

4085 PONTIAC TRAIL

ORCHARD LAKE VILLAGE, MI 48323

1,924 SF AVAILABLE

FOR SALE OR LEASE



KATHLEEN GARMO

248.406.1761

kgarmo@keystonecres.com



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SITE PLAN



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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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MORTGAGE SURVEY

CERTIFIED TO: HORIZON BANK AND DEVON TITLE AGENCY
APPLICANT: REIGN PROPERTIES LLC

PROPERTY DESCRIPTION:
Land in the Village of Orchard Lake, Oakland County, Michigan, described as:
A parcel of land being part of the East 1/2 of the Southeast 1/4 of Section 15, Town 2 North, Range 9 East, City of Orchard Lake, Michigan, being more particularly described as: Beginning at a point distant South 02 degrees 08 minutes 00 seconds East, 102.97 feet and South 58 degrees 18 minutes 30 seconds West, 327.65 feet from the East 1/4 corner; thence South 58 degrees 18 minutes 30 seconds West 193.76 feet; thence South 31 degrees 41 minutes 30 seconds East 189.59 feet; thence North 87 degrees 52 minutes 00 seconds East 75.00 feet; thence North 02 degrees 08 minutes 00 seconds West, 260.48 feet to the point of beginning.

Note: The property description is as furnished by client.
Subject to any part taken, used or deeded for street, road, or highway purposes.

Note: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.

Note: GRAVEL CROSSES PROPERTY LINE AS SHOWN.

NOTE CONC. ENCR. INTO TEMPORARY EASE. AS SHOWN.

DUMPSTER AREA

#4085 1 STORY BLOCK WOOD SID. COMM. BLDG.

CONC.

37.2

52.3

32.3

37.2

30' PERMANENT EASE FOR SANITARY SEWER SYSTEM IN REC'D IN (L-1303 PG.443 & L-1311 PG.427) #B

30' TEMPORARY EASE AS REC'D IN (L-1303 PG.443 & L-1311 PG.427) #B

30' TEMPORARY EASE FOR WATER SUPPLY SYSTEM IN REC'D IN (L-1303 PG.443 & L-1311 PG.427) #B

PERMANENT EASE AS REC'D IN (L-1303 PG.443 & L-1311 PG.427) #B

TEMPORARY EASE AS REC'D IN (L-1303 PG.443 & L-1311 PG.427) #B

NOTE: SIDE DRIVE INTO EASE. AS SHOWN.

PONTIAC TRAIL

193.76

S 58°18'30" W 300.65

N 02°08'00" E 75.00

S 31°41'30" E 189.59

E 1/4 COR SECTION 15 T2N, R9E

APPROXIMATE LOCATION OF ASPH.

TEMPORARY EASE AS REC'D IN (L-1303 PG.443 & L-1311 PG.427) #B

P.O.B.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set off any of the boundary corners.

STATE OF MICHIGAN
ANTHONY T. SYCKO, JR.
PROFESSIONAL SURVEYOR
No. 47976
LICENSED PROFESSIONAL SURVEYOR

KEM-TEC
LANDSCAPE ARCHITECTS
Eastpointe Detroit Ann Arbor Grand Blanc
(800) 555-7222 (313) 750-0677 (734) 944-0808 (800) 644-9867
FAX (800) 772-4048 FAX (800) 772-4048 FAX (734) 944-0867 FAX (810) 944-9355
www.kemtecgroupcompanies.com

PREPARED FOR: HORIZON BANK	
DATE: 03/16/21	JOB #: 21-00790
SCALE: 1"=20'	REV:
DRAW BY: A.K.	REV:

kgarmo@keystonecres.com



KEYSTONE
COMMERCIAL REAL ESTATE

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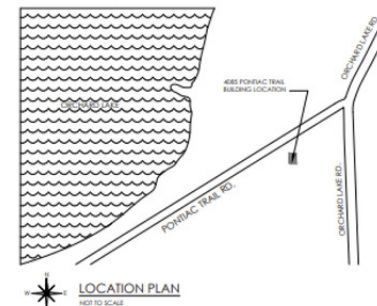
RENOVATION PLANS

RENOVATION FOR: ORCHARD LAKE DERMATOLOGY & COSMETICS

4085 PONTIAC TRAIL
ORCHARD LAKE, MI



ARTIST RENDERINGS INDICATE DESIGN INTENT ONLY. REFER TO DRAWINGS FOR ALL CONSTRUCTION RELATED INFORMATION.



ORCHARD LAKE DERMATOLOGY
4085 PONTIAC TRAIL
ORCHARD LAKE, MI

COVER SHEET

DATE: 2022-01-28 RD

G1-1

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Medical/ Doctor/Retail
Property Subtype	Office Building
Building Size	1,924 SF
Lot Size	0.5 Acres
Building Class	A

This medical office building offers strong visibility in a desirable corridor and presents an excellent opportunity for modernization and customization to meet a variety of healthcare needs. The property is set within a serene natural landscape while benefiting from strong surrounding demographics and established demand drivers. Ideal for medical, dental, or specialty healthcare users seeking a well-located and adaptable facility.



