8285 HIGHLAND ROAD

8285 HIGHLAND ROAD | WHITE LAKE, MI 48386 — For Sale



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
- Seller financing available - Contact Broker
- 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



KJ COMMERCIAL REAL ESTATE ADVISORS

PRESTON RABBAN
248.851.8900
prabban@kjcre.com

KEVIN JAPPAYA, CCIM
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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 **Price Reduced!**
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. Seller financing available - Contact Broker. 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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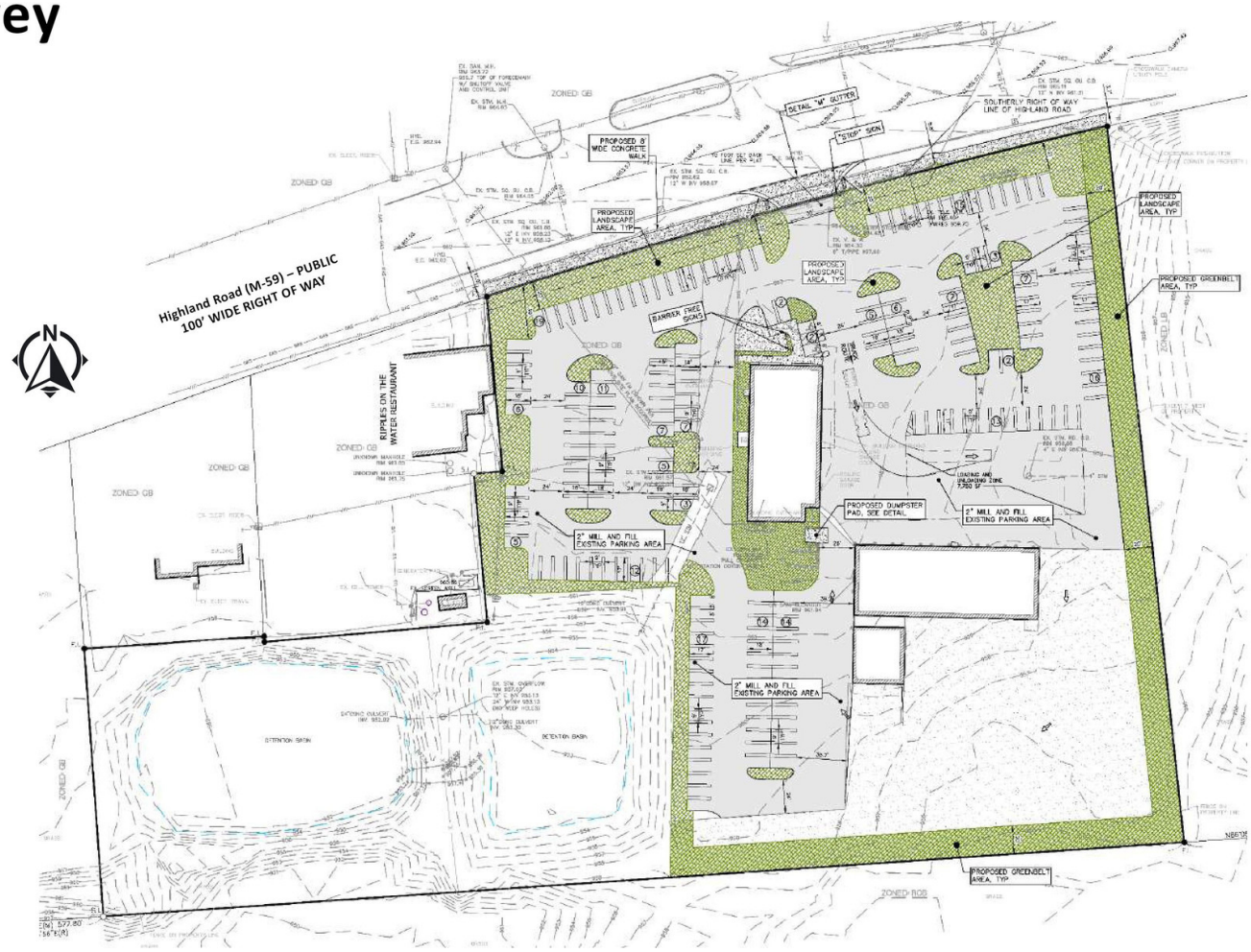
Survey



