

INDUSTRIAL SPACE FOR LEASE



Orchard Lake Trade Center
20768-20790 Orchard Lake Road
Farmington Hills, MI 48336

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Farmington Hills, MI 48336

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

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

Location: Orchard Lake Trade Center
20768-20790 Orchard Lake Road
Farmington Hills, MI 48336

Parcel I.D.: 23-35-351-042

Total Building Size: 30,154 SF

Space Available: 1,800 SF

Lease Rate: \$2,000 per month + utilities

Zoning: LI – 1: Light Industrial

Doors: (1) 14' Overhead Door

Ceiling Height: 16' Clears

**Demographics in
5 Mile Radius:** Population: 215,048 People
Households: 94,419 Homes
Avg. HH Income: \$110,402
Traffic Counts: 13,593 VPD

Property Highlights:

- Multi-tenant industrial building located at Orchard Lake and 8 Mile
- (2) offices with majority warehouse space
- Ample onsite parking
- Contact Broker for additional details

For Information Contact:

KYLE NELSON

248-359-9000



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PHOTOGRAPHS

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



PHOTOGRAPHS

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BUILDING LAYOUT

Orchard Lake Road

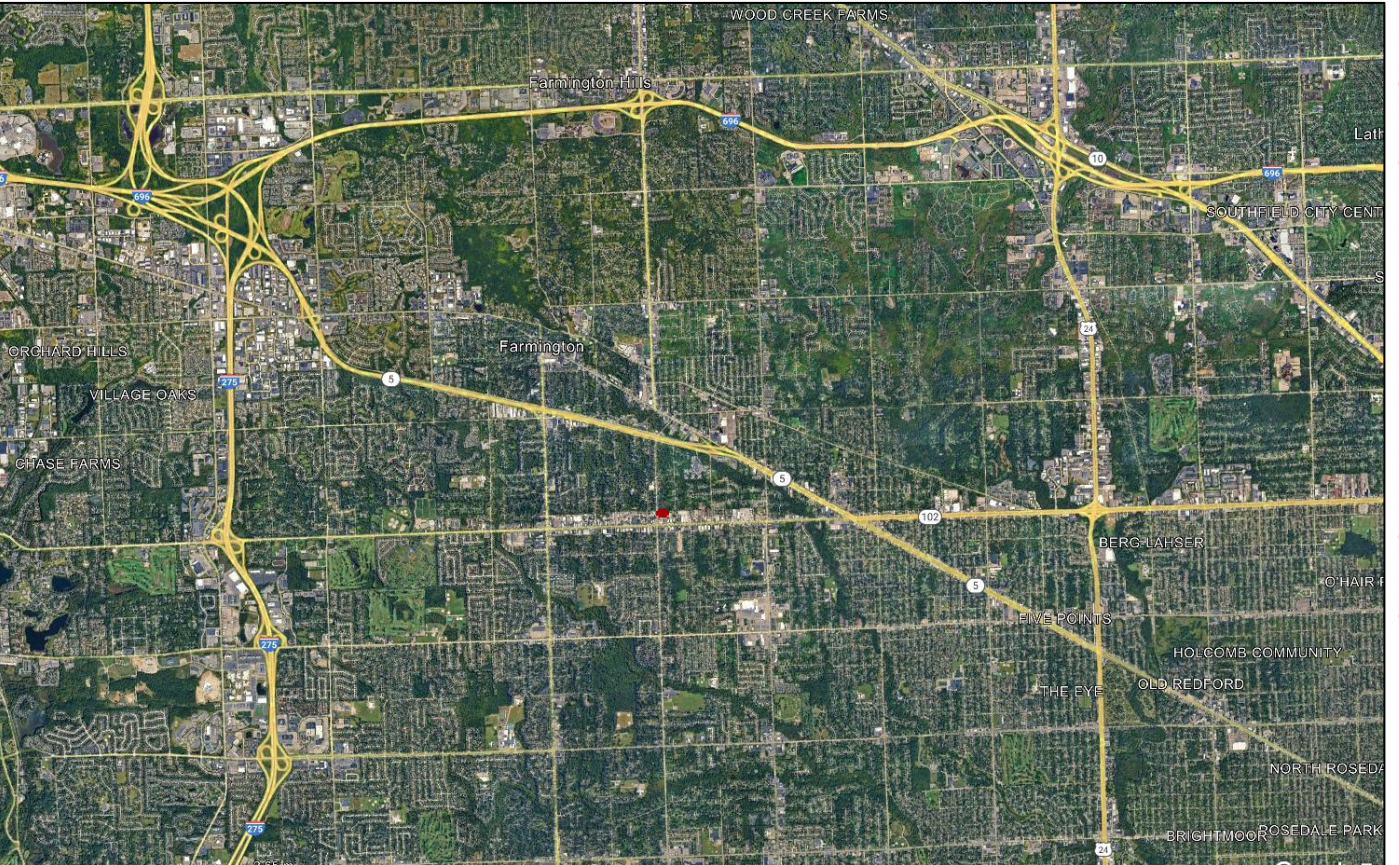


AERIAL

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

ORCHARD LAKE RD.

