

# 8285 HIGHLAND ROAD

8285 HIGHLAND ROAD | WHITE LAKE, MI 48386

For Sale

PRICE REDUCED



## PROPERTY HIGHLIGHTS

- Three buildings totaling 14,290 SF on 6.32 acres on a fully fenced lot
- Building 1: 6,270 SF Warehouse Showroom
- Building 2: 6,500 SF Garage Space
- Building 3: 1,520 SF Material Storage Space
- Excellent opportunity for owner/user purchase or redevelopment
- Flexible zoning accommodates a wide variety of uses, including retail, office, home improvement, motel/hotel, restaurant, bank/credit union, and more
- Special land uses include car wash, auto service center/sales station, veterinary clinic, drive-thru establishments, outdoor storage of fleet vehicles, and more
- Over 487' of Highland Road frontage, visible to more than 36K vehicles per day



**PRESTON RABBAN** 248.851.8900 prabban@kjcre.com  
**KEVIN JAPPAYA, CCIM** 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

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## OFFERING SUMMARY

Sale Price:	\$1,750,000 <b>Price Reduced!</b>
Parcel:	12-13-455-024
Zoning:	GB, General Business District
Year Built:	1980
Land Size:	6.32 Acres
Building Size:	14,290 SF
Parking:	Ample

## TAXES

Winter 2024:	\$7,246.78
Summer 2025:	\$24,476.22
Total:	\$31,723.00

## PROPERTY DESCRIPTION

Three buildings totaling 14,290 SF on 6.32 acres on a fully fenced lot. Building 1: 6,270 SF Warehouse Showroom, Building 2: 6,500 SF Garage Space, Building 3: 1,520 SF Material Storage Space. Excellent opportunity for owner/user purchase or redevelopment. Flexible zoning accommodates a wide variety of uses, including retail, office, home improvement, motel/hotel, restaurant, bank/credit union, and more. Special land uses include car wash, auto service center/sales station, veterinary clinic, drive-thru establishments, outdoor storage of fleet vehicles, and more. Over 487' of Highland Road frontage, visible to more than 36K vehicles per day.

## LOCATION DESCRIPTION

Located on the south side of Highland Road (M-59), just west of Pontiac Lake and Williams Lake Roads.

## SURROUNDING BUSINESSES

Lowe's, Walmart, Home Depot, Kroger, Sherwin-Williams, Dollar Tree, Subway, Burger King, 11/11 Crispy Chicken & Burgers, Culver's, Taco Bell, Applebee's, Genisys Credit Union, Chase Bank, Citizens Bank, MJR Waterford, Zap Zone, and more

## TRAFFIC (VEHICLES PER DAY)

Highland Road (M-59)	36,979
(2WAY/ADT/CoStar 2024)	



