

OFFERING MEMORANDUM



DEALERSHIP RETAIL OPPORTUNITY - PRIME LOCATION

5900 Highland Road
Waterford, MI 48327

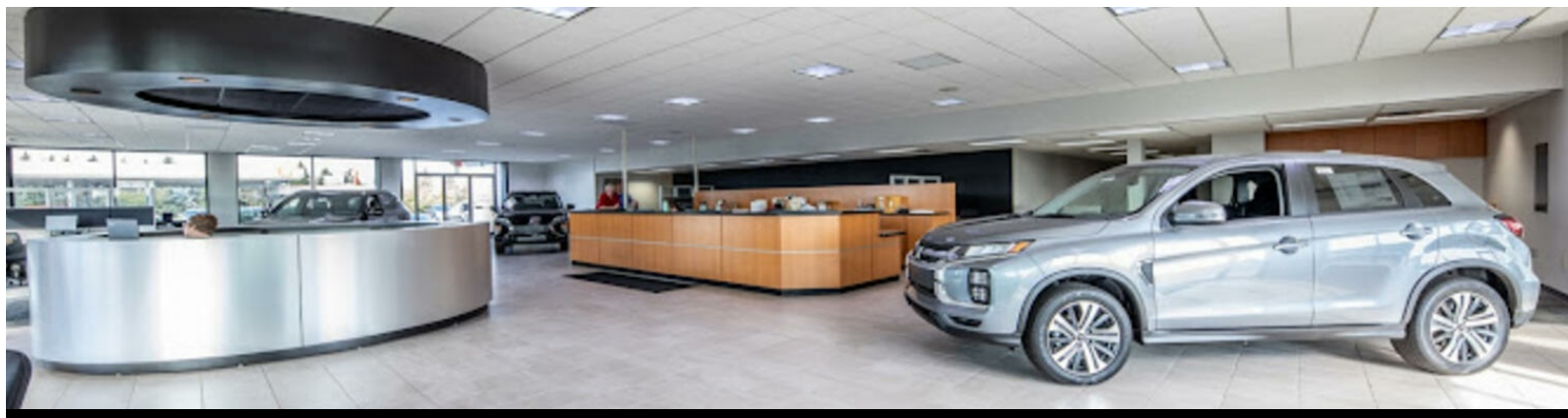


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EXCLUSIVELY PRESENTED BY:



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Lasco Real Estate Group

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Built By: www.crebuilder.com



PROPERTY SUMMARY

Offering Price	\$4,800,000.00
Building SqFt	49,434 SqFt
Year Built	1972
Parcel ID	W -13-16-352-020
Zoning Type	Commercial
County	Oakland
Frontage	397.00 Ft
Coordinates	42.661059,-83.404409