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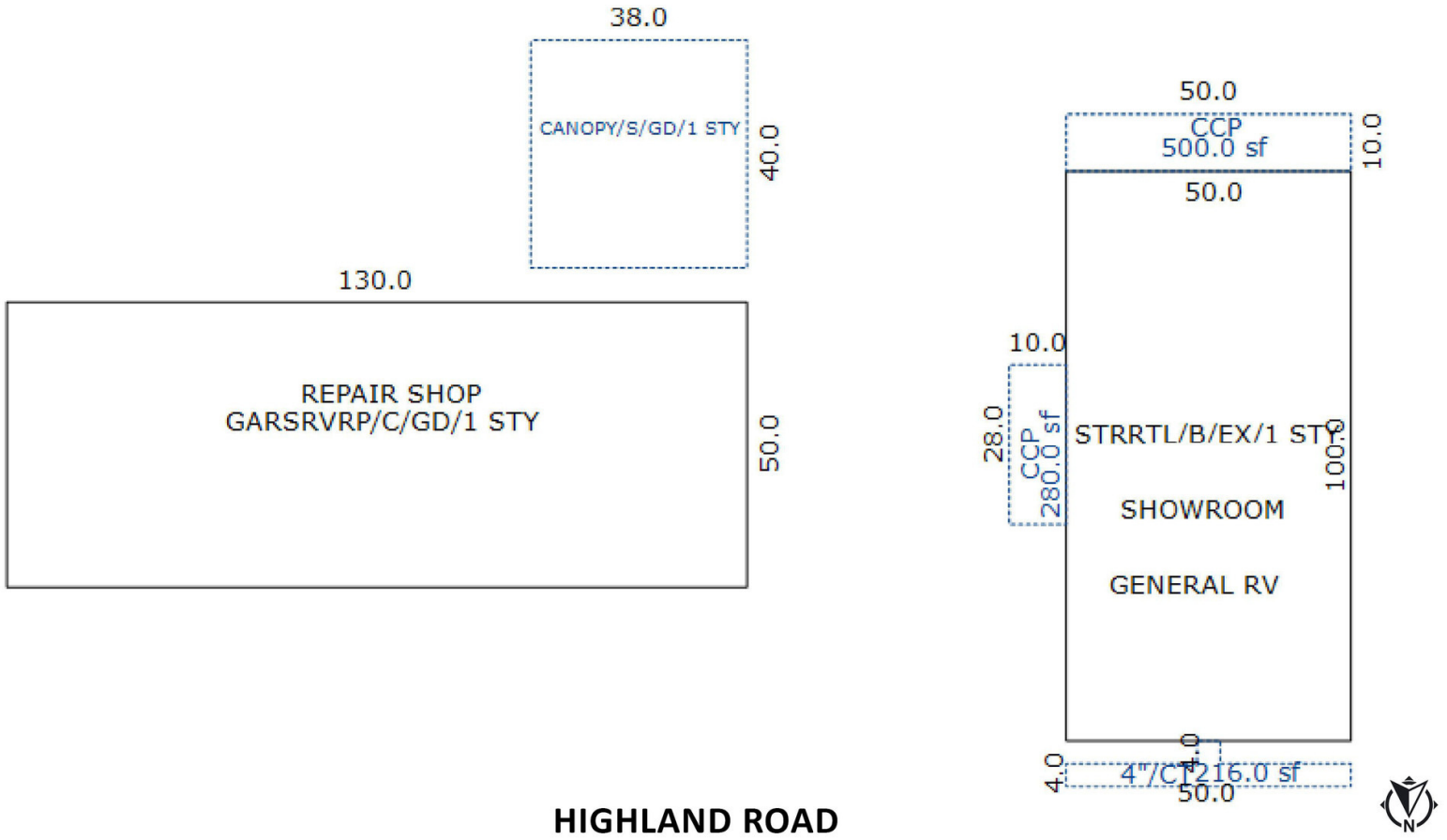
Property Sketch



