



**EXCLUSIVE INVESTMENT
OFFERING**

**RARE TROPHY
REDEVELOPMENT
OPPORTUNITY**

**WEST BLOOMFIELD'S
PREMIER ORCHARD
LAKE ROAD CORRIDOR**

6750 Orchard Lake Rd, West Bloomfield, MI. 48322



**30,000 SF Redevelopment Opportunity | 4.2 Acres | 236 Parking
Spaces | 44,000+ VPD | Exceptional Visibility & Frontage**

**FOR SALE OR LEASE:
Offering Price: \$5,500,000
Lease Rate: \$20.00 PSF**

ICON
REALTY EXPERTS

JOSEPH JAZRAWI
586-243-1641
JOSEPH@ICONREX.COM



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EXECUTIVE SUMMARY:

ICON Commercial Real Estate is pleased to exclusively present 6750 Orchard Lake Road, West Bloomfield, Michigan (The Property). Positioned within West Bloomfield's most sought-after retail corridor, the offering represents an exceptionally rare opportunity to acquire a prominent commercial redevelopment site located along one of Oakland County's most affluent and supply-constrained trade corridors.

Situated on 4.2 acres with approximately 30,000 square feet, 236 parking spaces, expansive frontage, and exposure to 44,000+ vehicles daily, the Property offers institutional-caliber visibility and redevelopment flexibility that is increasingly difficult to replicate.

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THE INVESTMENT THESIS:

Opportunities to control meaningful acreage along Orchard Lake Road within West Bloomfield rarely become available. Mature development patterns, entrenched ownership, zoning dynamics, and constrained supply continue supporting long-term asset scarcity throughout the corridor.

Featuring expansive frontage, premier visibility, and seamless accessibility, the Property provides an institutional-quality branding opportunity within a premier retail corridor. Assets possessing this level of exposure, scale, and market presence are exceptionally limited and increasingly impossible to recreate in today's development environment.

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4.1 ACRE SITE WITH SIGNIFICANT EXISTING INFRASTRUCTURE:

**Large land footprint, substantial parking field, and existing building infrastructure provide meaningful redevelopment efficiency and flexibility.
Multiple High-Value Redevelopment Pathways.**

Potential redevelopment uses may include:

- **Corporate Headquarters**
- **Medical / Healthcare Campus**
- **Luxury Retail Center**
- **Mixed-Use Development**
- **Experiential Retail**
- **Wellness / Fitness Concepts**
- **Destination Commercial Development**
- **Adaptive Reuse**

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INVESTMENT HIGHLIGHTS:

Positioned along arguably West Bloomfield's most desirable commercial corridor, surrounded by luxury automotive, healthcare, destination retail, and affluent residential demand generators.

44,000+ Vehicles Per Day

Exceptional traffic exposure supporting brand recognition, customer acquisition, and long-term commercial viability.

Prominent corridor positioning delivers extraordinary visibility, expansive frontage, and commanding Orchard Lake Road presence.

Large land footprint, substantial parking field, and existing building infrastructure provide meaningful redevelopment efficiency and flexibility.

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LUXURY RETAIL DESTINATION REDEVELOPMENT OPPORTUNITY:

Compelling opportunity to reposition the Property into a premier luxury retail destination strategically aligned with the surrounding corridor's affluent consumer base and premium commercial ecosystem. The surrounding trade area's elevated household incomes, discretionary consumer spending patterns, and strong residential density create a highly attractive environment for luxury-oriented retail concepts.

Potential redevelopment strategies may include:

- **Luxury boutique retail center**
- **High-end experiential retail**
- **Destination lifestyle retail**
- **Designer showroom concepts**
- **Premium wellness and beauty users**
- **Upscale food and beverage concepts**
- **Curated mixed-retail merchandising environment**

The combination of 44,000+ vehicles per day, irreplaceable corridor visibility, and adjacency to premium neighboring uses creates an institutional-quality platform for a transformative luxury retail development.

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MEDICAL / HEALTHCARE REDEVELOPMENT OPPORTUNITY:

Strategically positioned redevelopment opportunity for medical, healthcare, wellness, and outpatient service operators seeking institutional-quality location fundamentals within a highly affluent suburban market. The Property's proximity to Corewell Health, strong demographic profile, substantial parking infrastructure, and exceptional accessibility support multiple medical-oriented redevelopment pathways.

The existing site configuration and large land footprint may support concepts including:

- Outpatient medical center
- Multi-specialty physician campus
- Diagnostic and imaging facility
- Wellness and preventative healthcare center
- Executive healthcare services
- Physical therapy / rehabilitation
- Ambulatory care concepts
- Integrated healthcare campus development

West Bloomfield's affluent residential composition, strong healthcare utilization patterns, and established consumer base continue supporting long-term medical demand fundamentals. Combined with 236 parking spaces, substantial building area, and prominent corridor exposure, the Property offers an increasingly rare platform for a transformative healthcare-oriented redevelopment strategy.

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CORPORATE HEADQUARTERS OPPORTUNITY:

6750 Orchard Lake Road presents a rare opportunity to establish a flagship corporate presence within one of Oakland County's most prestigious and highly visible commercial corridors.

Strategic position reinforces a premium brand environment aligned with sophisticated corporate identity, executive accessibility, and high-profile market positioning.

Potential headquarters users may capitalize on:

- **Trophy corridor positioning**
- **Prominent branding and signage visibility**
- **Exceptional executive and employee accessibility**
- **Existing infrastructure with adaptive reuse potential**
- **Strong surrounding amenities and affluent demographics**
- **Significant parking capacity and campus-style layout potential**

The Property represents a compelling opportunity for corporations seeking a high-visibility flagship campus, executive headquarters, innovation center, or regional office environment within West Bloomfield's most desirable commercial corridor.

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DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Population (2025):	9,568	63,832	153,610
Households:	3,997	25,097	61,704
Median Household Income:	\$122,004	\$120,705	\$115,710
Average Household Size:	2.30	2.50	2.40
Projected Population Growth (2025–2030):	+2.03%	+1.64%	+1.88%
Projected Household Growth (2025–2030):	+2.45%	+1.85%	+2.02%

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**PREMIER SURROUNDING TENANCY & DEMAND DRIVERS
IMMEDIATE PROXIMITY TO:**

- Tesla
- Ferrari
- Whole Foods
- Corewell Health
- Luxury residential communities
- High-income consumer base

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