

OFFICE SPACE FOR LEASE



100 N. Williams Lake Road
Waterford, MI



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PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: 100 N. Williams Lake Road
Waterford, MI 48327

Parcel ID#: 13-19-351-009

Total Building Size: 5,850 SF

Space Available: 3,510 SF

Acreage: 0.74 Acres

Lease Price: \$16.00 PSF NNN

NNNs: Estimated at \$5.58 PSF, plus utilities and janitorial

**Demographics within
5 Mile Radius:**

Population:	111,217 Persons
Households:	47,020 Homes
Avg. HH Income:	\$125,477 Annually
Traffic Counts:	10,602 VPD Elizabeth Lk. 16,046 VPD Williams Lk.

Comments: 5,850 SF Well maintained 2 story brick office building built in 2005, located on the east side of N. Williams Lk., just north of Elizabeth Lake Rd. The building, which is currently built out with 2 suites has a common lobby with restrooms, private bath with shower. The available suite includes a fireplace in the executive office, kitchen and conference room, a central alarm system, a high capacity generator, fire suppression, and lighted monument signage. The suite is also furnished.

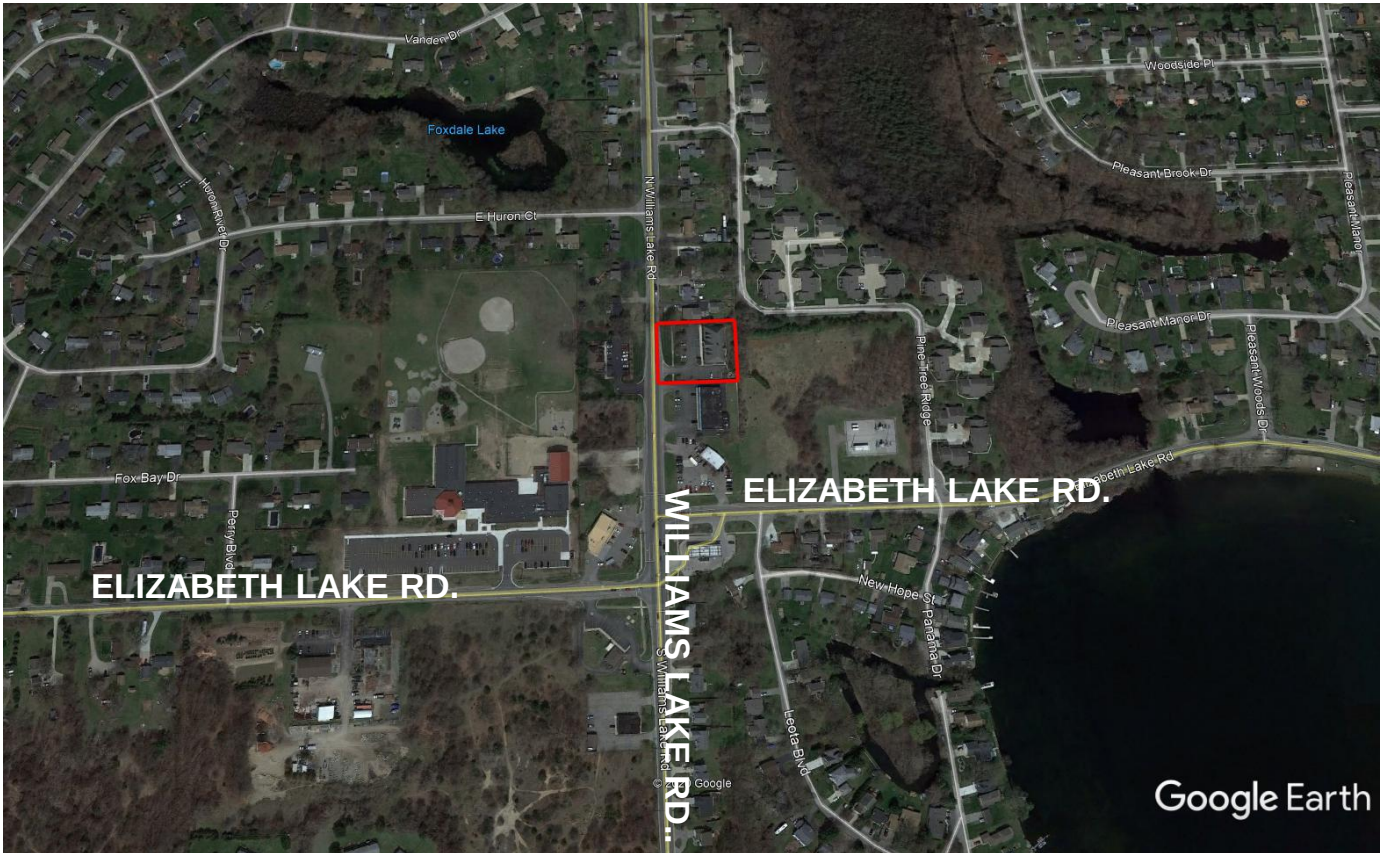
For Information Contact:

