

28124 Orchard Lake Rd



Medical Office -
Farmington/Farm Hills
Submarket
Farmington Hills, MI 48334

10,727	0.88	1984	570 - 5,000	5,000	\$13.35/NNN
SF RBA	AC Lot	Built	Available SF	Max Contig SF	Asking Rent

Building

Type	3 Star Office		
Location	Suburban		
RBA	10,727 SF	Year Built	1984
Stories	1	Tenancy	Multi
Typical Floor	10,727 SF	Owner Occup	No
Class	B	Elevators	None
Construction	Masonry		
Taxes	\$1.21/SF (2019)		
Walk Score®	Somewhat Walkable (54)		
Transit Score®	Minimal Transit (0)		
Parking Ratio	3.92/1,000 SF		
Parking Type	Spaces		
Surface	42		

Land

Land Acres	0.88 AC	Land SF	38,333 SF
Bldg FAR	0.28		
Zoning	OS-2		
Parcel	23-11-351-042		

Tenants

Name	Space Occupied
Novadebt	3,837 SF
First State Bank	2,200 SF
Legacy Financial Partners	2,080 SF
Orchard Dental Group	750 SF
Silverside Management LLC	500 SF

2 Other Tenants

About the Owner

Harold Moore

20 Lynwood Dr
Battle Creek, MI 49015
United States
(269) 964-7822
Since Aug 27, 2019

Building Notes

Great location just north of I-696 & 12 Mile Road. Beautiful building with signage available for a small office user.
Located on the East side of Orchard Lake Rd, just North of 12 Mile Rd and I-696 in Farmington Hills, MI.

Public Transportation

Airport	Drive	Distance
Detroit City Airport	33 min	23.7 mi
Detroit Metropolitan Airport	37 min	29.4 mi

For Lease

Smallest Space	570 SF	Office/Med Avail	5,000 SF
Max Contiguous	5,000 SF		
# of Spaces	4		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$13.35		
Service Type	Triple Net		
CAM	Withheld		

Space

Floor	Available	Use	Rent	Services
P 1st	1,300 SF	Off/Med	\$13.35	NNN
P 1st	1,330 SF	Off/Med	\$13.35	NNN
P 1st	570 SF	Off/Med	\$13.35	NNN
P 1st	1,800 SF	Off/Med	\$13.35	NNN

Leasing Activity

Sign D...	Leased	Use	Rent	Services	Rent T...
Feb 2017	1,379 SF	Office	\$16.00	MG	Asking
Sep 2014	2,200 SF	Office	\$15.00	MG	Asking
Dec 2007	417 SF	Off/Ret	\$20.00	+ELEC	Effective
Nov 2006	3,417 SF	Office	-	-	-
Oct 2004	757 SF	Office	\$20.00 - 22.00	+ELEC	Asking

6 Other Lease Comps

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↓ -20.5%
Submarket 2-4 Star	10.8%	↑ 2.1%
Market Overall	10.9%	↑ 1.1%

Market Rent Per Area

Subject Property	\$20.21/SF	↑ 19.0%
Submarket 2-4 Star	\$20.57/SF	↔ -0.0%
Market Overall	\$20.90/SF	↔ 0.0%

Submarket Leasing Activity

12 Mo. Leased	277,158 SF	↓ -45.7%
Months on Market	22.5	↓ -1.4 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$17.39M	\$38.65M
12 Mo. Price Per Area	\$114/SF	\$113/SF

Property Contacts

True Owner	Harold Moore
Recorded Owner	HKM LLC
Owner Type	Individual
Developer	Minasian Development Corporation

Primary Leasing	St. Arnold Commercial Realty
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Assessment

2020 Assessment

Total Value	\$445,200	\$11.61/SF
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Location	
Zip	48334
Submarket	Farmington/Farm Hills
Submarket Cluster	Bloomfield
Location Type	Suburban
Market	Detroit
County	Oakland
State	Michigan
CBSA	Detroit-Warren-Dearborn, MI
DMA	Detroit, MI

Demographics		
	1 mile	3 miles
Population	8,308	65,478
Households	3,779	26,681
Median Age	42.70	44.30
Median HH Income	\$73,992	\$89,310
Daytime Employees	8,023	48,721
Population Growth '20 - '25	▲ 2.13%	▲ 0.72%
Household Growth '20 - '25	▲ 1.93%	▲ 0.72%

Traffic				
Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Orchard Lake Rd	W 12 Mile Rd S	33,168	2014	0.15 mi
Orchard Lake Rd	W 12 Mile Rd S	33,348	2020	0.15 mi
W 12 Mile Rd	Greening St E	25,683	2014	0.24 mi
W 12 Mile Rd	Greening St E	24,846	2020	0.24 mi
W 12 Mile Rd	Orchard Lake Rd E	30,450	2020	0.27 mi
W 12 Mile Rd	Orchard Lake Rd E	30,861	2014	0.27 mi
Orchard Lake Rd	W 12 Mile Rd N	41,334	2018	0.27 mi
Orchard Lake Rd	W 12 Mile Rd N	38,916	2020	0.27 mi
Orchard Lake Rd	Bristol Ln N	31,349	2020	0.28 mi
Orchard Lake Rd	W 12 Mile Rd N	36,694	2020	0.31 mi



Primary Photo



Building Photo 2015



Building Photo



Building Photo



Building Photo



Exterior-C



Exterior-L



Exterior-R



Other



Other





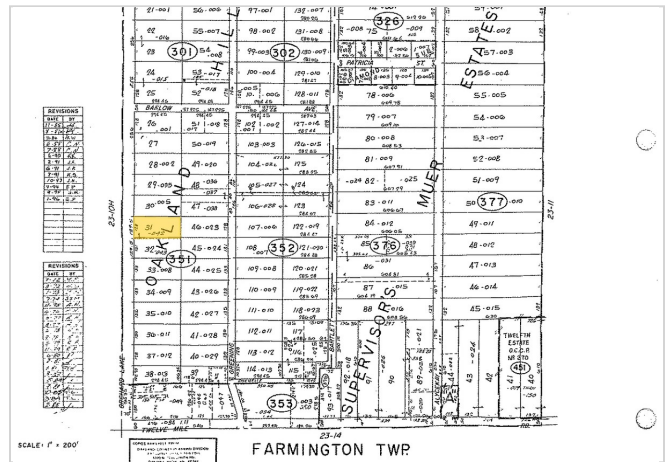
Aerial



Aerial



Aerial



Plat Map