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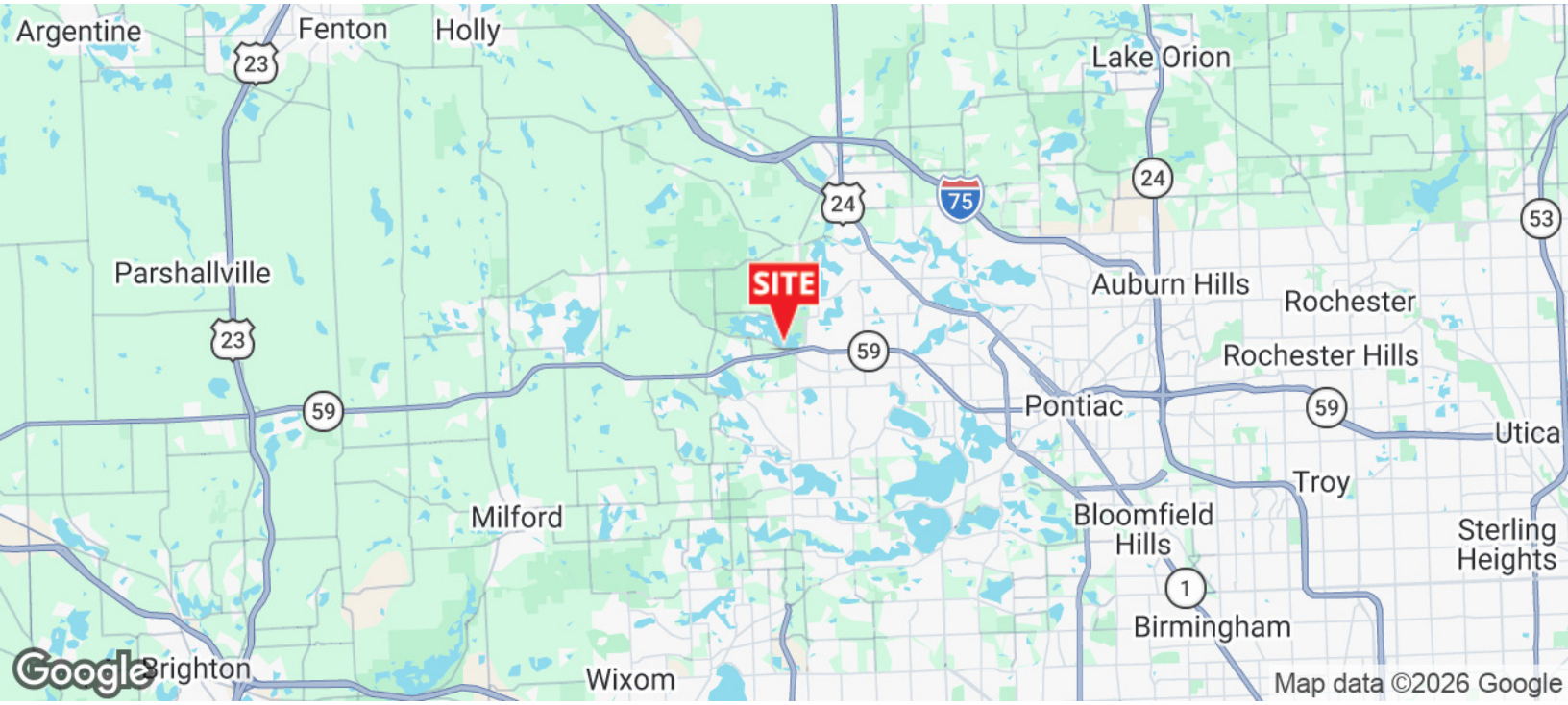