Randy Thomas

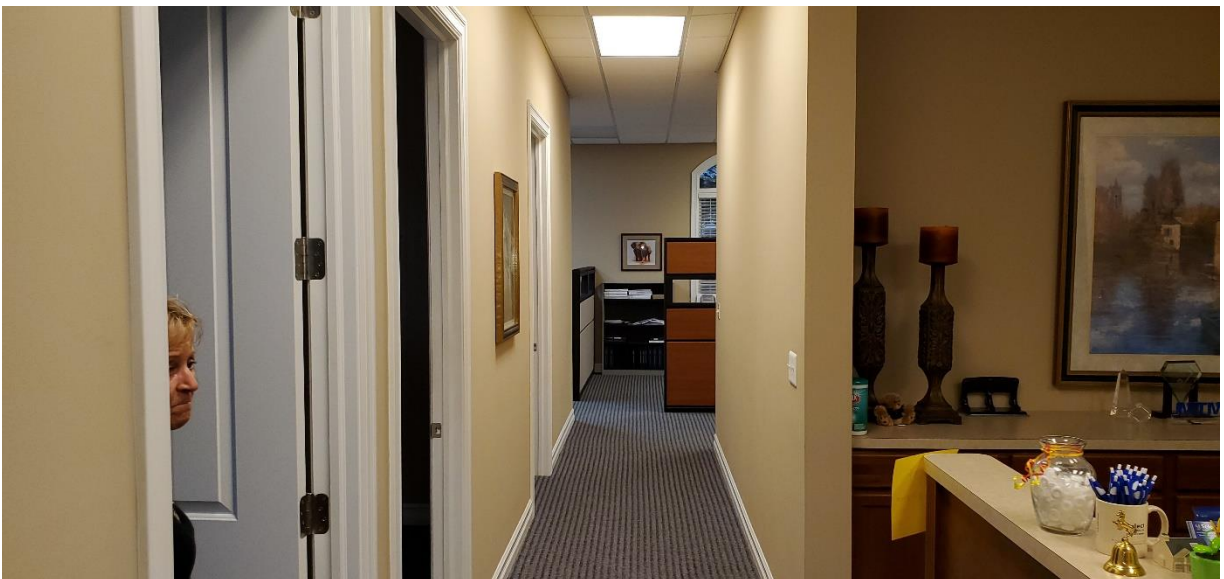
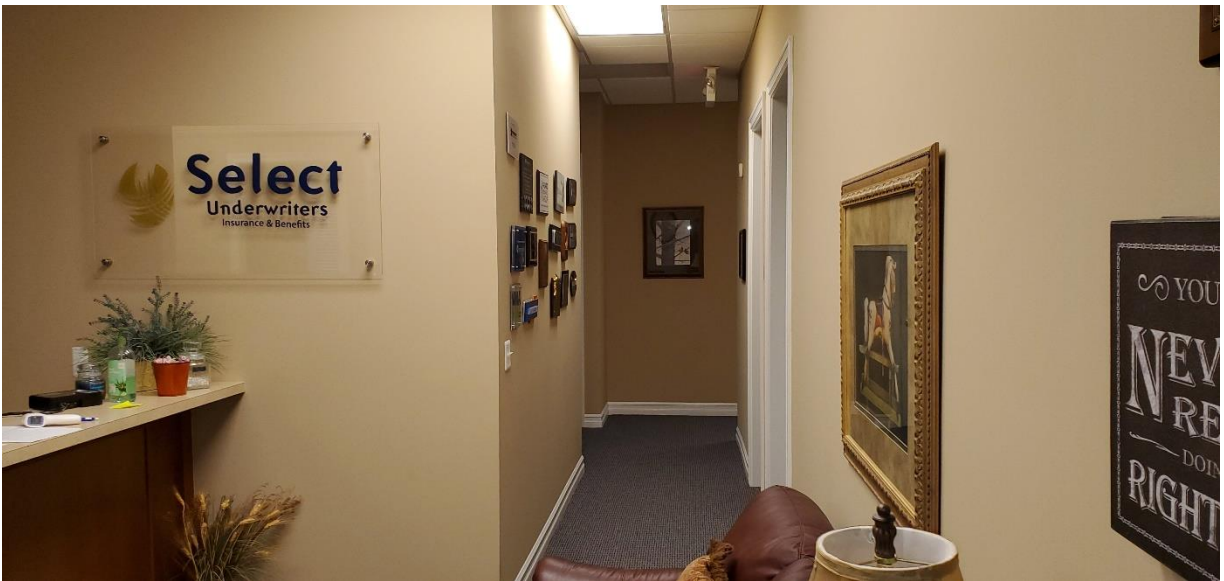
248-359-9000 ext. 9

