



Retail For Lease

Property Name: Summit West I
Location: 225-279 Summit Drive
City, State: Waterford, MI
Cross Streets: Elizabeth Lake Road
County: Oakland
Zoning: C-4
Year Built: 1973 (Retrofit: 1989)

Total Building Sq. Ft.:	89,482	Property Type:	Neighborhood Center
Available Sq. Ft.:	63,530	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,000	Total Acreage:	11.45
Max Cont. Sq. Ft.:	40,030	Land Dimensions:	N/A
Ceiling Height:	16' - 18'	Parking:	325
Overhead Door(s) / Height:	0	Curb Cuts:	3
Exterior Construction:	Masonry	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 39,045	Telegraph Rd. N. of Elizabeth Lake Rd. 2-Way
1 Mile: 9,499	1 Mile: \$60,881	Yr: 2025	Count: 39,211	Telegraph Rd. S. of Elizabeth Lake Rd. 2-Way	
3 Miles: 74,741	3 Miles: \$66,803	Yr: 2025	Count: 18,836	Elizabeth Lake Rd. W. of Telegraph Rd. 2-Way	
5 Miles: 161,941	5 Miles: \$77,000	Yr: 2025	Count: 19,650	Elizabeth Lake Rd. E. of Telegraph Rd. 2-Way	
Current Tenant(s): N/A	Major Tenants: Dollar General				

Lease Rate:	\$8.00 - \$10.00	Improvement Allowance:	N/A
Lease Type:	Gross	Options:	N/A
Monthly Rate:	N/A	Taxes:	
Lease Term:	3 - 5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	13-25-200-028	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Move-in ready opportunities available! Options include a fully built-out former dialysis center, a spacious open-plan former JoAnn Fabrics, and a large former grocery store box with 18' clear ceiling height. Additional spaces are also available to suit in a range of needs. Zoned for retail, medical, services, fitness, and light industrial, the property offers excellent accessibility near M-59 and Telegraph Road, featuring strong traffic counts and convenient highway connections.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Anatola Sesi, (248) 359-0629, asesi@signatureassociates.com
 Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com
 Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