W. 8 MILE RD.



DEMOGRAPHICS



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4428/-83.3555

20768-20790 Orchard Lake Rd Farmington Hills, MI 48336	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,359	81,364	215,048
2030 Projected Population	8,117	79,313	210,154
2020 Census Population	8,605	84,575	217,020
2010 Census Population	8,326	81,153	210,697
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-	-	0.1%
Households			
2025 Estimated Households	3,945	35,161	94,419
2030 Projected Households	3,847	34,600	93,181
2020 Census Households	3,952	35,914	93,116
2010 Census Households	3,782	33,752	88,555
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.4%
Age			
2025 Est. Population Under 10 Years	8.8%	10.3%	10.5%
2025 Est. Population 10 to 19 Years	9.0%	10.2%	10.3%
2025 Est. Population 20 to 29 Years	12.5%	11.9%	12.3%
2025 Est. Population 30 to 44 Years	19.6%	20.6%	20.2%
2025 Est. Population 45 to 59 Years	18.9%	18.7%	18.8%
2025 Est. Population 60 to 74 Years	20.4%	19.8%	19.2%
2025 Est. Population 75 Years or Over	10.9%	8.5%	8.7%
2025 Est. Median Age	44.5	42.6	42.4
Marital Status & Gender			
2025 Est. Male Population	51.9%	49.6%	48.9%
2025 Est. Female Population	48.1%	50.4%	51.1%
2025 Est. Never Married	39.3%	33.0%	34.5%
2025 Est. Now Married	36.9%	48.0%	45.0%
2025 Est. Separated or Divorced	15.6%	13.6%	14.5%
2025 Est. Widowed	8.1%	5.4%	6.0%
Income			
2025 Est. HH Income \$200,000 or More	8.5%	12.4%	11.1%
2025 Est. HH Income \$150,000 to \$199,999	9.5%	11.1%	11.1%
2025 Est. HH Income \$100,000 to \$149,999	15.2%	18.8%	18.1%
2025 Est. HH Income \$75,000 to \$99,999	13.9%	13.7%	12.7%
2025 Est. HH Income \$50,000 to \$74,999	20.4%	17.3%	17.3%
2025 Est. HH Income \$35,000 to \$49,999	9.1%	8.8%	10.0%
2025 Est. HH Income \$25,000 to \$34,999	8.1%	5.5%	5.8%
2025 Est. HH Income \$15,000 to \$24,999	4.3%	5.0%	5.7%
2025 Est. HH Income Under \$15,000	11.0%	7.3%	8.2%
2025 Est. Average Household Income	\$98,305	\$114,362	\$110,402
2025 Est. Median Household Income	\$70,090	\$89,664	\$86,591
2025 Est. Per Capita Income	\$46,780	\$49,580	\$48,621
2025 Est. Total Businesses	454	3,372	12,148
2025 Est. Total Employees	3,788	25,277	150,940