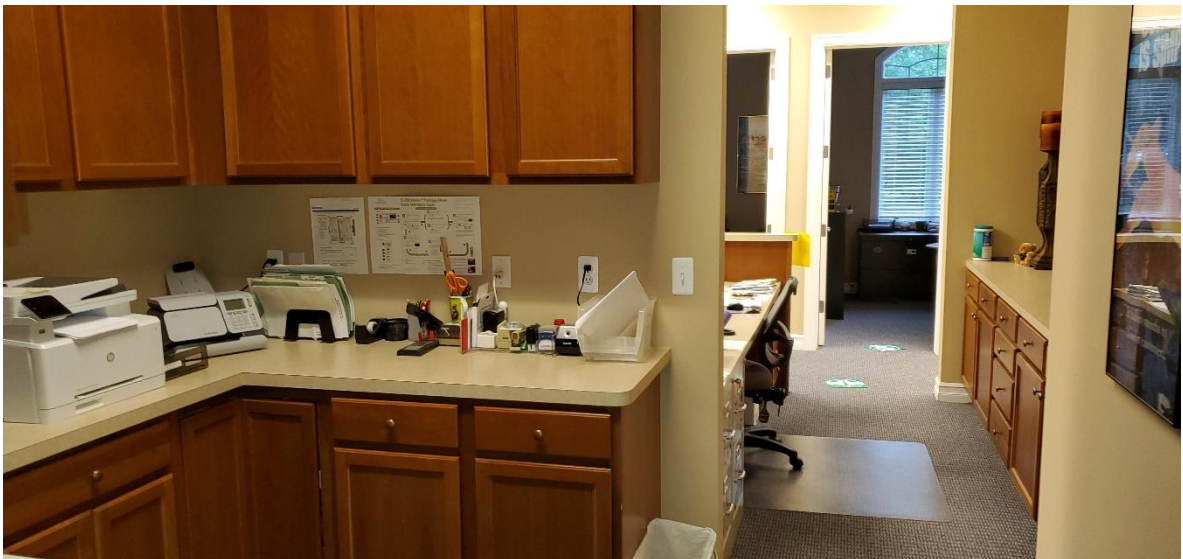


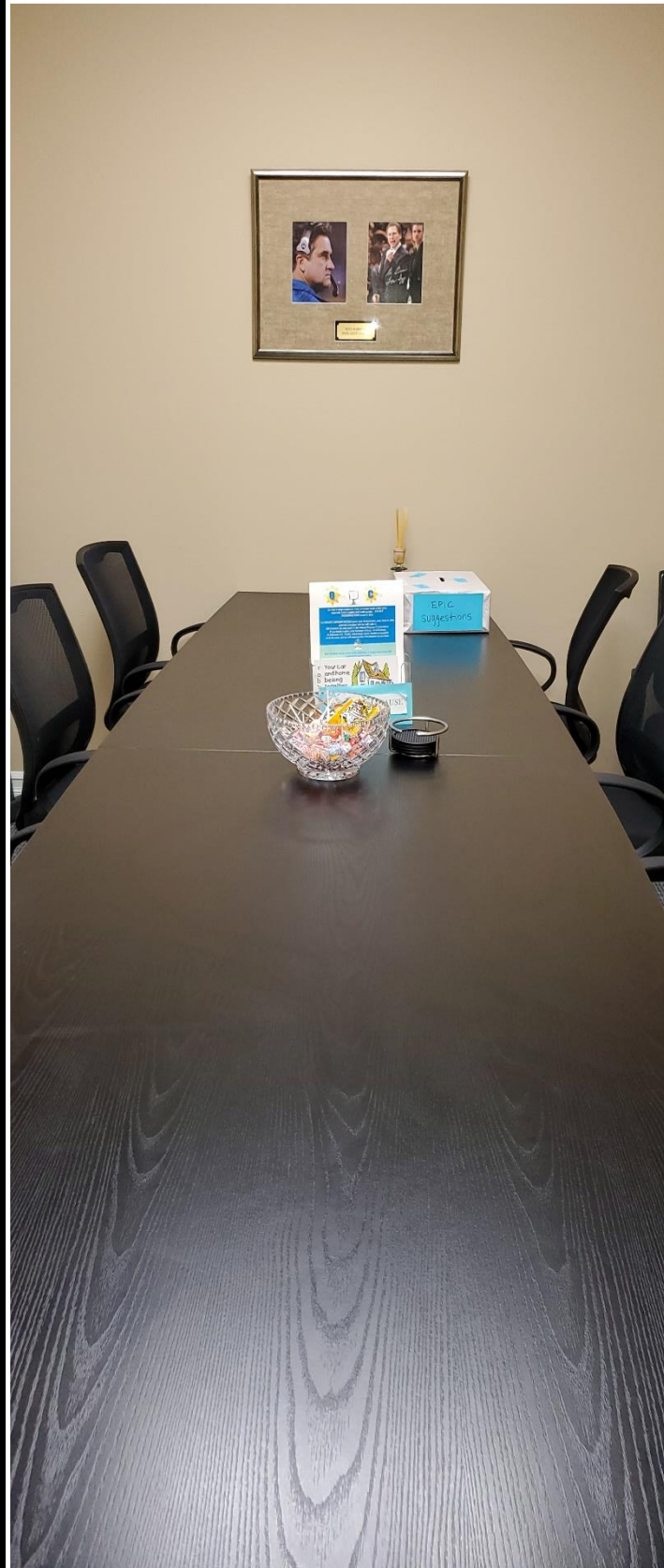
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