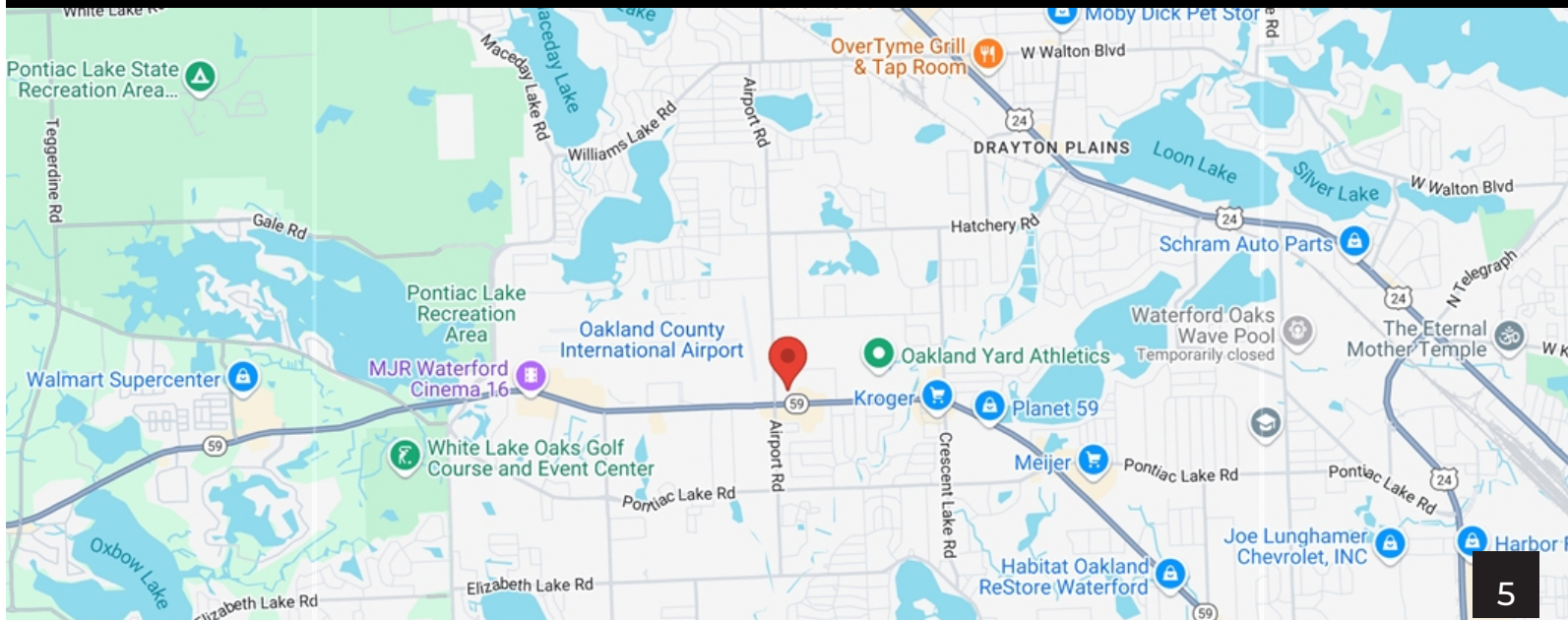
INVESTMENT SUMMARY

Lasco Real Estate Group is pleased to present the exclusive listing at 5900 Highland Road, Waterford, Mi 48327, offered at \$4,800,000.00. Built in 1972 and fully renovated in 2023, this property is comprised of 49,434 square feet of building space and sits on just under 6.5 acres of land. The front portion has been used in the past for automotive dealership sales, but would be ideal for any business requiring retail store frontage or clients services, with private offices for management as well. This property is partially leased, just under 20%, through 6/30/29 with (2) five-year extension options available. The lease of the body shop portion of the building is transferrable to the new owner.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility, easily accessible from many surrounding communities.
- Ample parking available for shoppers and employees.
- Property is strategically located in Waterford, with direct frontage on Highland Rd
- This opportunity is being offered for \$4,800,000.00.
- Seller would consider NNN lease in lieu of fee simple sale.





LOCATION HIGHLIGHTS

- The site benefits from its positioning in an extremely dense and growing residential area.
- Excellent access, frontage and visibility.
- One of the strongest and most desirable retail trade areas within Waterford.
- Dealership Retail Opportunity - Prime Location's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.