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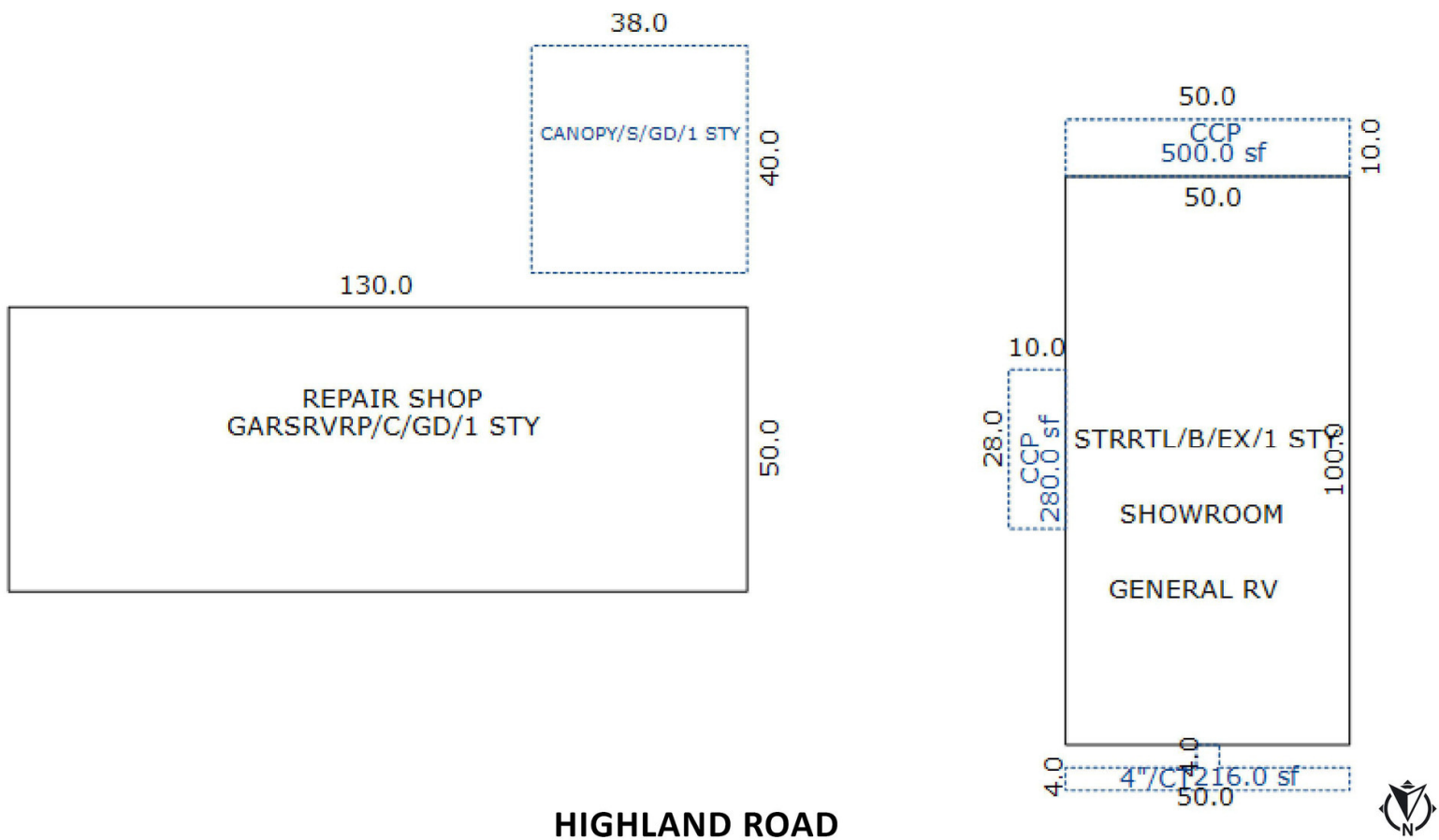


