



Multi-Use For Lease

Property Name:

Location: 495 Summit Drive
City, State: Waterford, MI
Cross Streets: Elizabeth Lake Road
County: Oakland
Zoning: BI
Year Built: 1991 (Retrofit: 2018)

Total Building Sq. Ft.:		117,000	Property Type:		General Retail-Commercial	
Available Sq. Ft.:		117,000	Bldg. Dimensions:		N/A	
Min Cont. Sq. Ft.:		117,000	Total Acreage:		14.09	
Max Cont. Sq. Ft.:		117,000	Land Dimensions:		N/A	
Ceiling Height:		22' - 24'	Parking:		425	
Overhead Door(s) / Height:		1: 10 x 14	Curb Cuts:		2	
Exterior Construction:		Masonry	Power:		Yes	
Structural System:		N/A	Restrooms:		Yes	
Heating:		Yes	Sprinklers:		Yes	
Air-Conditioning:		Yes	Signage:		Pylon	
Basement:		No	Roof:		Flat	
Number of Stories:		2	Floors:		N/A	
Condition:		N/A	Delivery Area:		Yes	
Population:		Median HH Income:	Traffic:	Yr: 2025	Count: 39,045	Telegraph Rd. N. of Elizabeth Lake Rd. 2-Way
1 Mile: 9,499	1 Mile: \$60,881		Yr: 2025	Count: 39,211		Telegraph Rd. S. of Elizabeth Lake Rd. 2-Way
3 Miles: 74,741	3 Miles: \$66,803		Yr: 2025	Count: 18,836		Elizabeth Lake Rd. W. of Telegraph Rd. 2-Way
5 Miles: 161,941	5 Miles: \$77,770		Yr: 2025	Count: 19,650		Elizabeth Lake Rd. E. of Telegraph Rd. 2-Way
Current Tenant(s): N/A		Major Tenants: N/A				
Lease Rate:		\$7.00	Improvement Allowance:		N/A	
Lease Type:		NNN	Options:		N/A	
Monthly Rate:		N/A	Taxes:			
Lease Term:		5 Year(s)	TD:		N/A	
Security Deposit:		N/A	Assessor #:		N/A	
Parcel #:		13-24-451-015	Date Available:		Immediately	

Utilities	Electric:	Yes
Sanitary Sewer:	Gas:	Yes
Storm Sewer:	Water:	Yes

Tenant Responsibilities: N/A

Comments: Former Sam's Club, 117,000 sq. ft. of flexible space within the Summit Mall Development District in Waterford. The property features a nice open floor plan with second-floor office space, an elevator, high ceilings, wide column spacing, (7) loading docks, additional drive-in roll-up doors, and 425 parking spaces. With convenient access to Telegraph Road, Elizabeth Lake Road, and M-59, the property is ideal for a wide range of users including retailers, showrooms, fitness and sports facilities, automotive, as well as both general and light industrial businesses.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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