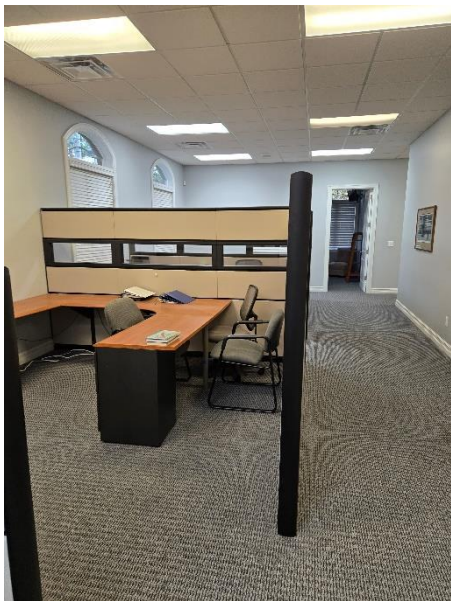
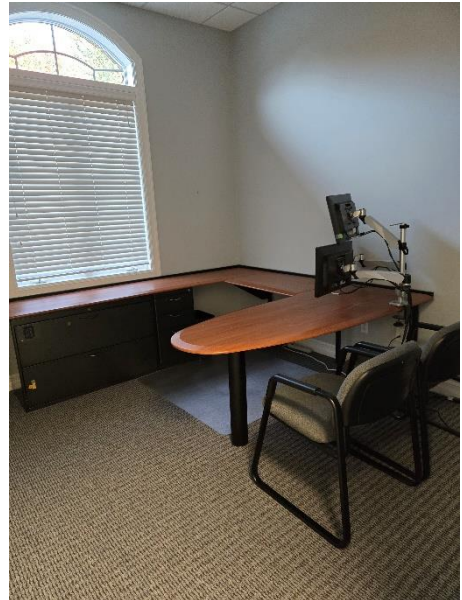
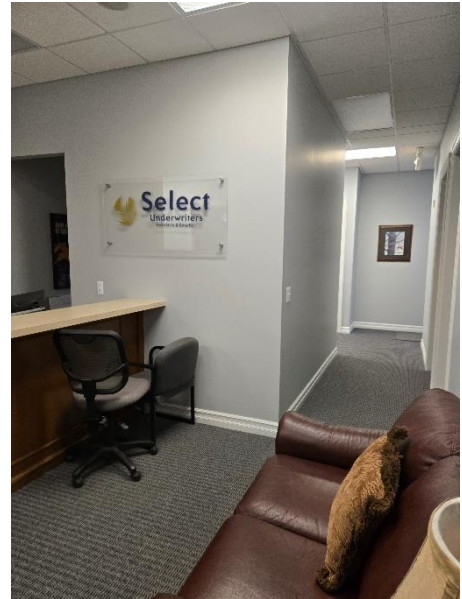