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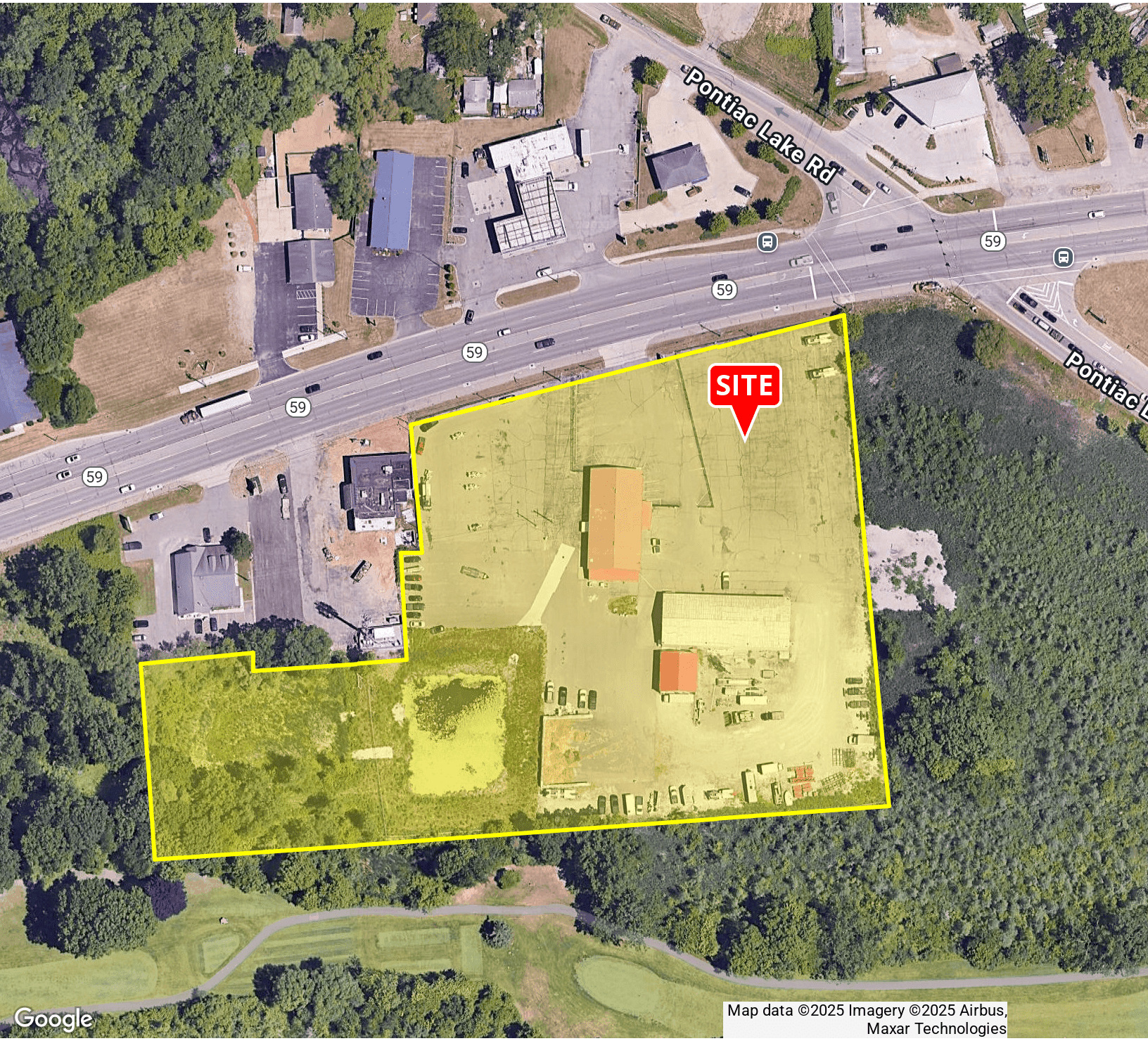

