

FOR LEASE



1605 South Ortonville Road | Ortonville, MI

RETAIL CENTER

NICHOLAS SHABA

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	1575–1605 South Ortonville Road
City/Township	Ortonville, MI
Min. Space Available	2,000 SF
Max. Space Available	8,000 SF
Land Size	2.16 AC
Parking	60 Surface Spaces
Zoning	C-4 (Mixed Business)
Asking Rental Rate	Contact Broker
Estimated NNN's	\$4.00

DEMOGRAPHICS (5-MILE RADIUS)



PROPERTY HIGHLIGHTS

HIGH-VISIBILITY & STRONG TRAFFIC COUNTS

Located directly on Ortonville Road (M-15) with over 20,000 vehicles per day. The site offers great ingress and egress with proximity to key thoroughfares connecting to the greater Oakland county market.

FLEXIBLE FOR MULTIPLE USES

The layout can be easily adapted for a variety of uses, including food service, retail, or other service-based tenants. The existing setup provides a strong foundation for users looking to customize the space to fit their concept.

SUPPORTED BY SOLID DEMOGRAPHICS

Within a 5-mile radius, the area features 28,396 people, 10,428 households, and an average household income of \$130,060 with \$403,155,464 million in annual consumer spending. These demographics provide a stable and supportive customer base for retail, food service, and service-oriented businesses.

NEW OWNERSHIP WITH RENOVATIONS UNDERWAY

The property is under new ownership and renovations are currently in progress, delivering a refreshed, modern retail space with updated finishes and improved functionality. This allows for faster move-in and customization compared to typical second-generation retail properties.

STRONG CO-TENANCY WITH NATIONAL RETAILERS

The property is situated in a proven retail corridor directly alongside national tenants such as Tractor Supply Co., McDonald's, Dollar General, Hungry Howie's Pizza, and Tropical Smoothie Café. This established tenant mix generates consistent customer traffic and creates excellent synergy and cross-shopping opportunities for new retail, food service, or service-based tenants.

AREA TENANTS



PHOTOS





DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,096	9,264	26,851
2025 Population	2,563	10,228	28,396
2030 Population Projection	2,713	10,624	29,219
Annual Growth 2020-2025	4.5%	2.1%	1.2%
Annual Growth 2025-2030	1.2%	0.8%	0.6%
HOUSEHOLDS			
2020 Households	799	3,453	9,833
2025 Households	982	3,825	10,428
2030 Household Projection	1,041	3,978	10,742
Annual Growth 2020-2025	3.2%	1.7%	1.2%
Annual Growth 2025-2030	1.2%	0.8%	0.6%
Avg Household Size	2.60	2.60	2.70
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$131,885	\$136,156	\$130,060
Median Household Income	\$96,156	\$106,151	\$103,607

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$321,219	\$336,637	\$347,919
Median Year Built	1977	1979	1986
Owner Occupied Households	969	3,672	9,586
Renter Occupied Households	72	306	1,156
HOUSING COMPOSITION			
1-Person Households	199	732	1,970
2-Person Households	380	1,443	3,877
3-Person Households	173	701	1,877
4-Person Households	130	550	1,626
5-Person Households	60	267	719
6-Person Households	31	110	275
7-Person Households	8	23	84
EMPLOYMENT			
Civilian Employed	1,407	5,396	14,451
Civilian Unemployed	36	151	430
Civilian Non-Labor Force	699	3,033	8,588

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