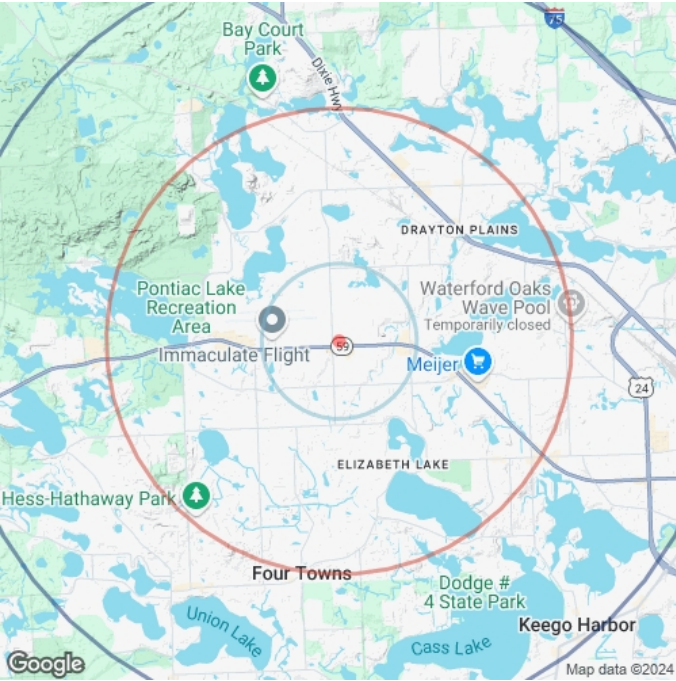


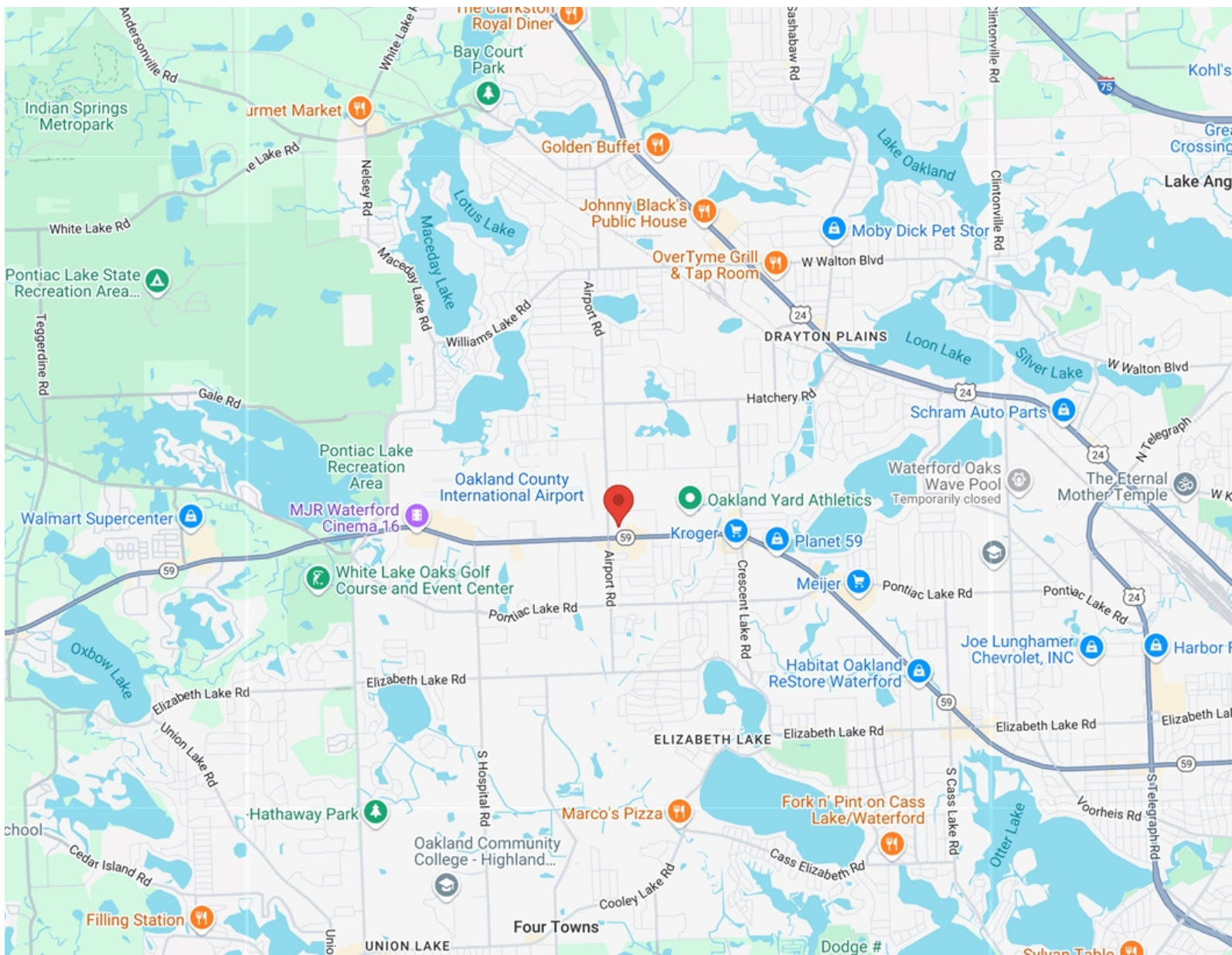
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,874	52,060	137,303
2010 Population	5,641	52,159	137,638
2024 Population	5,968	50,997	135,696
2029 Population	6,016	50,607	134,431
2024-2029 Growth Rate	0.16 %	-0.15 %	-0.19 %
2024 Daytime Population	6,514	40,571	115,319

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	203	1,767	5,147
\$15000-24999	236	1,340	3,372
\$25000-34999	330	1,515	4,221
\$35000-49999	401	2,394	5,488
\$50000-74999	417	4,049	9,451
\$75000-99999	397	3,130	7,739
\$100000-149999	547	4,949	11,334
\$150000-199999	211	1,918	5,391
\$200000 or greater	137	1,879	6,851
Median HH Income	\$ 64,122	\$ 77,491	\$ 79,687
Average HH Income	\$ 84,715	\$ 100,179	\$ 109,168

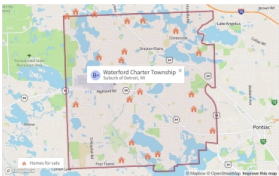
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,425	20,927	53,754
2010 Total Households	2,404	21,233	54,904
2024 Total Households	2,878	22,941	58,996
2029 Total Households	2,979	23,380	59,969
2024 Average Household Size	2.03	2.2	2.26
2024 Owner Occupied Housing	1,992	17,822	44,003
2029 Owner Occupied Housing	2,134	18,510	45,713
2024 Renter Occupied Housing	886	5,119	14,993
2029 Renter Occupied Housing	845	4,870	14,256
2024 Vacant Housing	87	993	2,998
2024 Total Housing	2,965	23,934	61,994





ABOUT WATERFORD

Waterford Charter Township is a suburb of Detroit with a population of 70,486. Waterford Charter Township is in Oakland County. Living in Waterford Charter Township offers residents a sparse suburban feel and most residents own their homes. In Waterford Charter Township there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Waterford Charter Township



CITY OF WATERFORD		AREA		POPULATION	
COUNTY	OAKLAND	CITY	35.3 MI²	POPULATION	70,486
		LAND	31.3 MI²		
		WATER	4.0 MI²		



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PLEASE CONTACT THE LASCO REAL ESTATE GROUP ADVISOR FOR MORE
DETAILS.**