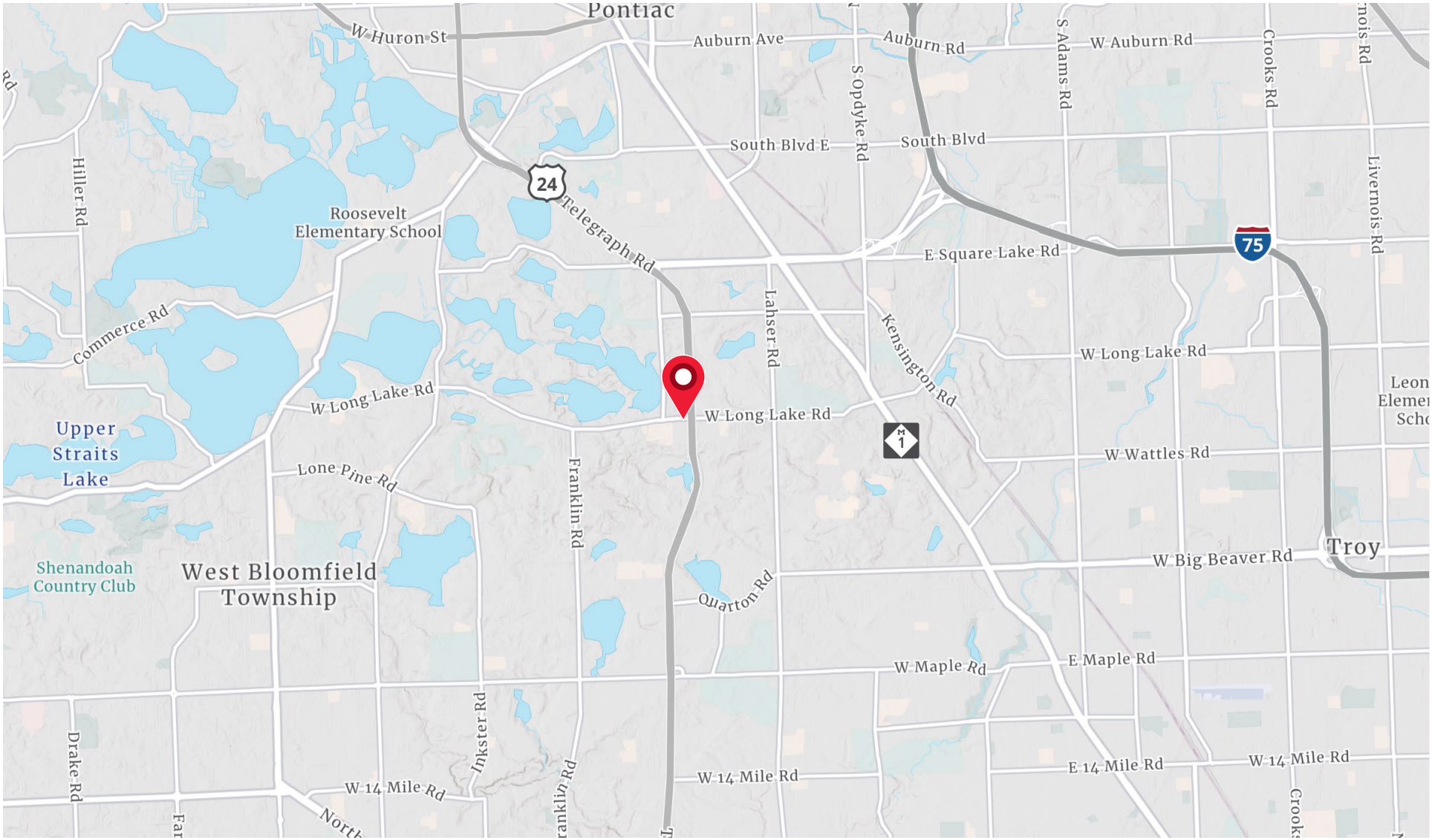
Available SF	5,687 SF
Asking Rate	Call Broker
Lease Structure	Triple net
Minimum Term	5 years
Escalations	Negotiable, annual increases anticipated
Tenant Improvement Allowance	Negotiable, sized to tenant credit and lease term
Free Rent	Negotiable, sized to tenant credit and lease term
Parking	Ample with additional parking in the rear
Available	30 Days

Property Aerial

Area Retailers



Location Map



Location Overview

The property occupies the northwest corner of Long Lake Road and Telegraph Road in Bloomfield Township, in the heart of Oakland County's most affluent residential corridor. Telegraph Road (US-24) is a primary regional arterial carrying substantial daily traffic between Pontiac, Bloomfield, Birmingham, and the Detroit suburbs to the south. Long Lake Road is a principal east west connector linking the Telegraph and Woodward corridors.

The surrounding trade area is characterized by established, high value single family residential neighborhoods, mature tree lined subdivisions, and some of the strongest household income and home value metrics in Michigan. The residential base is stable and long tenured, producing consistent, repeat retail demand rather than transient volume.

Metric	1 Mile	3 Miles	5 Miles
Total Population	3,672	44,993	160,702
Total Households	1,395	17,755	65,615
Average Household Income	$304,234	$242,265	$197,802
Total Businesses	232	2,349	7,982
Total Daytime Population	4,701	56,638	184,969

The location draws from Bloomfield Township, Bloomfield Hills, West Bloomfield, and Birmingham, and sits within a short drive of downtown Birmingham's retail and dining district. Nearby retail and service nodes along the Telegraph, Long Lake, and Maple corridors reinforce the area's position as an established, high income shopping environment.

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