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## Property Sketch



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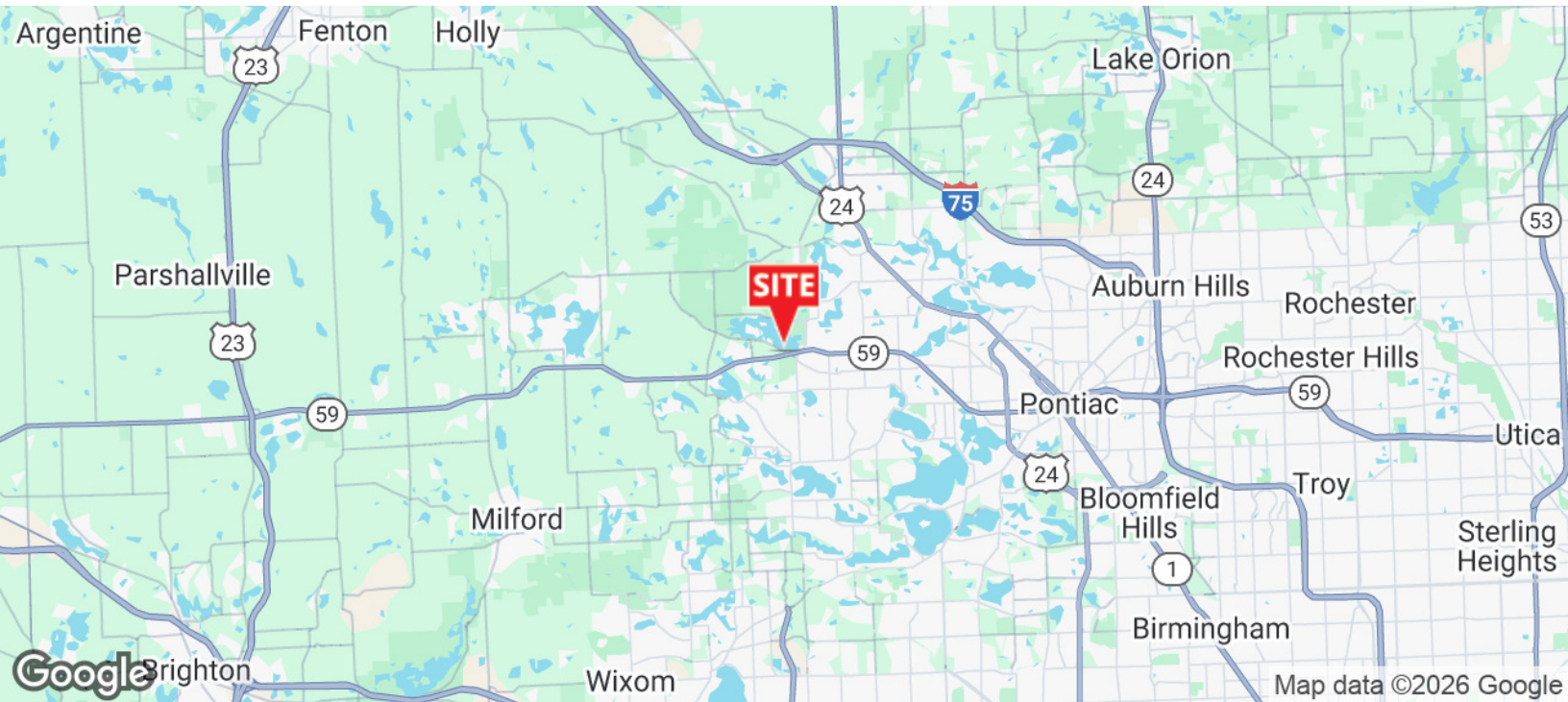
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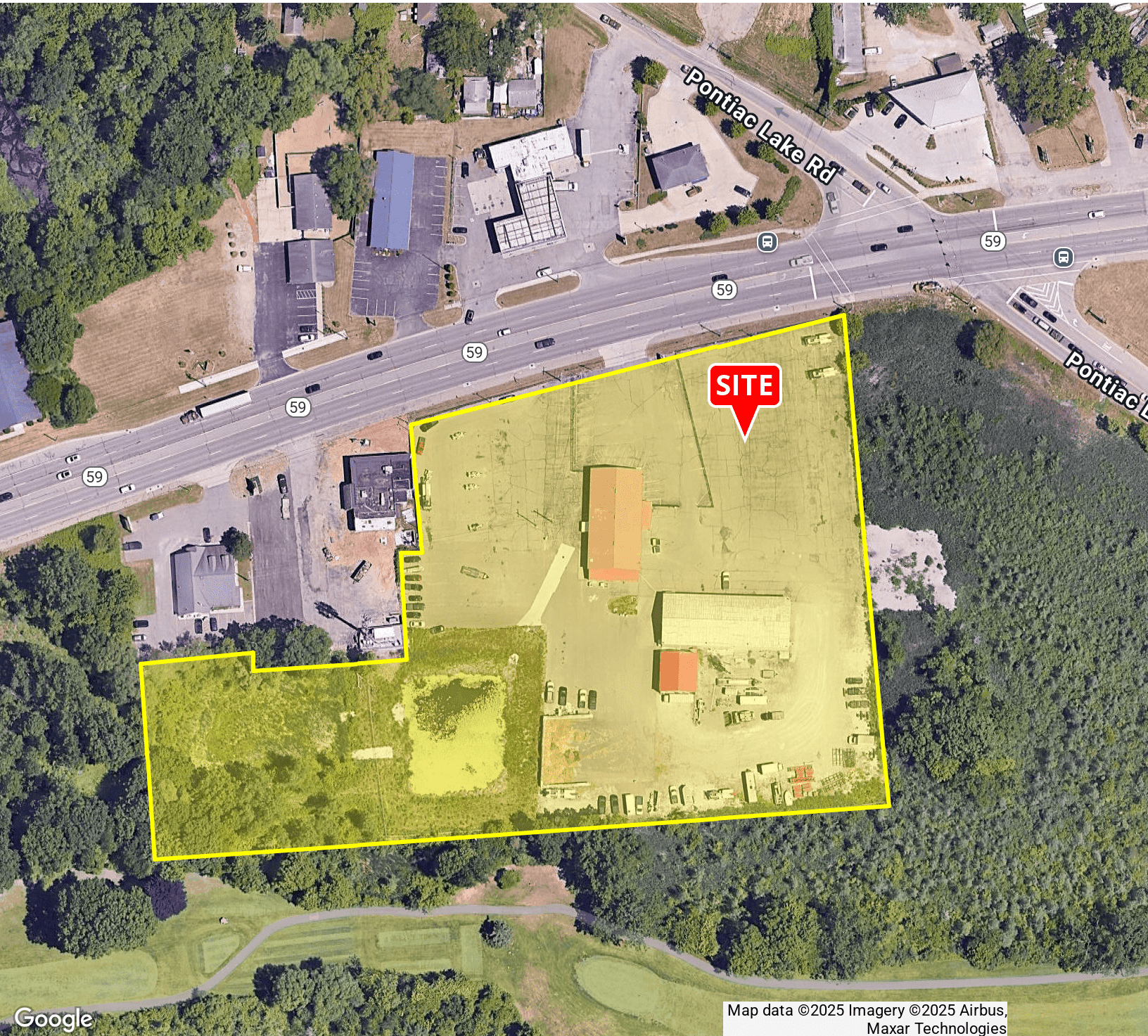
