

FOR SALE | \$1,795,000

Former Bank Branch For Sale

2340 ORCHARD LAKE RD. SYLVAN LAKE, MI

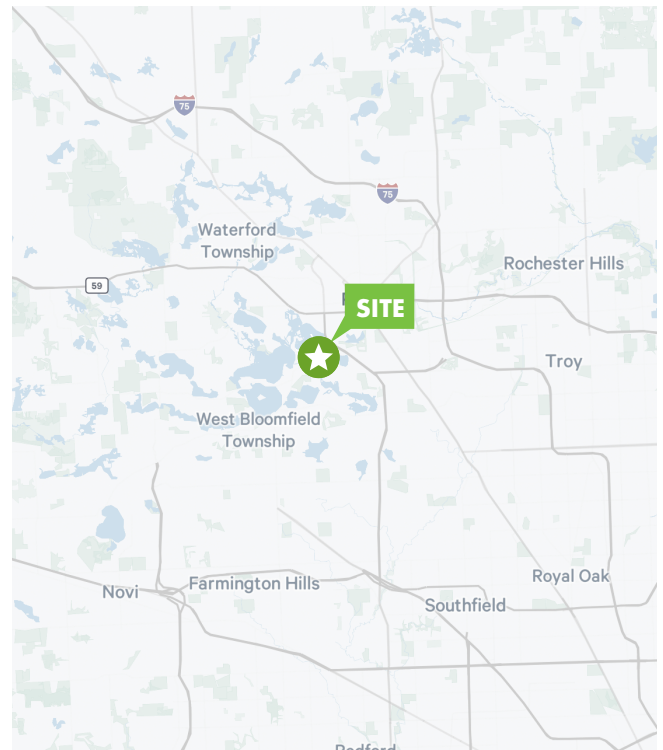
RETAIL

AVAILABLE SEPTEMBER 2026



PROPERTY INFO

- + 4,713 SF
- + Year Built – 1966
- + 1.02 acres
- + 2025 R. E. Taxes - \$23,953.40
- + Located on Orchard Lake Road, just west of Middlebelt
- + Less than one mile from Telegraph
- + Free standing building with multiple curb cuts
- + 42 parking spaces, parking ratio of 9.45 / 1,000
- + Zoned C – 1 Neighborhood Commercial in Sylvan Lake
- + Major commercial intersection of Keego Harbor / Sylvan Lake
- + Traffic Counts: - Orchard Lake – 31,288 VPD
- + - Middlebelt – 15,368 VPD
- + - Telegraph @ Orchard Lake – 46,634
- + Potential for either redevelopment or adaptive / reuse
- + DO NOT CONTACT BANK EMPLOYEES DURING BUSINESS OPERATIONS



CONTACT INFO

Dave Long

First Vice President
+1 248 351 2051
dave.long@cbre.com

www.cbre.com/detroit

CBRE

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PROPERTY INFO

- + Exceptional in-fill location in prime corridor
- + Large parcel with excellent street presence
- + Outstanding speed to market opportunity
- + Limited available, free-standing retail buildings in the market
- + Ideal opportunity for multiple types of uses
- + Highly sought after trade area
- + Diverse trade area population base

Exceptional Demographics in a 3-Mile Radius

Businesses	2,401
Employees	32,893
Population	58,026
Households	25,111
Avg. HH Income	\$131,275



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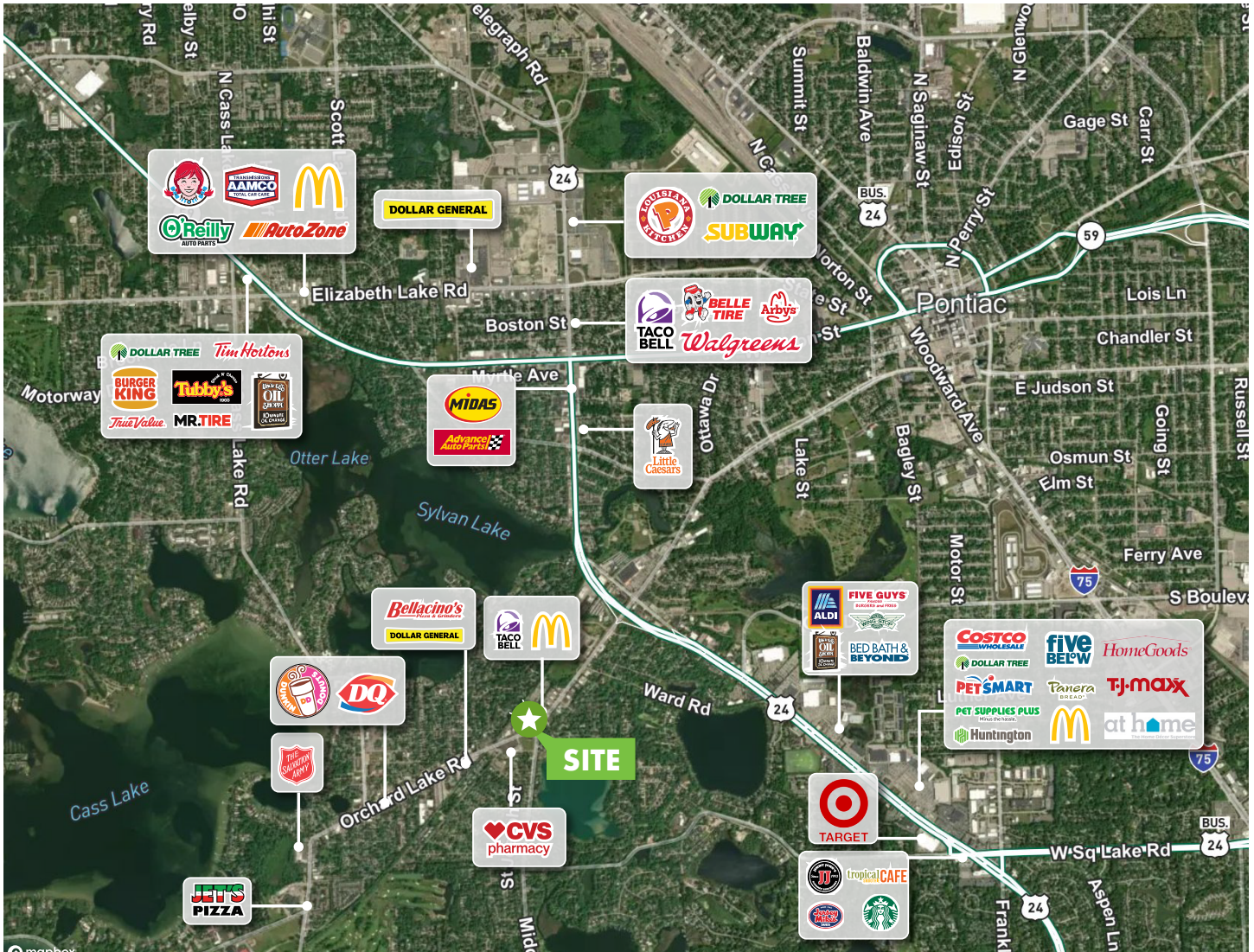
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PROPERTY INFO

- + Speed to market opportunity in sought after in-fill corridor.
- + Large parcel and free standing building with excellent street visibility
- + Close proximity to major retail, health care and employment clusters
- + Excellent opportunity in a tight market with significant barriers to entry

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