

FOR LEASE

END-CAP WITH DRIVE-THRU



3355 University Drive | Auburn Hills, MI

GOLDEN TRIANGLE CENTER

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	3355 University Drive
City/Township	Auburn Hills, MI
Building Size	10,025 SF
Space Available	4,025 SF
Land Size	2.50 AC
Parking	111 Spaces
Zoning	B-2
Asking Rental Rate	Contact Broker
Estimated NNN's	\$10.00 PSF

DEMOGRAPHICS (5-MILE RADIUS)

 588,433 PEOPLE	 \$127,641 AVG. HOUSEHOLD INCOME
 233,370 HOUSEHOLDS	 \$8.2 B OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

MOVE-IN READY SECOND-GENERATION SPACE

The space is fully built for a financial institution or office user, featuring high-end finishes and a full kitchen already in place. This allows for a faster, more cost-efficient setup compared to typical second-generation spaces.

EXISTING DRIVE-THRU CAPABILITY

The property includes a functional drive-thru, which is a major advantage for users that rely on convenience and accessibility. This feature is already in place, eliminating the need for costly additions.

FLEXIBILITY 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.

STRONG VISIBILITY & CONSISTENT TRAFFIC

Site offers straightforward ingress and egress with proximity to key thoroughfares connecting to the greater Oakland County market.

PROXIMITY TO OAKLAND UNIVERSITY

Located just minutes from Oakland University, the site sees consistent activity from a large student population, faculty, and visitors, helping support daily customer demand for a wide range of uses.

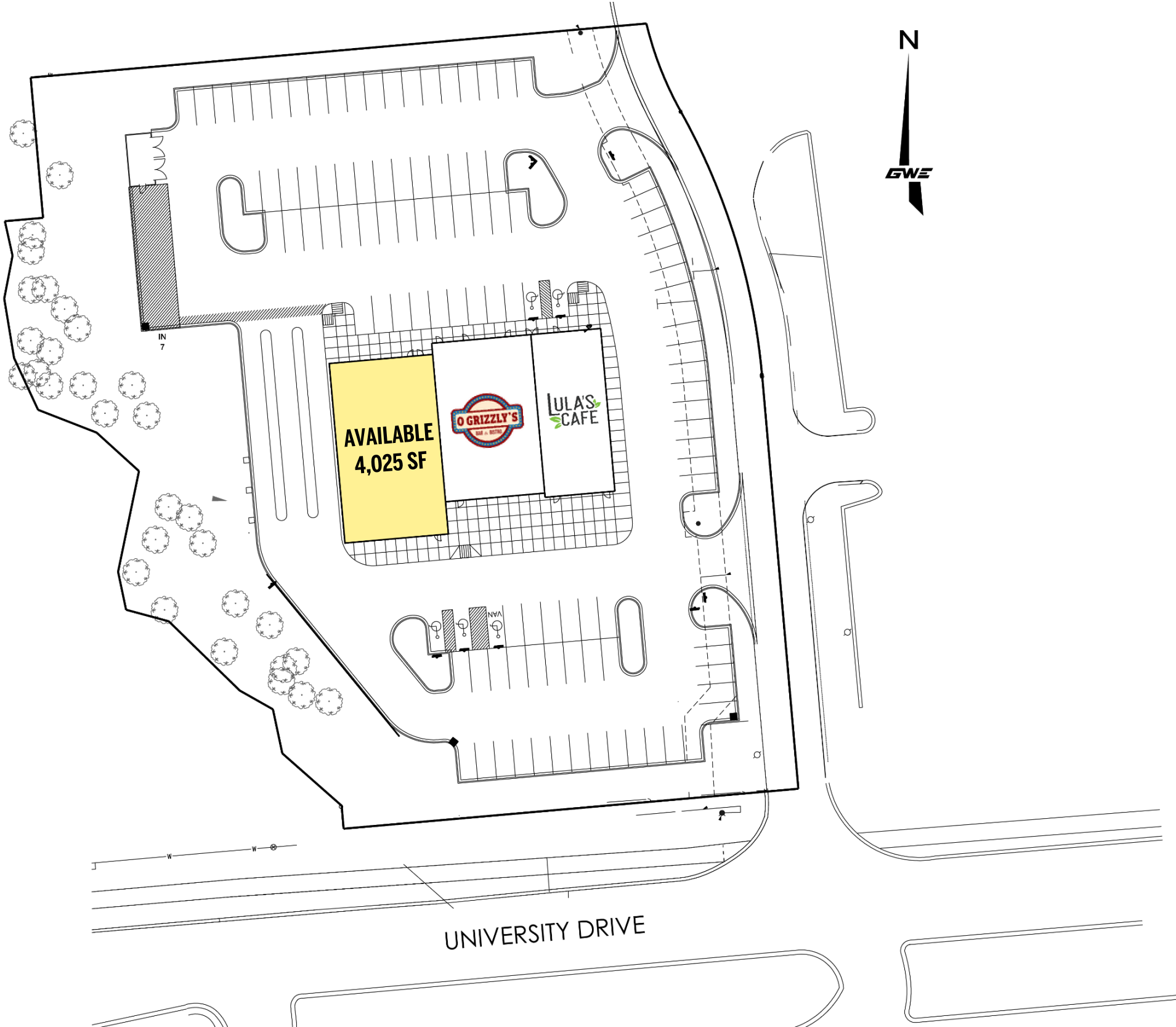
JOIN



AREA TENANTS



SITE PLAN



AREA TENANTS

fivepoints
APARTMENTS



Applebee's

sVs
VISION



OAKLAND
UNIVERSITY

SITE

PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	24,929	160,025	568,649
2024 Population	26,812	167,559	588,423
2029 Population Projection	27,648	172,120	602,431
Annual Growth 2020-2024	1.5%	0.9%	0.7%
Annual Growth 2024-2029	0.6%	0.5%	0.5%
HOUSEHOLDS			
2020 Households	10,028	63,503	225,070
2024 Households	10,950	66,819	233,370
2029 Household Projection	11,353	68,760	239,162
Annual Growth 2020-2024	1.7%	0.9%	0.8%
Annual Growth 2024-2029	0.7%	0.6%	0.5%
Avg Household Size	2.10	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$109,596	\$113,636	\$127,641
Median Household Income	\$76,325	\$82,376	\$96,719

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$395,944	\$354,661	\$377,128
Median Year Built	1984	1978	1977
Owner Occupied Households	5,328	42,220	170,558
Renter Occupied Households	6,025	26,540	68,604
HOUSING COMPOSITION			
1-Person Households	4,158	21,189	67,214
2-Person Households	3,631	21,215	76,360
3-Person Households	1,459	10,349	36,484
4-Person Households	1,176	8,847	33,942
5-Person Households	391	3,575	13,769
6-Person Households	92	1,123	4,109
7-Person Households	42	522	1,492
EMPLOYMENT			
Civilian Employed	13,932	82,744	301,240
Civilian Unemployed	579	4,522	12,764
Civilian Non-Labor Force	7,615	48,611	169,415

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