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4428/-83.3555

20768-20790 Orchard Lake Rd Farmington Hills, MI 48336	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	71.9%	68.9%	59.3%
2025 Est. Black	14.8%	16.2%	26.7%
2025 Est. Asian or Pacific Islander	6.6%	9.3%	8.9%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	6.6%	5.5%	4.9%
Hispanic			
2025 Est. Hispanic Population	449	3,449	8,049
2025 Est. Hispanic Population	5.4%	4.2%	3.7%
2030 Proj. Hispanic Population	6.1%	4.9%	4.4%
2020 Hispanic Population	5.0%	4.0%	3.5%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,445	60,602	158,914
2025 Est. Elementary (Grade Level 0 to 8)	3.1%	2.0%	2.0%
2025 Est. Some High School (Grade Level 9 to 11)	3.4%	4.4%	3.9%
2025 Est. High School Graduate	23.8%	20.1%	20.6%
2025 Est. Some College	24.6%	20.6%	20.9%
2025 Est. Associate Degree Only	8.0%	9.0%	9.5%
2025 Est. Bachelor Degree Only	23.7%	26.5%	25.7%
2025 Est. Graduate Degree	13.5%	17.4%	17.5%
Housing			
2025 Est. Total Housing Units	4,205	37,350	100,721
2025 Est. Owner-Occupied	56.5%	65.1%	59.3%
2025 Est. Renter-Occupied	37.4%	29.0%	34.5%
2025 Est. Vacant Housing	6.2%	5.9%	6.3%
Homes Built by Year			
2025 Homes Built 2010 or later	3.8%	3.3%	3.4%
2025 Homes Built 2000 to 2009	5.3%	3.5%	3.8%
2025 Homes Built 1990 to 1999	9.5%	11.2%	9.0%
2025 Homes Built 1980 to 1989	12.7%	11.3%	10.8%
2025 Homes Built 1970 to 1979	17.7%	15.4%	17.4%
2025 Homes Built 1960 to 1969	13.8%	15.0%	17.1%
2025 Homes Built 1950 to 1959	19.1%	23.6%	21.5%
2025 Homes Built Before 1949	11.9%	10.8%	10.9%
Home Values			
2025 Home Value \$1,000,000 or More	0.2%	0.3%	0.6%
2025 Home Value \$500,000 to \$999,999	2.9%	5.5%	5.8%
2025 Home Value \$400,000 to \$499,999	6.6%	11.6%	10.8%
2025 Home Value \$300,000 to \$399,999	18.5%	22.2%	23.6%
2025 Home Value \$200,000 to \$299,999	40.9%	28.8%	27.7%
2025 Home Value \$150,000 to \$199,999	11.9%	12.5%	12.1%
2025 Home Value \$100,000 to \$149,999	4.6%	8.6%	8.7%
2025 Home Value \$50,000 to \$99,999	5.8%	6.8%	6.9%
2025 Home Value \$25,000 to \$49,999	2.0%	1.4%	1.9%
2025 Home Value Under \$25,000	6.6%	2.4%	1.9%
2025 Median Home Value	\$232,018	\$264,041	\$267,430
2025 Median Rent	\$1,081	\$1,142	\$1,126

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Full Profile

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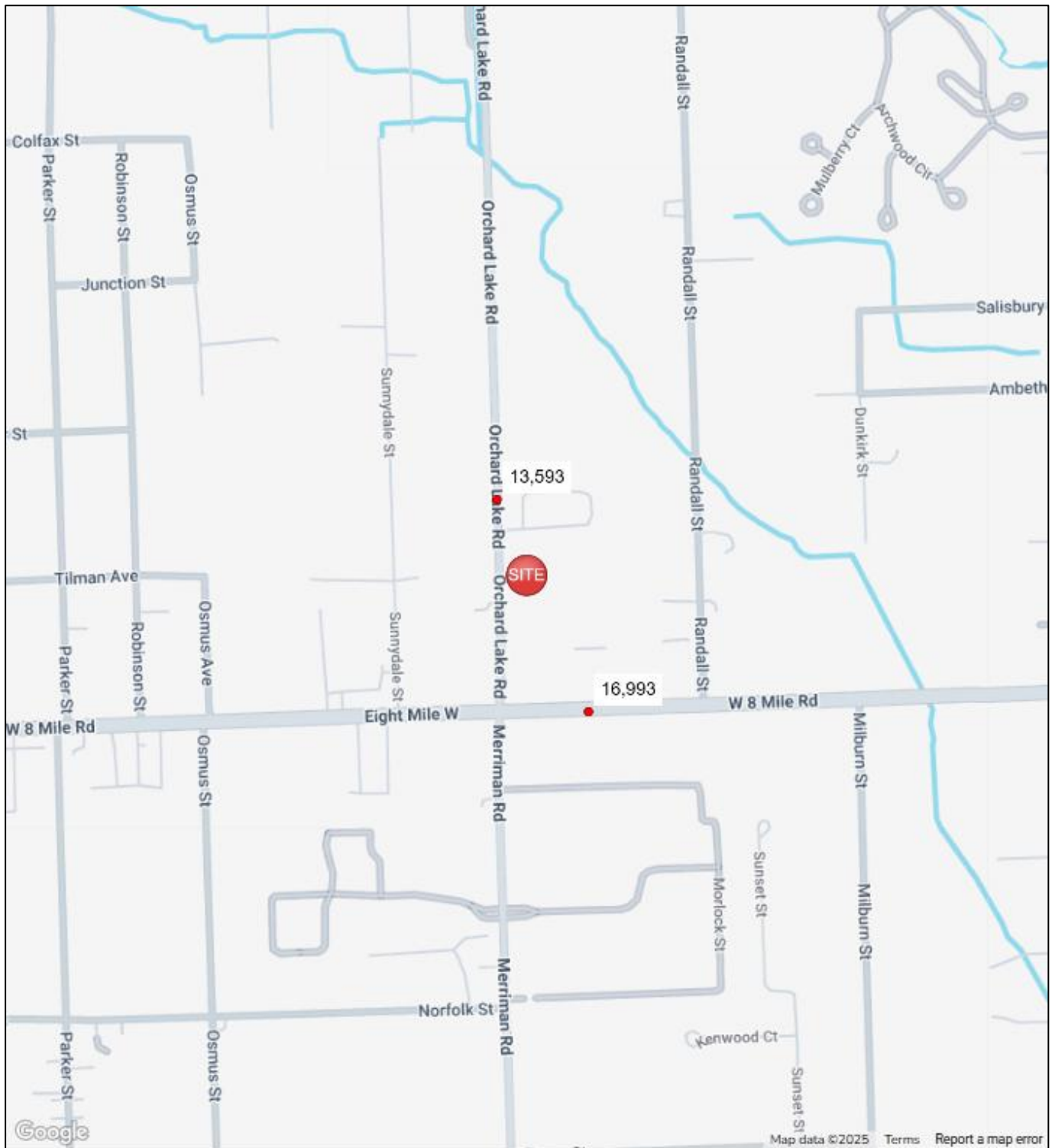
Lat/Lon: 42.4428/-83.3555