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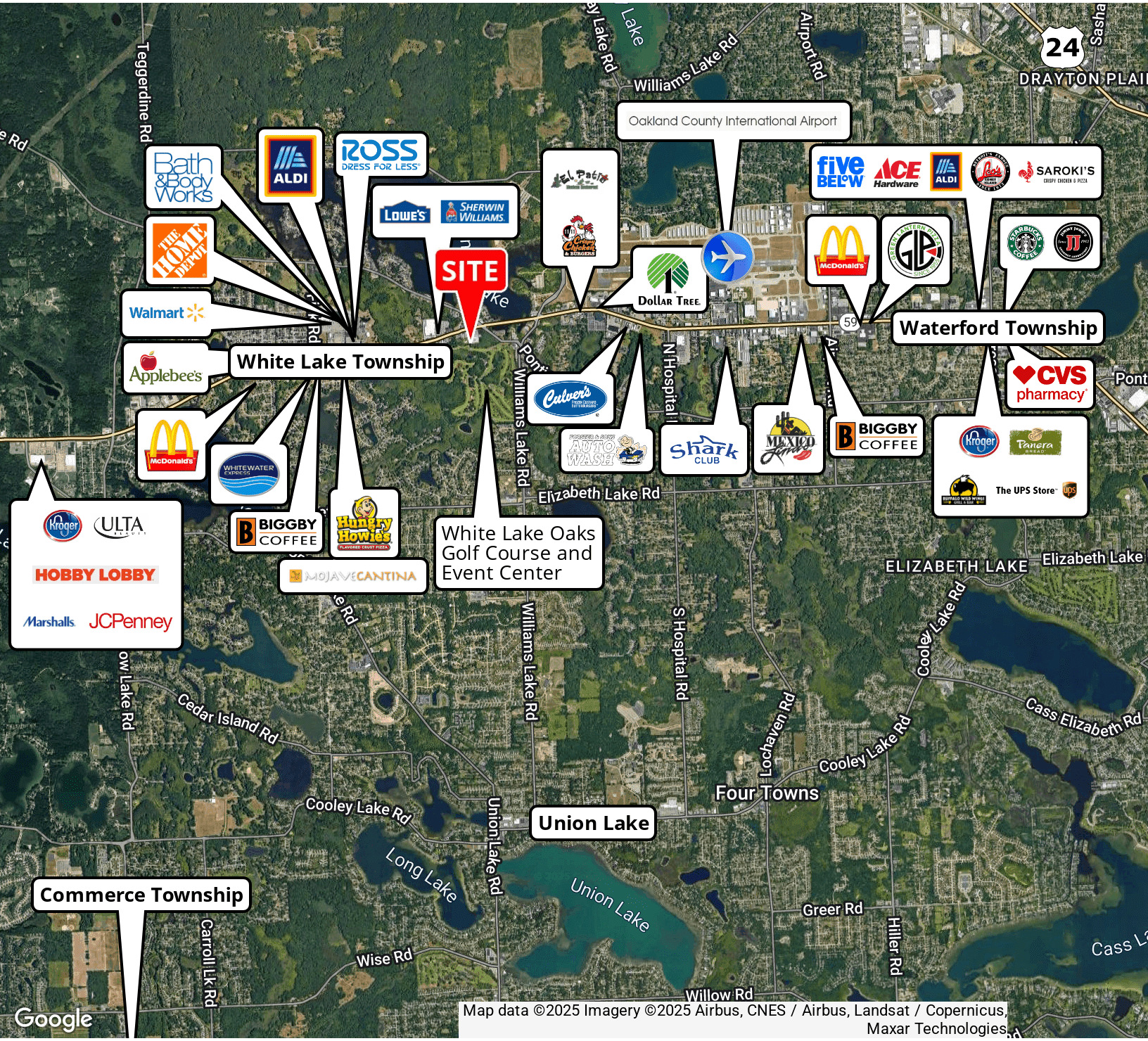

