1987 ORCHARD LAKE ROAD

1987 ORCHARD LAKE ROAD | SYLVAN LAKE, MI 48320

Retail/Office For Lease



PROPERTY HIGHLIGHTS

- 1,988 SF freestanding building available for lease
- Zoned B-1 (Local Business), permitting a variety of retail, office, and personal service uses
- High-visibility location along Orchard Lake Road with traffic counts of 31K+ vehicles per day
- Surrounded by national retailers, restaurants, and local businesses
- Over 163K residents within a 5-mile radius
- Convenient access to Telegraph Road, M-59, and I-75



KJ COMMERCIAL
REAL ESTATE ADVISORS

KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

JOEY ORAM
248.851.8900
joram@kjcre.com

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

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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OFFERING SUMMARY

Lease Rate:	$14.00 PSF, NNN
Estimated NNN:	$5.00 PSF
Parcel:	19-06-110-004
Zoning:	B-1, Local Business
Building Size:	1,988 SF
Parking:	Ample

AVAILABLE SPACES

AVAILABLE SPACES	SIZE (SF)
Full Space	1,988 SF

PROPERTY DESCRIPTION

This 1,988 SF freestanding building offers an excellent leasing opportunity along the highly traveled Orchard Lake Road corridor in Sylvan Lake, Michigan. Zoned B-1 (Local Business), the property accommodates a variety of retail, office, and personal service uses. The location benefits from strong visibility, traffic counts exceeding 31K vehicles per day, and a surrounding commercial environment featuring national retailers, restaurants, and local businesses. With over 163K residents within a 5-mile radius and convenient access to Telegraph Road, M-59, and I-75, the property offers an attractive setting for businesses looking to establish or expand their presence in the area.

LOCATION DESCRIPTION

Located on the south side of Orchard Lake Road, just west of Telegraph Road, providing convenient access to I-75 and M-59.

SURROUNDING BUSINESSES

Home Depot, CVS, McDonald's, Taco Bell, Dollar General, Leo's Coney Island, Bellacino's, Ellen's Bakery & Cafe, Sylvan Table, Cardoon, Lost Sailor Fish & Gourmet, Órale, Sylvan Fine Wine & Liquor, Wild Bill's, Mobil, Exxon, Visions Optical, Decks N' Docks Marine, Aguafina Gardens, Zilka Heating & Cooling, and more.

TRAFFIC (VEHICLES PER DAY)

Orchard Lake Road	31,029
(2WAY/ADT/CoStar 2026)	

