



FOR SALE/LEASE FORMER PEARLE VISION

4470 HIGHLAND RD, WATERFORD, MI 48328

**FOR
SALE/LEASE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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FOR SALE/LEASE

PROPERTY DETAILS

Location:	4470 Highland Rd Waterford, MI 48328
Property Type:	Freestanding
Date Available:	Immediately
Rent:	\$24.50/SF
NNN Expense:	Self-maintain/insure
Property Taxes:	\$13,140.00
Building Size:	3,600 SF
Building Dimensions:	60' x 60'
Lot Size:	1.2 AC (approximate)
Available Space:	3,600 SF
Zoning:	C-2
Traffic Count:	Highland Rd (M-59) (41,300 CPD) Pontiac Lake Rd (16,500 CPD)
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DESCRIPTION

Excellent location on Highland Road (M-59) in the heart of Waterford. This freestanding retail building, formerly occupied by Pearle Vision, is strategically located between Meijer and Kroger. Highland Road boasts over 40,000 cars passing this site daily. The site is perfectly suited for retail, medical, or a restaurant.



MICRO

SITE

HIGHLAND RD (M-59) (41,300 CPD)



MACRO

FAMILY DOLLAR ALDI
planet fitness Great Clips
ACE Hallmark Sprint

TACO BELL

Mobil

(17,700 CPD)

JJ

(39,700 CPD)

tropical CAFE

Tanera

Flagstar Bank

BUFFALO WILD WINGS

Kentucky Fried Chicken

HIGHLAND RD (M-59) (41,300 CPD)

CVS pharmacy

Kroger Starbucks
SUPERCUTS GNC



SITE

CRESCENT LAKE RD (11,500 CPD)

Holiday Inn Express

metro by T-Mobile

(16,500 CPD)

Huntington

FIFTH THIRD BANK

meijer

tcf bank

Huntington

PONTIAC LAKE RD (10,400 CPD)

7

PONTIAC LAKE RD (10,400 CPD)

BR Dunkin'

Checkers

(41,300 CPD)

SUBWAY

DISCOUNT TIRE

Hungry Howie's

CUBESMART self storage

DOLLAR TREE

Pizza Hut



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	6,254	60,694	157,187
	2025 Projected Population	6,287	61,077	160,635
	2010 Census Population	6,159	59,322	152,842
	2000 Census Population	6,266	59,903	156,882
	Projected Annual Growth 2020 to 2025	0.1%	0.1%	0.4%
	Historical Annual Growth 2000 to 2020	-	-	-
HOUSEHOLDS	2020 Estimated Households	2,759	25,716	64,650
	2025 Projected Households	2,805	26,175	66,726
	2010 Census Households	2,626	24,213	60,543
	2000 Census Households	2,454	24,139	60,840
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.6%
	Historical Annual Growth 2000 to 2020	0.6%	0.3%	0.3%
RACE	2020 Est. White	87.3%	82.8%	75.0%
	2020 Est. Black	5.4%	8.4%	14.2%
	2020 Est. Asian or Pacific Islander	2.4%	3.0%	3.9%
	2020 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2020 Est. Other Races	4.4%	5.3%	6.4%
INCOME	2020 Est. Average Household Income	\$79,756	\$82,621	\$86,268
	2020 Est. Median Household Income	\$63,551	\$64,732	\$66,901
	2020 Est. Per Capita Income	\$35,211	\$35,446	\$35,797
BUSINESS	2020 Est. Total Businesses	349	2,487	6,016
	2020 Est. Total Employees	3,712	24,535	58,080