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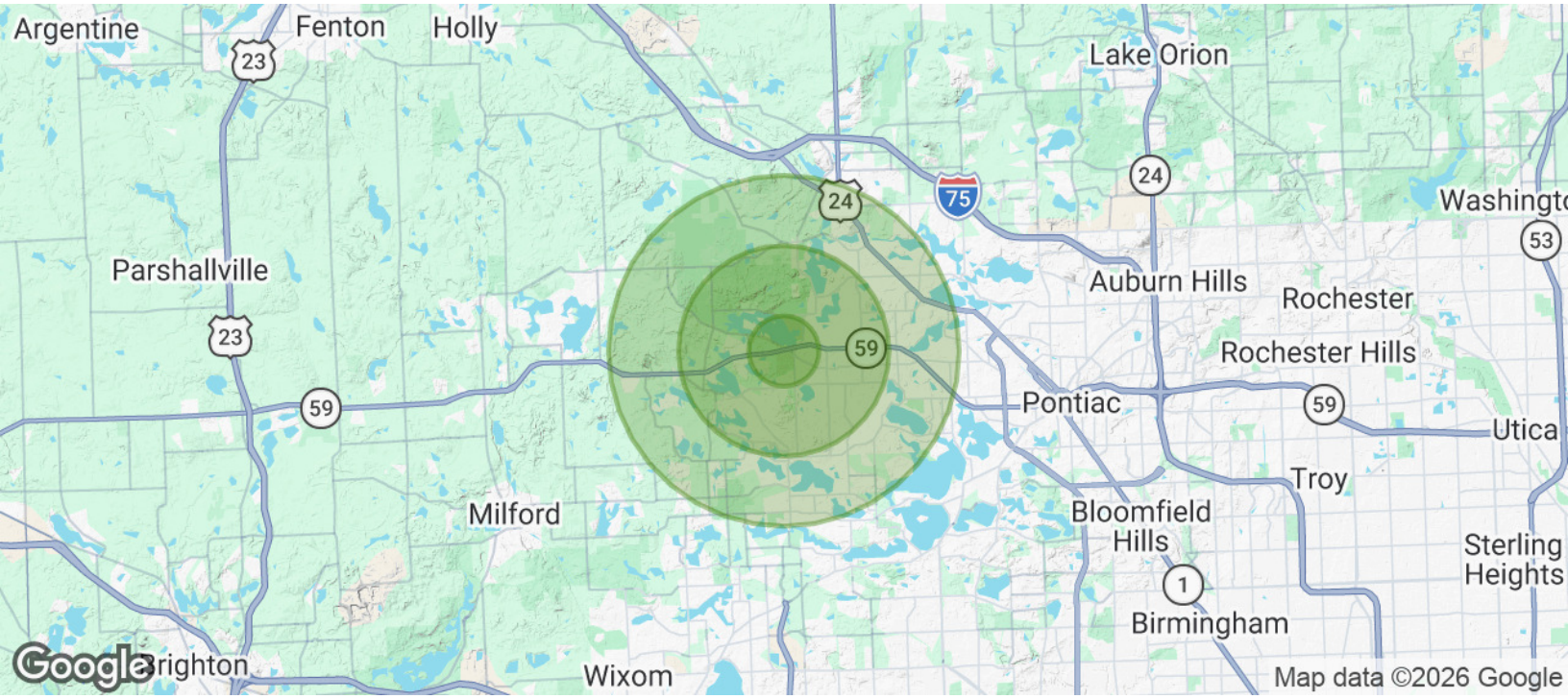

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,921	35,787	101,829
Average Age	46	43	43
Average Age (Male)	45	42	42
Average Age (Female)	46	44	44

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

2020 American Community Survey (ACS)

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