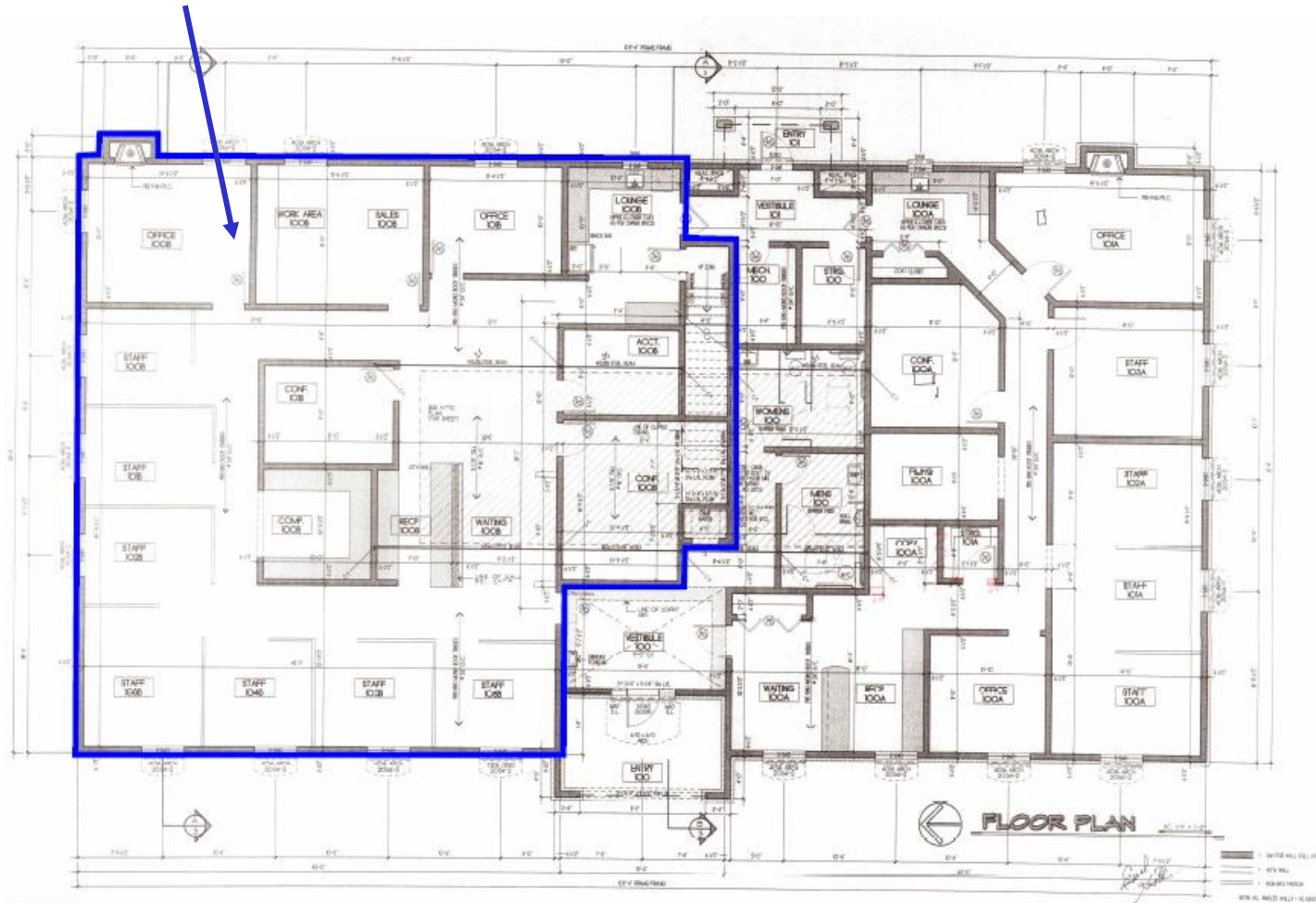


PICTURES

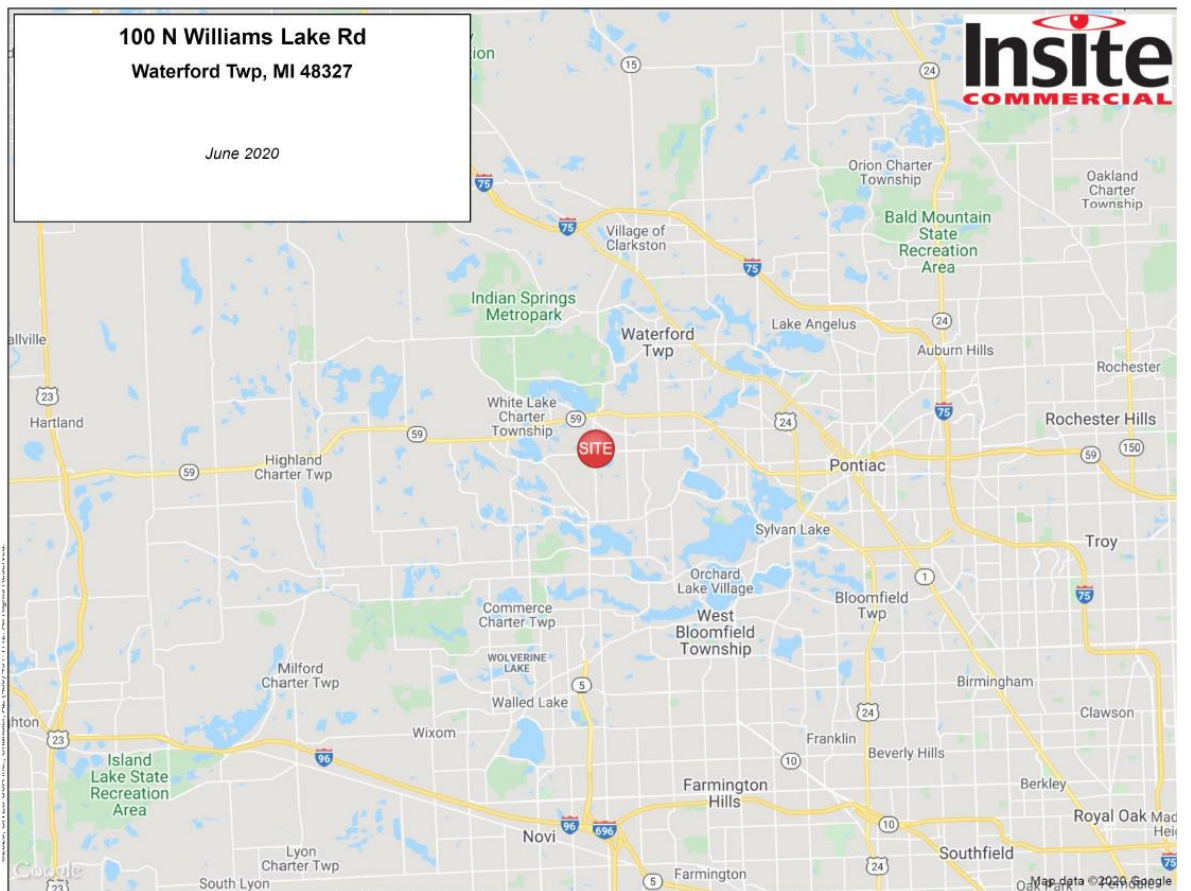
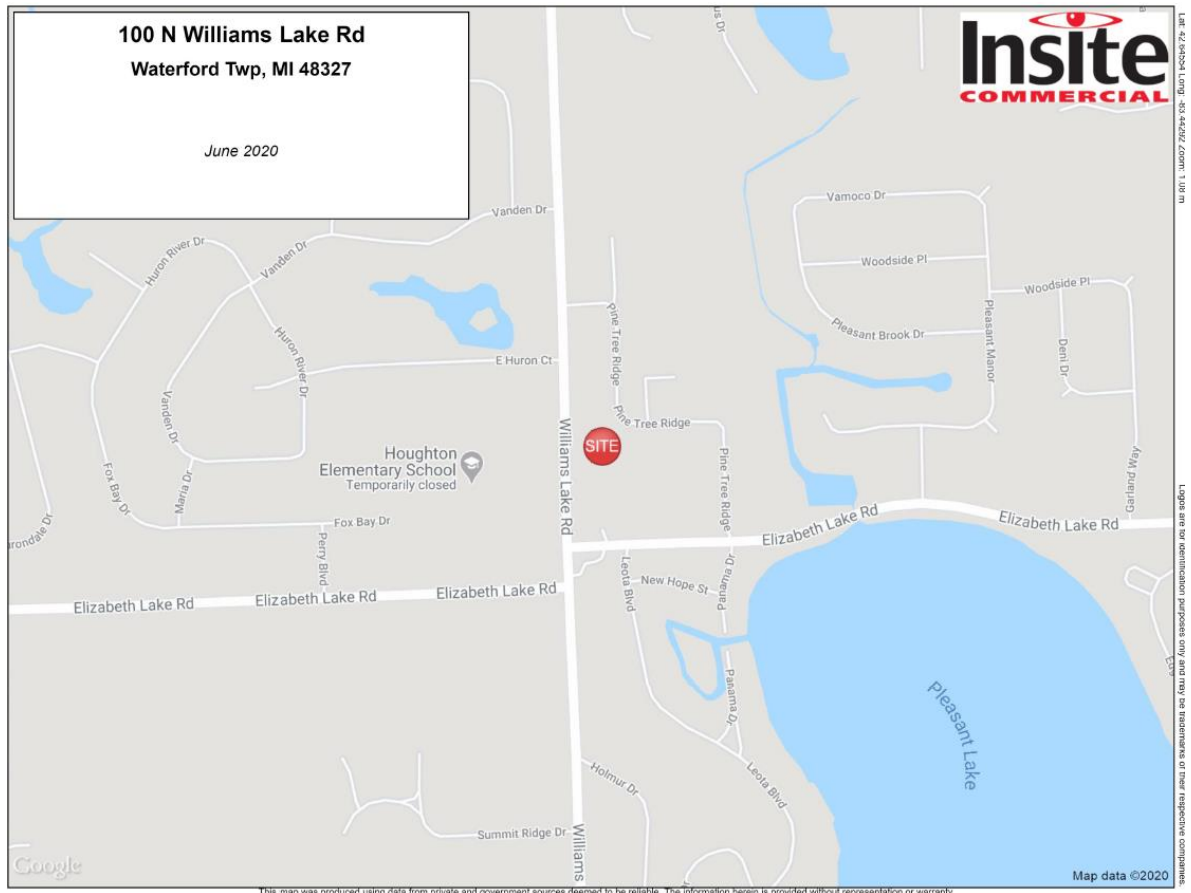
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Available Space:
3,510 SF rentable