- Medical office building with strong visibility
- Space ready for modern updates and customization
- Serene setting surrounded by natural landscape
- Located in an area with strong demographics and demand drivers
- Ideal for medical, dental, or specialty healthcare users

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TRADE AERIAL



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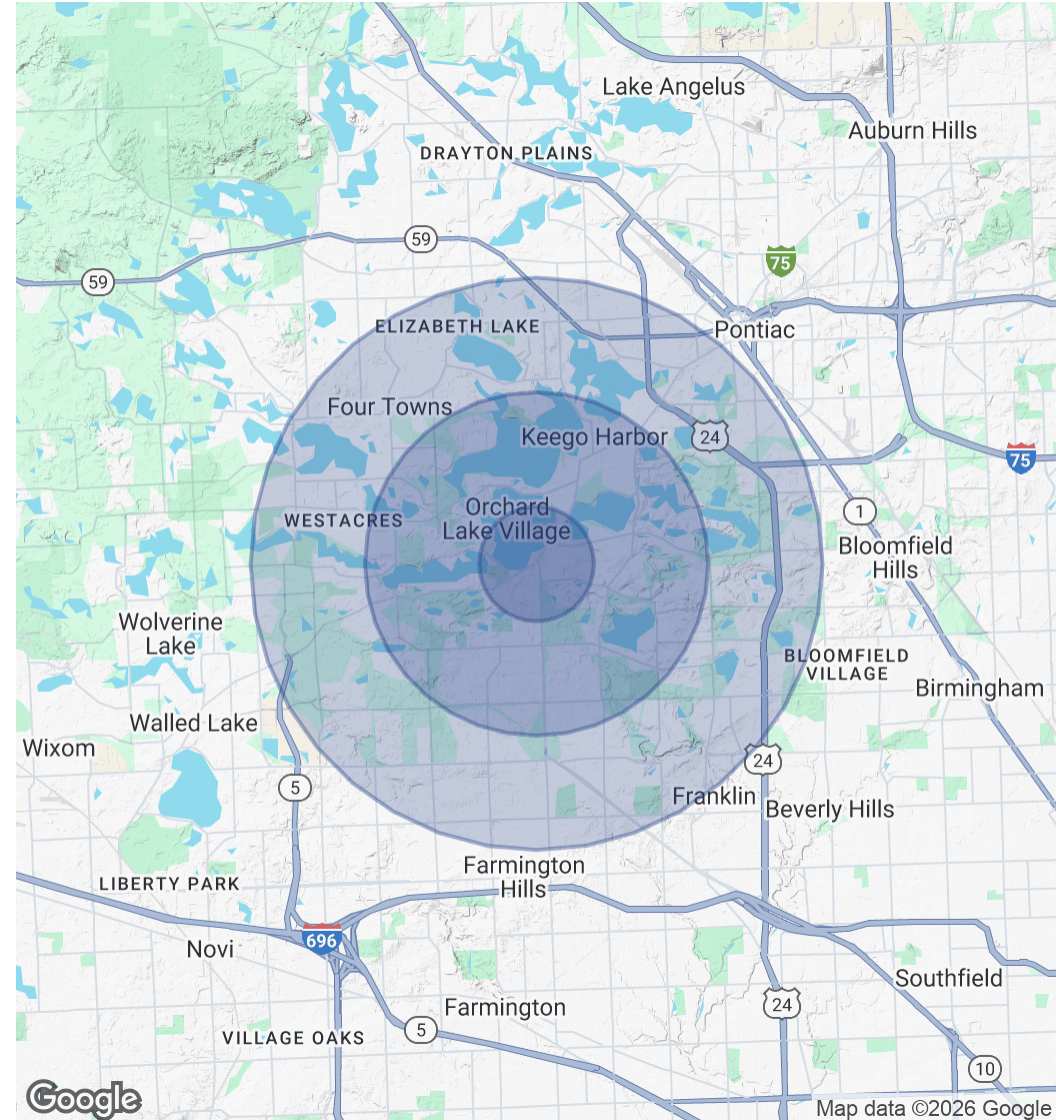
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,862	51,419	155,548
Average Age	44	45	44
Average Age (Male)	44	44	43
Average Age (Female)	45	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,786	20,121	62,078
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$213,446	\$182,249	\$152,993
Average House Value	\$624,817	\$569,320	\$482,769
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,640	37,659	108,202
Total Population - Black	557	6,188	24,103
Total Population - Asian	367	4,090	9,761
Total Population - Hawaiian	1	16	44
Total Population - American Indian	5	88	378
Total Population - Other	49	576	3,230

Demographics data derived from AlphaMap



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B R O K E R



KATHLEEN GARMO

Senior Advisor

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