

SINGLE TENANT OFFICE SPACE IN SUBURBAN LAKE ORION



FOR SALE / LEASE



2 Months Free Rent with Minimum of 3 Year Deal!
Subject to Terms of Deal

3048 W Clarkston Rd

Lake Orion, Michigan 48362

Property Highlights

- 2,700 SF
- 5 Private Offices
- Large Open Bullpen Area with Cubicles
- Includes Executive Office Furniture and Premium Cubicle Offices
- Storage
- 2 Bathrooms
- Kitchenette
- Single Tenant Office Space in Suburban Lake Orion, right by Friendship Park

OFFERING SUMMARY

Lease Rate:	\$16 PSF (NNN)
Sale Price:	\$549,000
Number of Units:	1
Building Class:	B
Lot Size:	0.57 Acres
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	753	10,099	31,912
Total Population	2,146	27,058	83,362
Average HH Income	\$168,989	\$155,725	\$138,492



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Gavin Mills

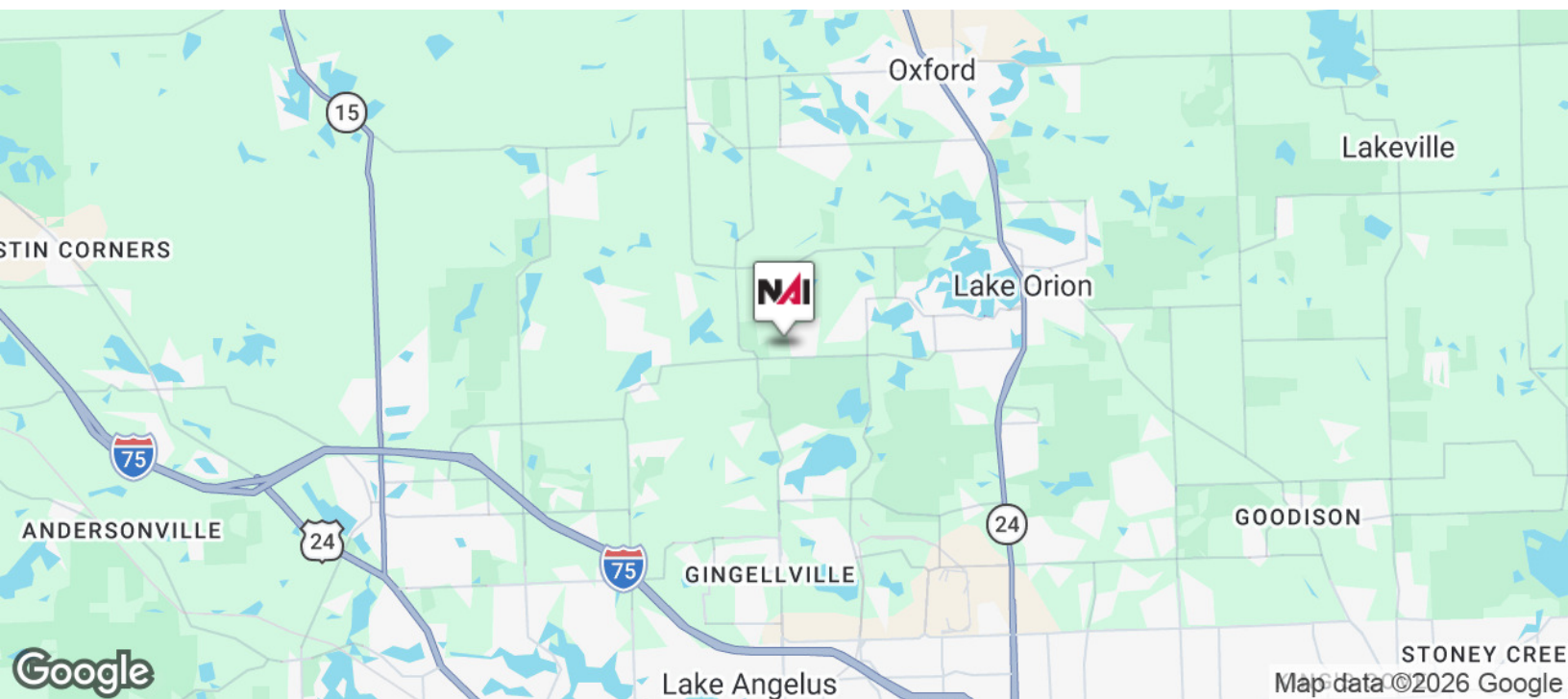
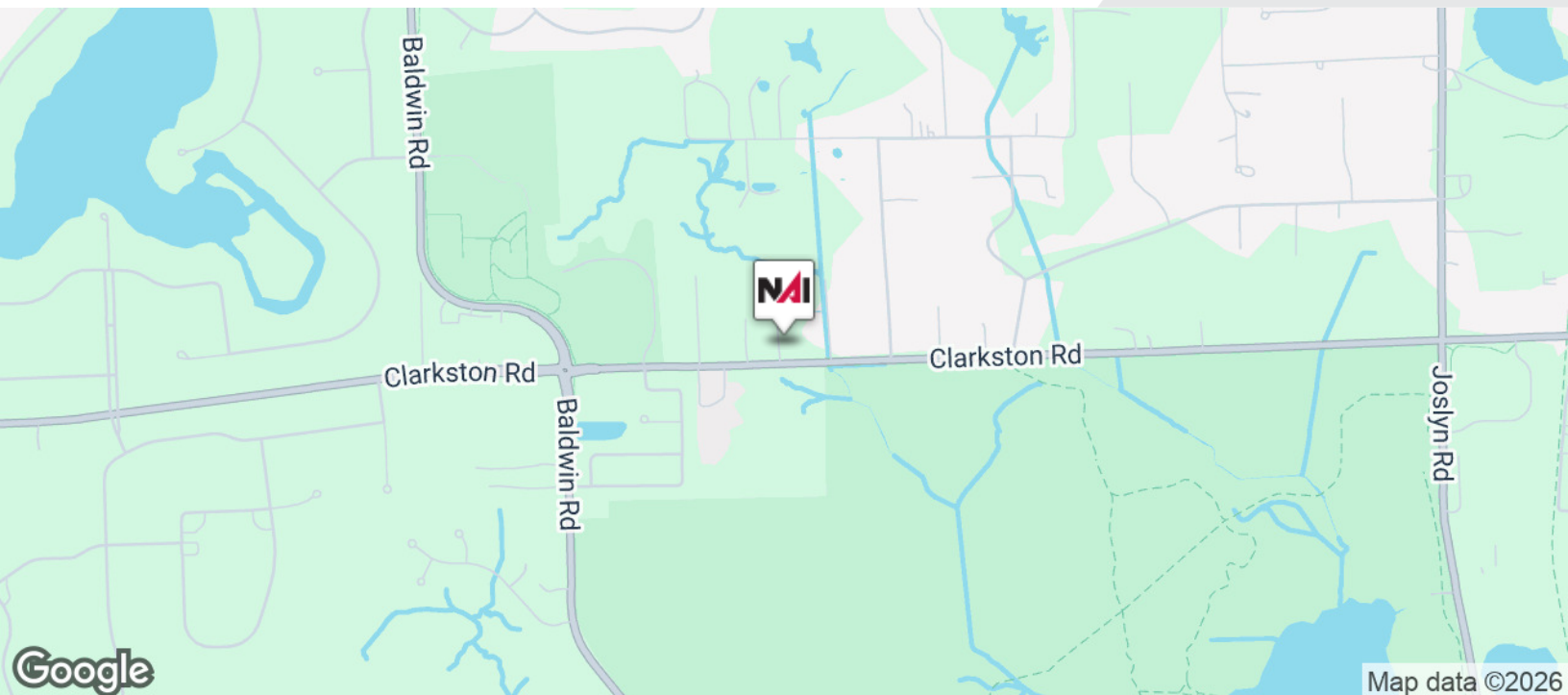
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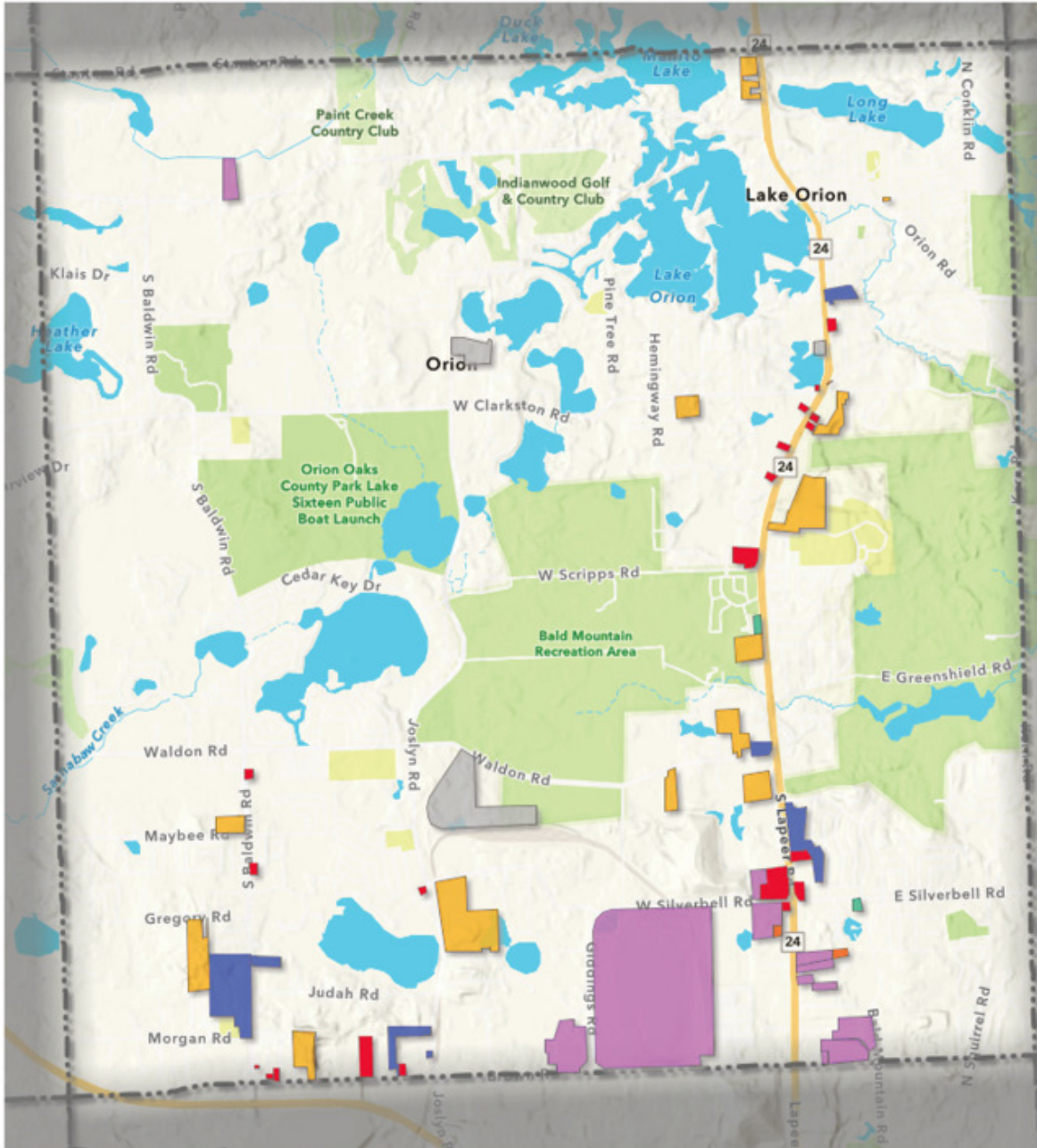