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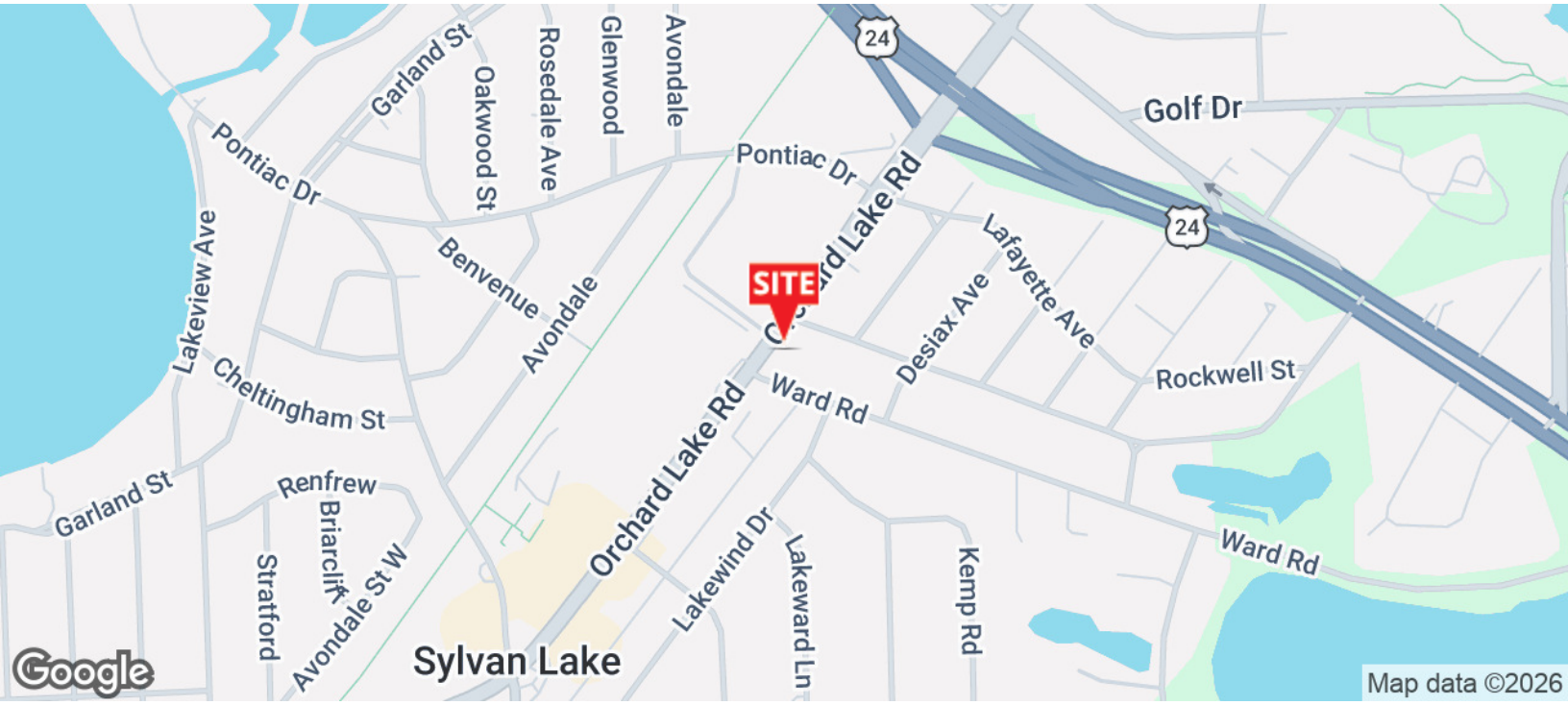
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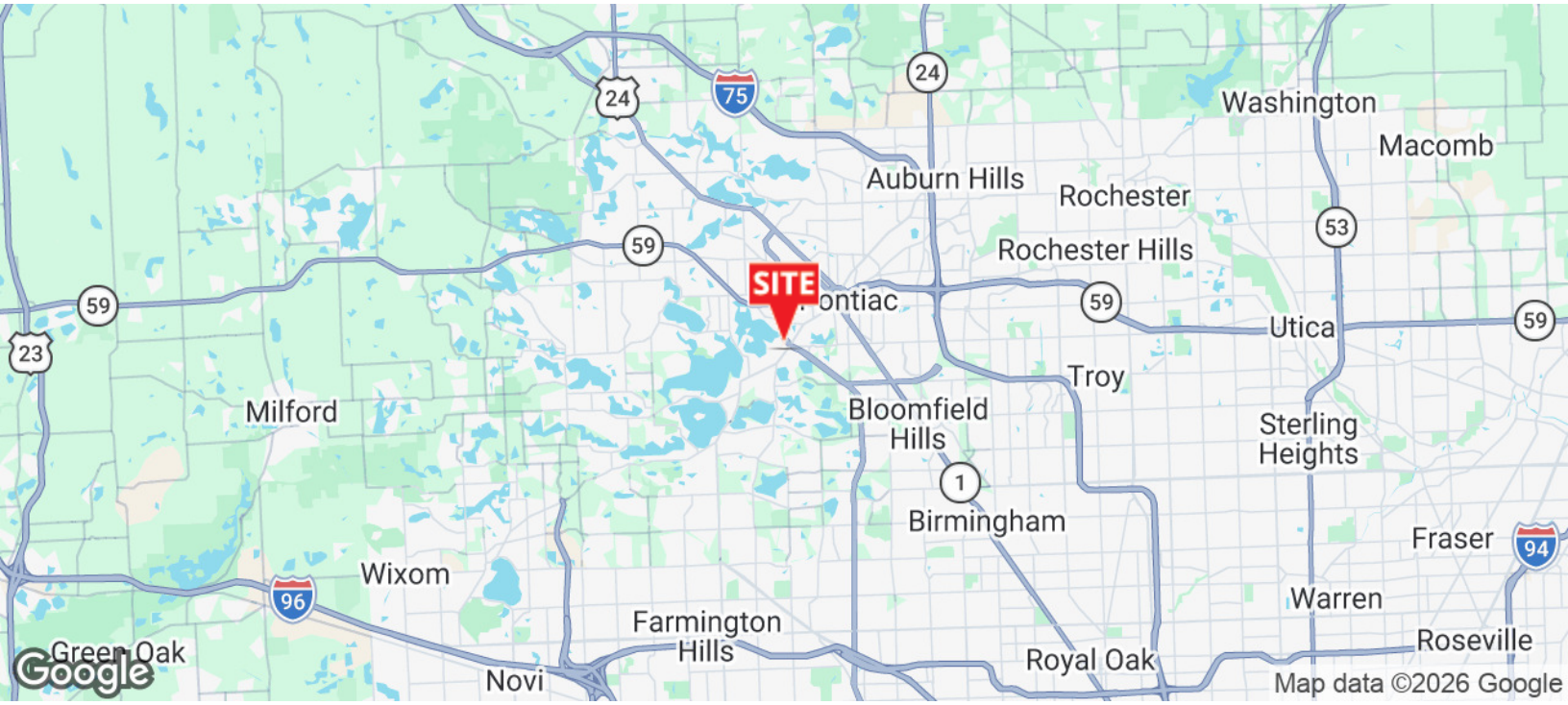
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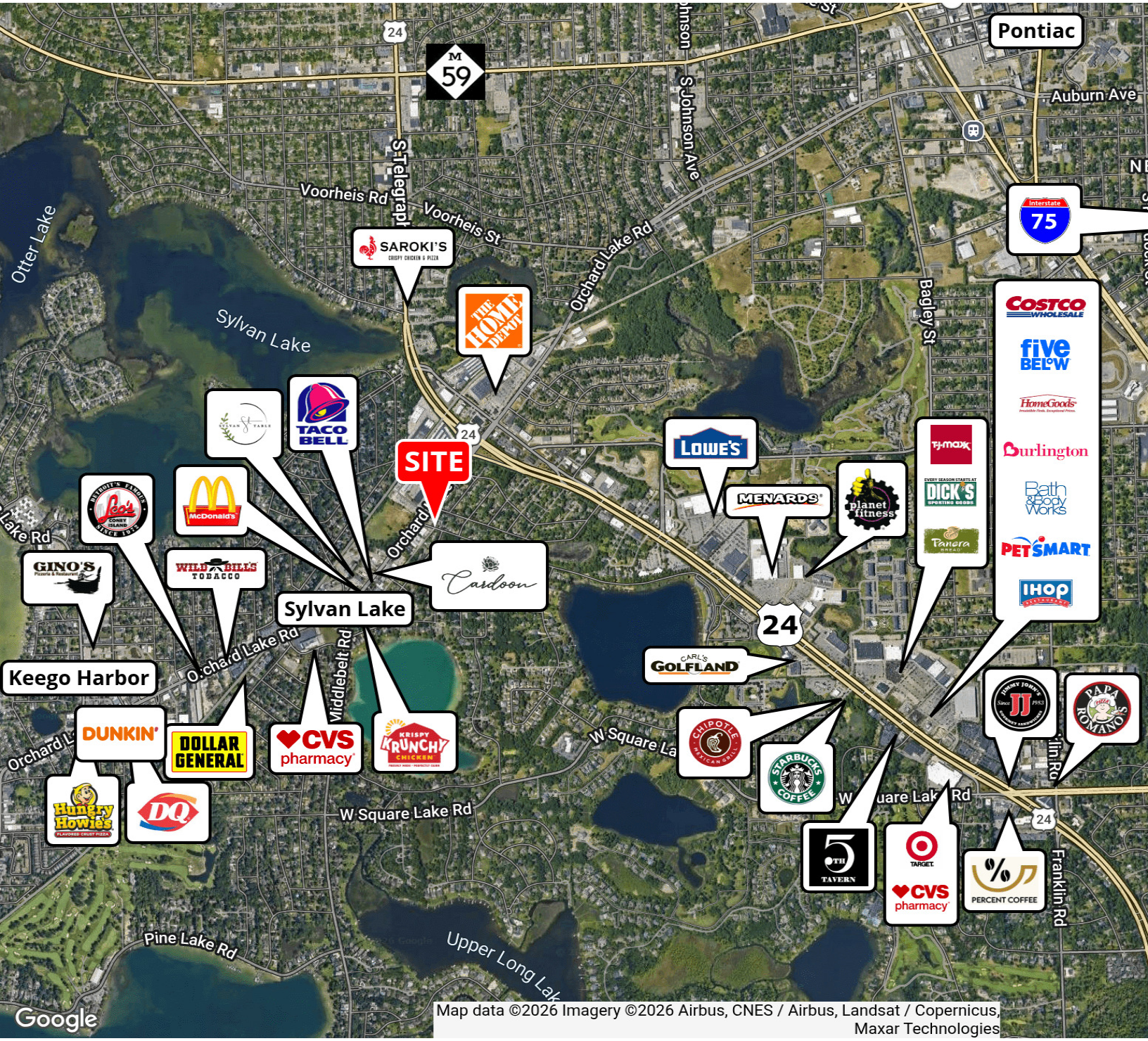
