



## Retail For Sale

**Property Name:**  
**Location:** 2515 Union Lake Road  
**City, State:** Commerce Twp., MI  
**Cross Streets:** N. of Commerce Road  
**County:** Oakland  
**Zoning:** B1  
**Year Built:** 1940 (Retrofit: 1991)

<b>Total Building Sq. Ft.:</b>	3,299	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	3,299	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	3,299	<b>Total Acreage:</b>	0.22
<b>Max Cont. Sq. Ft.:</b>	3,299	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	17, Surface
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	Ample
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 32,365	Union Lake Rd. S. of Willow Rd. 2-Way
<b>1 Mile:</b> 5,929	<b>1 Mile:</b> \$141,545	<b>Yr:</b> 2025	<b>Count:</b> 31,624	Union Lake Rd. N. of Willow Rd. 2-Way	
<b>3 Miles:</b> 51,040	<b>3 Miles:</b> \$122,049	<b>Yr:</b> 2025	<b>Count:</b> 8,473	Willow Rd. E. of Union Lake Rd. 2-Way	
<b>5 Miles:</b> 134,912	<b>5 Miles:</b> \$112,090	<b>Yr:</b> 2025	<b>Count:</b> 12,446	Commerce Rd. & Union Lake Rd. 2-Way	

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$475,000 (\$143.98/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$6,069.67 (2025)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	17-12-229-028		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Rare opportunity to own a well-located building available for sale on high-traffic Union Lake Road. Excellent visibility and signage along a major corridor. Ideal for owner-users or investors, including retailers, medical, coffee, florist, food service, specialty, or neighborhood service uses. Strong surrounding demographics and national retailers. Liquor license not available with the property.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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