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Lake Orion Developments



Projects:



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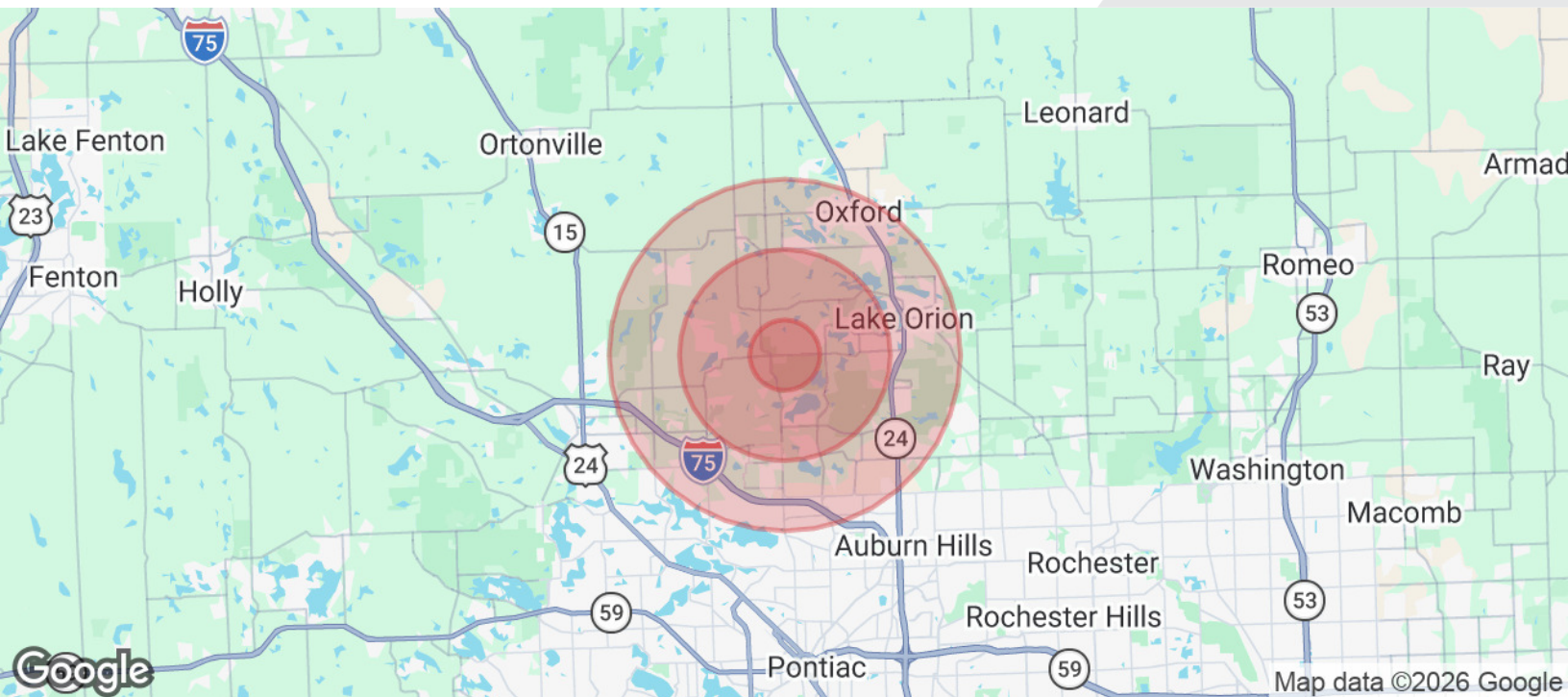
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,146	27,058	83,362
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	753	10,099	31,912
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$168,989	\$155,725	\$138,492
Average House Value	\$497,166	\$444,605	\$397,901

2020 American Community Survey (ACS)



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