100 N Williams Lake Rd
, MI 48327

1 mi radius 3 mi radius 5 mi radius

Population			
2024 Estimated Population	6,137	44,153	111,217
2029 Projected Population	6,233	44,259	110,734
2020 Census Population	5,797	45,050	115,350
2010 Census Population	5,505	43,698	111,513
Projected Annual Growth 2024 to 2029	0.3%	-	-
Historical Annual Growth 2010 to 2024	0.8%	-	-
Households			
2024 Estimated Households	2,497	19,236	47,020
2029 Projected Households	2,507	19,092	46,375
2020 Census Households	2,344	18,661	46,208
2010 Census Households	2,171	17,644	43,648
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.1%	0.6%	0.6%
Age			
2024 Est. Population Under 10 Years	9.8%	9.7%	10.0%
2024 Est. Population 10 to 19 Years	11.1%	10.9%	11.3%
2024 Est. Population 20 to 29 Years	12.0%	11.9%	11.7%
2024 Est. Population 30 to 44 Years	17.6%	18.3%	18.2%
2024 Est. Population 45 to 59 Years	21.1%	20.8%	21.0%
2024 Est. Population 60 to 74 Years	20.5%	20.4%	20.1%
2024 Est. Population 75 Years or Over	7.9%	8.0%	7.7%
2024 Est. Median Age	44.0	43.6	43.3
Marital Status & Gender			
2024 Est. Male Population	48.8%	49.2%	49.7%
2024 Est. Female Population	51.2%	50.8%	50.3%
2024 Est. Never Married	29.9%	29.3%	28.5%
2024 Est. Now Married	50.5%	50.2%	51.8%
2024 Est. Separated or Divorced	13.5%	14.7%	14.1%
2024 Est. Widowed	6.1%	5.8%	5.5%
Income			
2024 Est. HH Income \$200,000 or More	17.9%	12.3%	15.3%
2024 Est. HH Income \$150,000 to \$199,999	9.7%	9.7%	10.4%
2024 Est. HH Income \$100,000 to \$149,999	27.1%	20.2%	20.6%
2024 Est. HH Income \$75,000 to \$99,999	9.6%	14.0%	12.6%
2024 Est. HH Income \$50,000 to \$74,999	17.2%	15.4%	14.6%
2024 Est. HH Income \$35,000 to \$49,999	7.2%	9.2%	8.8%
2024 Est. HH Income \$25,000 to \$34,999	3.0%	7.5%	6.7%
2024 Est. HH Income \$15,000 to \$24,999	4.1%	5.7%	5.2%
2024 Est. HH Income Under \$15,000	4.2%	6.1%	5.8%
2024 Est. Average Household Income	\$137,519	\$113,137	\$125,477
2024 Est. Median Household Income	\$109,236	\$88,959	\$98,489
2024 Est. Per Capita Income	\$56,111	\$49,367	\$53,126
2024 Est. Total Businesses	130	1,244	3,658
2024 Est. Total Employees	876	8,950	27,172