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	7,171	68,014	179,310
2025 Est. Civilian Employed	58.4%	62.1%	61.2%
2025 Est. Civilian Unemployed	3.2%	2.9%	2.9%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	38.4%	34.9%	35.8%
2025 Labor Force Males	51.9%	49.4%	48.6%
2025 Labor Force Females	48.1%	50.6%	51.4%
Occupation			
2025 Occupation: Population Age 16 Years or Over	4,189	42,214	109,704
2025 Mgmt, Business, & Financial Operations	19.6%	18.8%	18.8%
2025 Professional, Related	25.1%	30.7%	29.9%
2025 Service	12.4%	13.6%	13.9%
2025 Sales, Office	21.4%	19.4%	19.1%
2025 Farming, Fishing, Forestry	0.4%	-	0.1%
2025 Construction, Extraction, Maintenance	7.2%	5.6%	5.5%
2025 Production, Transport, Material Moving	14.0%	11.8%	12.8%
2025 White Collar Workers	66.1%	68.9%	67.7%
2025 Blue Collar Workers	33.9%	31.1%	32.3%
Transportation to Work			
2025 Drive to Work Alone	75.5%	71.7%	72.3%
2025 Drive to Work in Carpool	7.0%	7.9%	7.7%
2025 Travel to Work by Public Transportation	0.8%	1.0%	1.1%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.2%	1.8%	1.6%
2025 Other Means	1.0%	1.0%	1.1%
2025 Work at Home	14.4%	16.5%	16.2%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	23.0%	20.8%	20.6%
2025 Travel to Work in 15 to 29 Minutes	36.7%	42.1%	43.1%
2025 Travel to Work in 30 to 59 Minutes	36.5%	33.6%	32.8%
2025 Travel to Work in 60 Minutes or More	3.8%	3.5%	3.6%
2025 Average Travel Time to Work	22.6	23.0	23.1
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$366.36 M	\$3.69 B	\$9.59 B
2025 Est. Apparel	\$6.74 M	\$68.03 M	\$177.18 M
2025 Est. Contributions, Tax and Retirement	\$100.51 M	\$1.07 B	\$2.74 B
2025 Est. Education	\$8.39 M	\$85.74 M	\$222.03 M
2025 Est. Entertainment	\$20.89 M	\$210.42 M	\$548.31 M
2025 Est. Food, Beverages, Tobacco	\$43.29 M	\$430.15 M	\$1.13 B
2025 Est. Health Care	\$25.93 M	\$234.09 M	\$626.52 M
2025 Est. Household Furnishings and Equipment	\$9.73 M	\$98.53 M	\$256.21 M
2025 Est. Household Operations, Shelter, Utilities	\$82.28 M	\$804.98 M	\$2.13 B
2025 Est. Miscellaneous Expenses	\$6.29 M	\$63.41 M	\$165.02 M
2025 Est. Personal Care	\$4.6 M	\$45.59 M	\$119.83 M
2025 Est. Transportation	\$57.7 M	\$579.77 M	\$1.49 B

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TRAFFIC COUNTS



20768-20790 Orchard Lake Rd

Farmington Hills, MI 48336

August 2025