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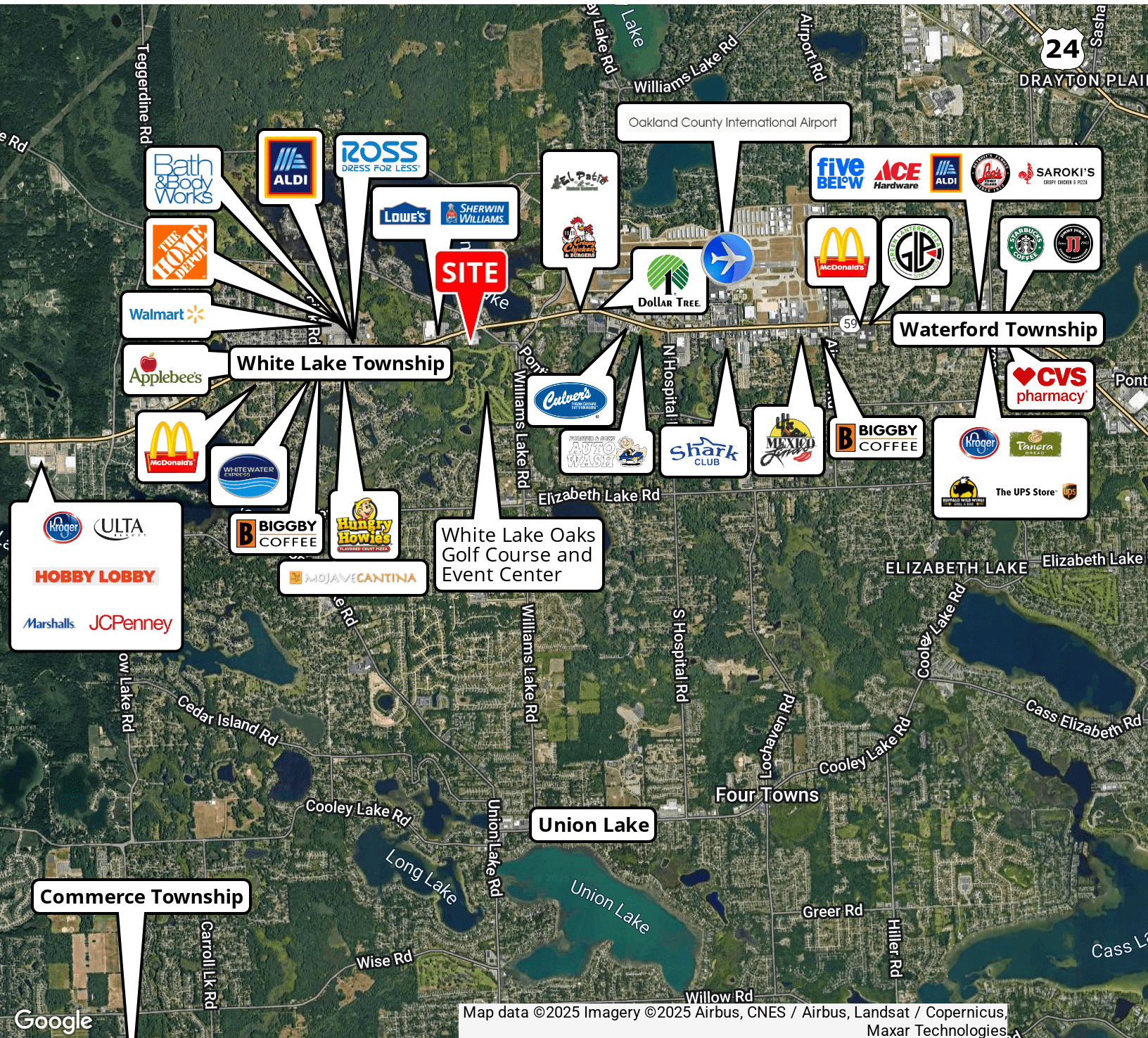
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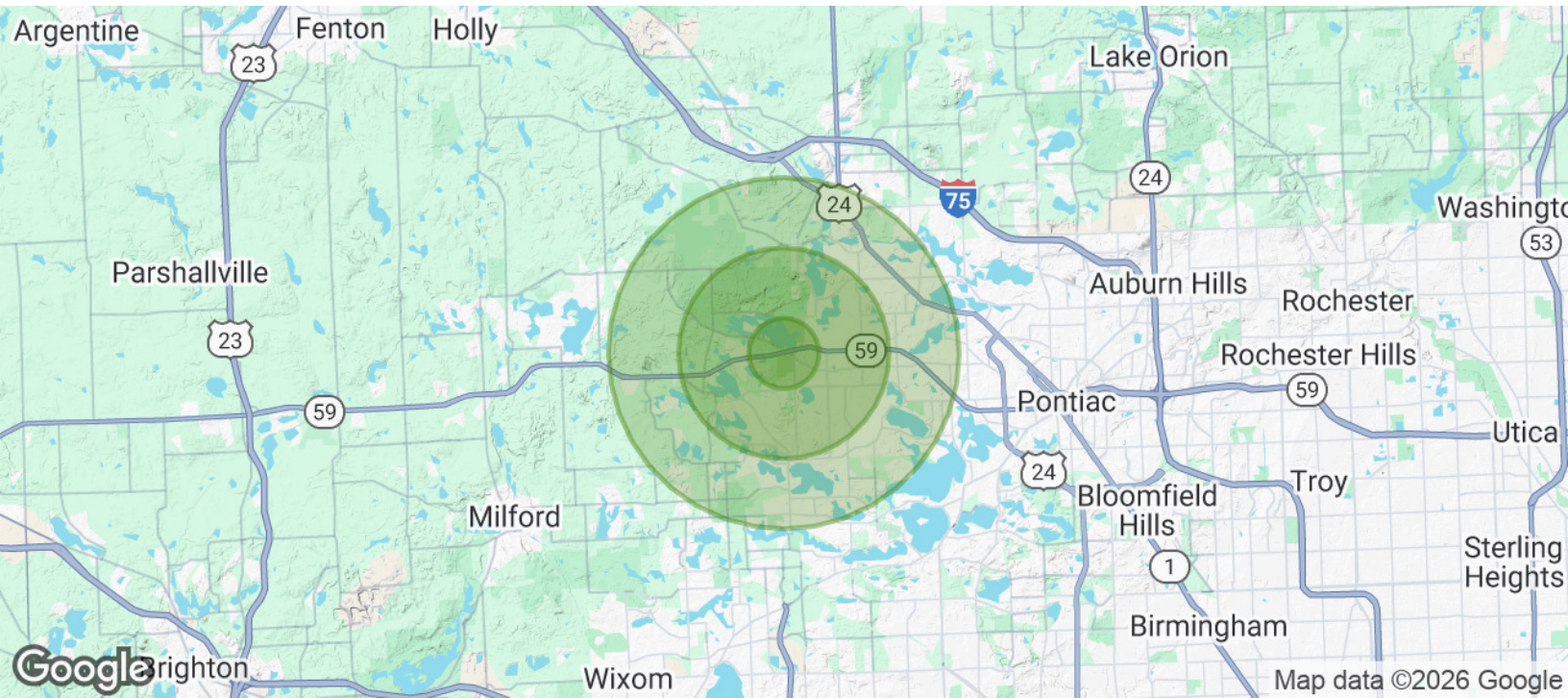
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,921	35,787	101,829
Average Age	46	43	43
Average Age (Male)	45	42	42
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,251	15,275	42,799
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$119,444	\$106,425	\$111,539
Average House Value	\$327,907	\$319,455	\$335,859

Demographics data derived from AlphaMap



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