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1 mi radius 3 mi radius 5 mi radius

Race

2024 Est. White	86.1%	87.0%	86.1%
2024 Est. Black	4.9%	4.7%	4.9%
2024 Est. Asian or Pacific Islander	3.8%	2.7%	2.8%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	5.1%	5.5%	6.0%

Hispanic

2024 Est. Hispanic Population	293	2,198	6,124
2024 Est. Hispanic Population	4.8%	5.0%	5.5%
2029 Proj. Hispanic Population	6.1%	6.4%	6.8%
2020 Hispanic Population	5.2%	5.4%	6.1%

Education (Adults 25 & Older)

2024 Est. Adult Population (25 Years or Over)	4,490	32,605	81,281
2024 Est. Elementary (Grade Level 0 to 8)	2.3%	1.9%	1.5%
2024 Est. Some High School (Grade Level 9 to 11)	1.9%	3.7%	3.8%
2024 Est. High School Graduate	18.0%	23.9%	22.0%
2024 Est. Some College	25.0%	23.8%	22.9%
2024 Est. Associate Degree Only	8.9%	9.9%	10.0%
2024 Est. Bachelor Degree Only	29.2%	24.1%	25.0%
2024 Est. Graduate Degree	14.8%	12.7%	14.8%

Housing

2024 Est. Total Housing Units	2,607	20,252	49,578
2024 Est. Owner-Occupied	78.9%	73.9%	75.4%
2024 Est. Renter-Occupied	16.9%	21.1%	19.4%
2024 Est. Vacant Housing	4.2%	5.0%	5.2%

Homes Built by Year

2024 Homes Built 2010 or later	3.1%	4.7%	4.9%
2024 Homes Built 2000 to 2009	17.6%	13.0%	9.3%
2024 Homes Built 1990 to 1999	22.7%	13.6%	14.2%
2024 Homes Built 1980 to 1989	12.6%	12.8%	12.2%
2024 Homes Built 1970 to 1979	18.8%	18.0%	18.6%
2024 Homes Built 1960 to 1969	10.8%	9.7%	10.5%
2024 Homes Built 1950 to 1959	7.0%	12.9%	13.9%
2024 Homes Built Before 1949	3.2%	10.3%	11.3%

Home Values

2024 Home Value \$1,000,000 or More	0.5%	1.6%	2.2%
2024 Home Value \$500,000 to \$999,999	10.8%	11.0%	12.9%
2024 Home Value \$400,000 to \$499,999	11.5%	12.1%	13.1%
2024 Home Value \$300,000 to \$399,999	27.3%	19.3%	18.4%
2024 Home Value \$200,000 to \$299,999	36.5%	33.3%	30.2%
2024 Home Value \$150,000 to \$199,999	8.0%	12.3%	12.6%
2024 Home Value \$100,000 to \$149,999	3.1%	5.2%	4.9%
2024 Home Value \$50,000 to \$99,999	0.7%	1.9%	1.9%
2024 Home Value \$25,000 to \$49,999	0.4%	1.5%	1.2%
2024 Home Value Under \$25,000	1.2%	1.9%	2.5%
2024 Median Home Value	\$317,190	\$291,512	\$301,285
2024 Median Rent	\$1,098	\$1,078	\$1,076

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June 2020



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