

495 SUMMIT DRIVE
WATERFORD, MICHIGAN

MULTI-USE PROPERTY FOR LEASE
117,000 Square Feet Available



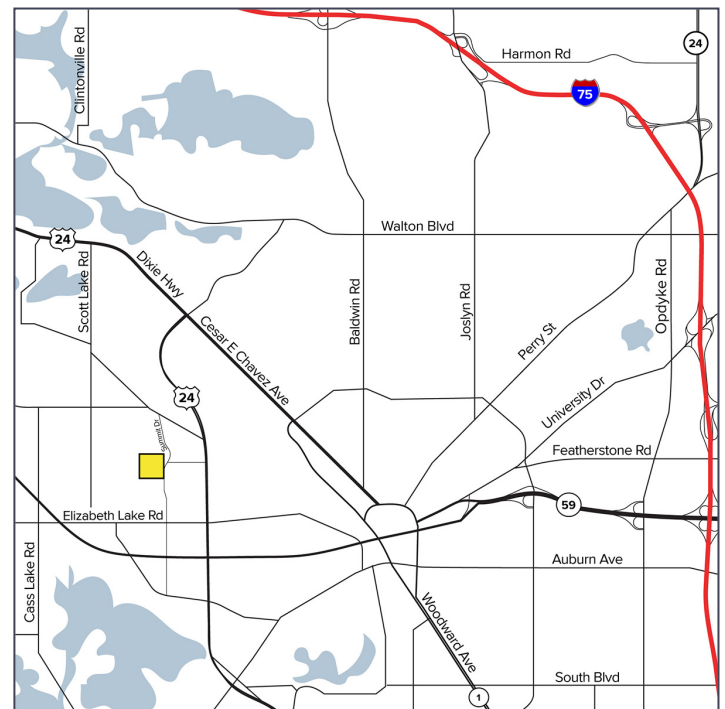
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FORMER SAM'S CLUB



PROPERTY FEATURES

- 117,000 square feet available
- (1) 10' x 14' grade level door, (7) loading docks
- 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, and 425 parking spaces
- 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
- Lease Rate: \$7.00/sq. ft. NNN



For more information, please contact:

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One Towne Square, Suite 1200
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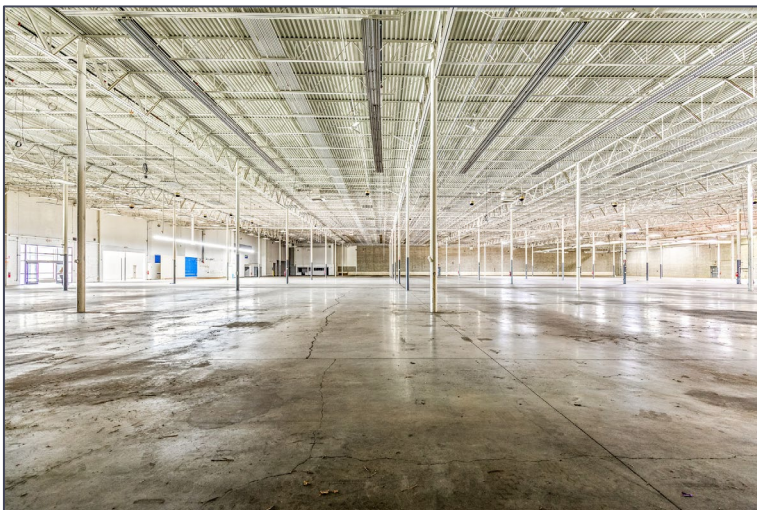
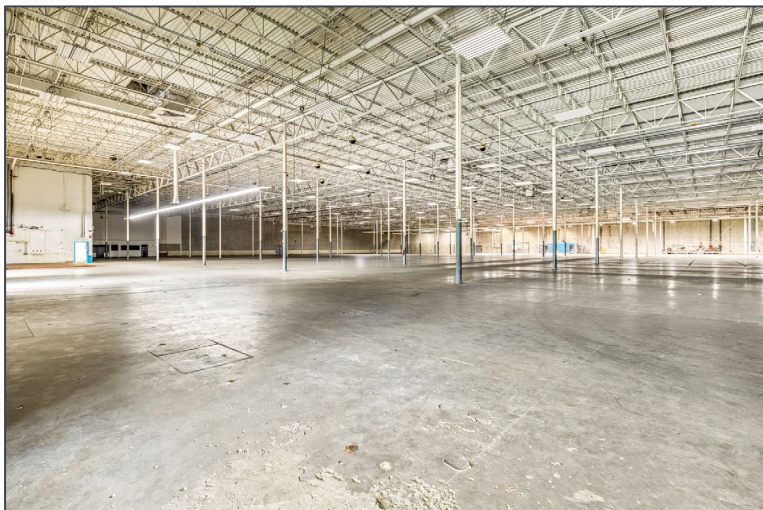
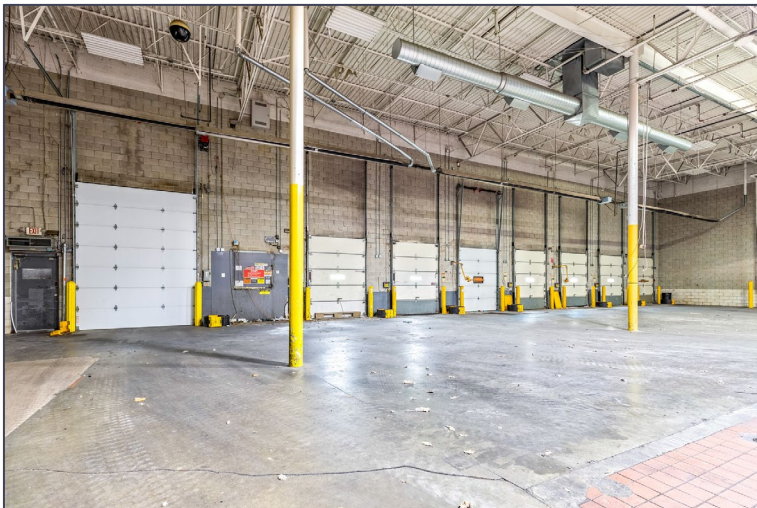
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,499	\$60,881
3 MILE	74,741	\$66,803
5 MILE	161,941	\$77,770

TRAFFIC COUNTS (TWO-WAY)

39,045	Telegraph Rd. N. of Elizabeth Lake Rd.
39,211	Telegraph Rd. S. of Elizabeth Lake Rd.
18,836	Elizabeth Lake Rd. W. of Telegraph Rd.
19,650	Elizabeth Lake Rd. E. of Telegraph Rd.



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