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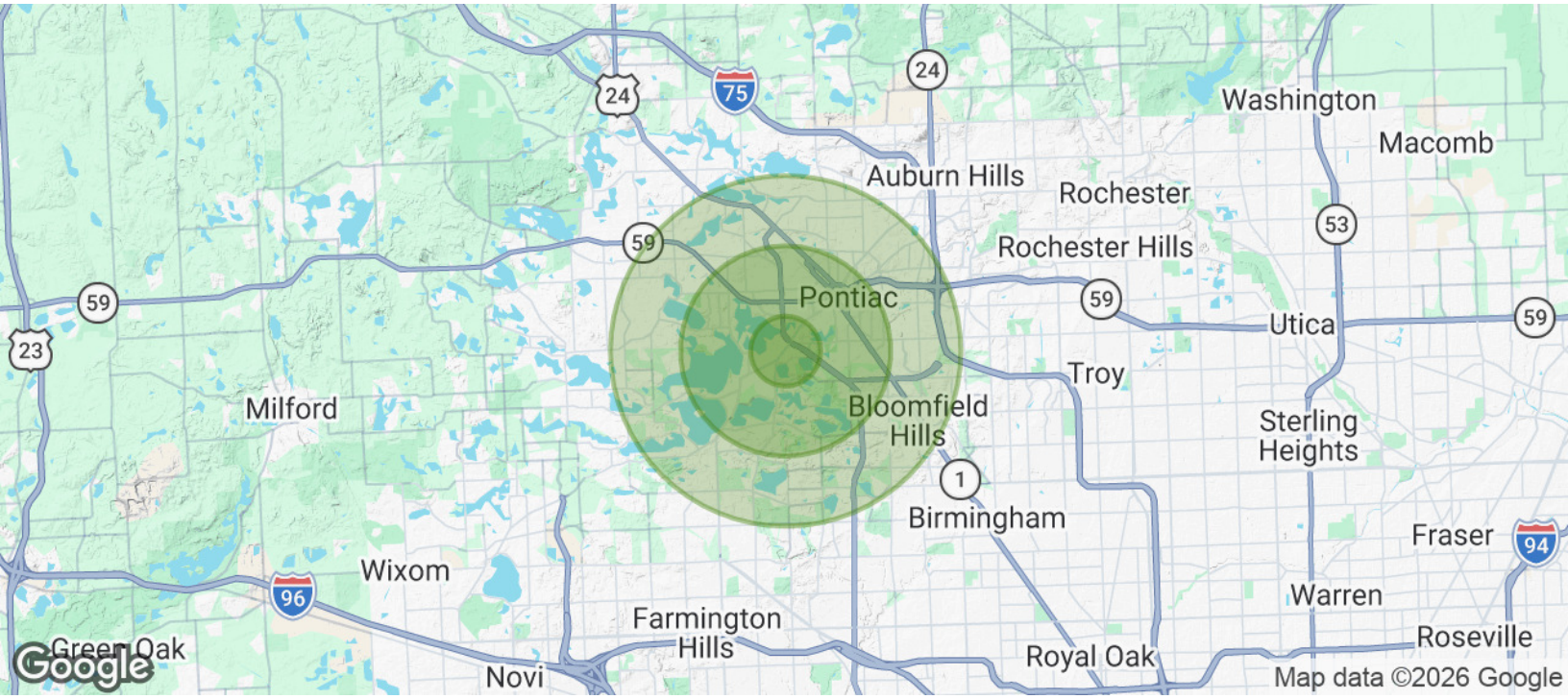
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,213	63,743	163,089
Average Age	45.4	40.7	41.6
Average Age (Male)	45.0	39.2	40.5
Average Age (Female)	45.3	42.3	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,926	26,345	66,616
# of Persons per HH	2.1	2.4	2.4
Average HH Income	$120,266	$111,977	$122,224
Average House Value	$391,658	$377,966	$388,087

2023 American Community Survey (ACS)

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