



WINSTON TRAITEL
REALTY, INC.

FOR LEASE



5790-5832 Highland Road Waterford, MI 48327

For More Information Contact:

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Information contained herein is subject to verification and no liability for errors or omissions is assumed.
Price is subject to change and listing may be withdrawn without notice.

**5790-5832 HIGHLAND ROAD
WATERFORD, MI 48327**

PROPERTY INFORMATION

TWO UNITS AVAILABLE:

FIRST UNIT: 840 SQ. FT.


SECOND UNIT: 2330 SQ. FT.

- **WELL MAINTAINED AND VIBRANT RETAIL CENTER**
- **HALF RENT FOR THE FIRST YEAR**
- **LEASE RATE: \$8 PER SQUARE FOOT TRIPLE NET (\$16 PER SQ FT YEAR 2)**
- **ZONING: C-3 (GENERAL BUSINESS)**
- **TRAFFIC COUNT 37,319**
- **EXCELLENT SIGNAGE, AVAILABLE WITH UNOBSTRUCTED SIGHTLINE**



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Demographic Summary Report

Highland Row					
5790-5832 Highland Rd, Waterford, MI 48327					
Building Type: General Retail	Total Available: 3,330 SF				
Secondary: Storefront Retail/Office	% Leased: 76.15%				
GLA: 13,961 SF	Rent/SF/Yr: Negotiable				
Year Built: 1988					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2029 Projection	5,938	52,141	135,865		
2024 Estimate	6,021	52,613	137,085		
2020 Census	6,246	53,223	138,612		
Growth 2024 - 2029	-1.38%	-0.90%	-0.89%		
Growth 2020 - 2024	-3.60%	-1.15%	-1.10%		
2024 Population by Hispanic Origin	430	3,842	11,743		
2024 Population	6,021	52,613	137,085		
White	4,770 79.22%	43,221 82.15%	105,785 77.17%		
Black	427 7.09%	2,420 4.60%	10,863 7.92%		
Am. Indian & Alaskan	6 0.10%	113 0.21%	325 0.24%		
Asian	150 2.49%	986 1.87%	3,237 2.36%		
Hawaiian & Pacific Island	6 0.10%	24 0.05%	64 0.05%		
Other	662 10.99%	5,849 11.12%	16,812 12.26%		
U.S. Armed Forces	0	0	1		
Households					
2029 Projection	2,940	22,827	57,642		
2024 Estimate	2,983	23,032	58,182		
2020 Census	3,097	23,264	58,891		
Growth 2024 - 2029	-1.44%	-0.89%	-0.93%		
Growth 2020 - 2024	-3.68%	-1.00%	-1.20%		
Owner Occupied	1,649 55.28%	16,958 73.63%	41,926 72.06%		
Renter Occupied	1,334 44.72%	6,074 26.37%	16,256 27.94%		
2024 Households by HH Income					
Income: <\$25,000	576 19.32%	3,358 14.58%	8,771 15.08%		
Income: \$25,000 - \$50,000	943 31.62%	4,895 21.25%	11,592 19.92%		
Income: \$50,000 - \$75,000	460 15.43%	4,273 18.55%	9,758 16.77%		
Income: \$75,000 - \$100,000	439 14.72%	3,314 14.39%	7,972 13.70%		
Income: \$100,000 - \$125,000	223 7.48%	2,684 11.65%	6,301 10.83%		
Income: \$125,000 - \$150,000	171 5.73%	1,686 7.32%	4,057 6.97%		
Income: \$150,000 - \$200,000	117 3.92%	1,574 6.83%	4,800 8.25%		
Income: \$200,000+	53 1.78%	1,247 5.41%	4,930 8.47%		
2024 Avg Household Income	\$65,647	\$86,129	\$94,435		
2024 Med Household Income	\$49,102	\$69,085	\$72,408		



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12/15/2025

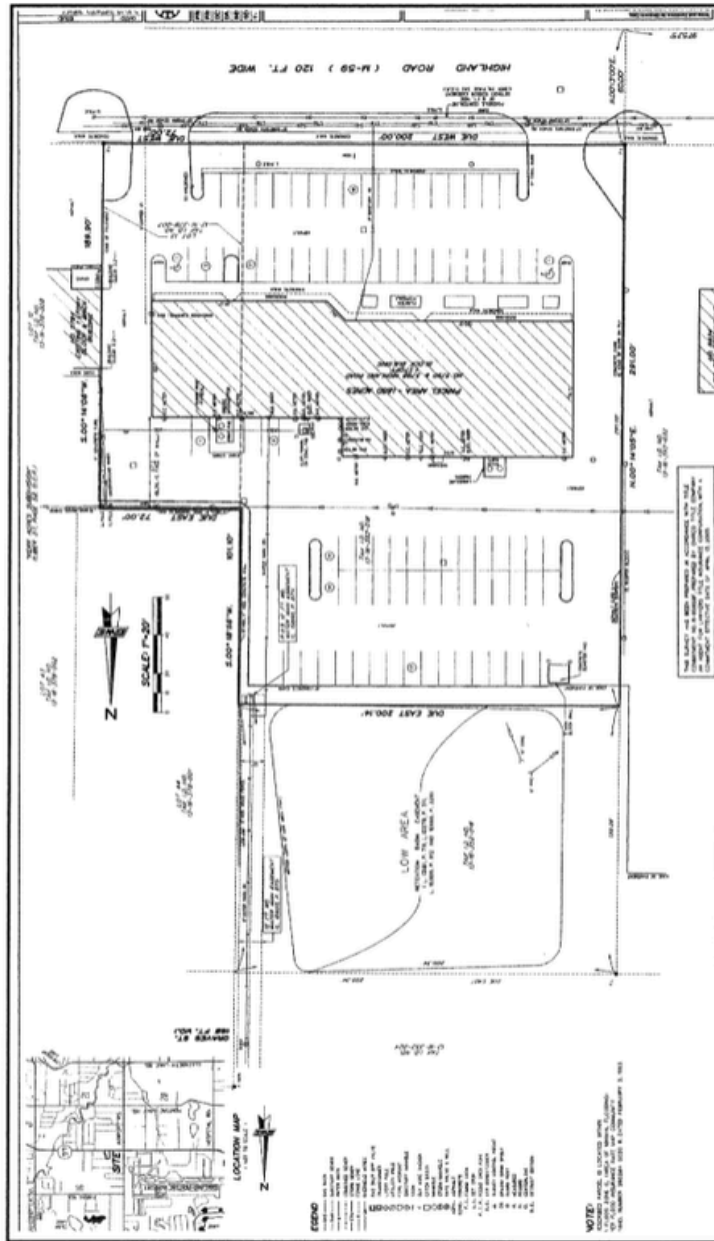
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SURVEY



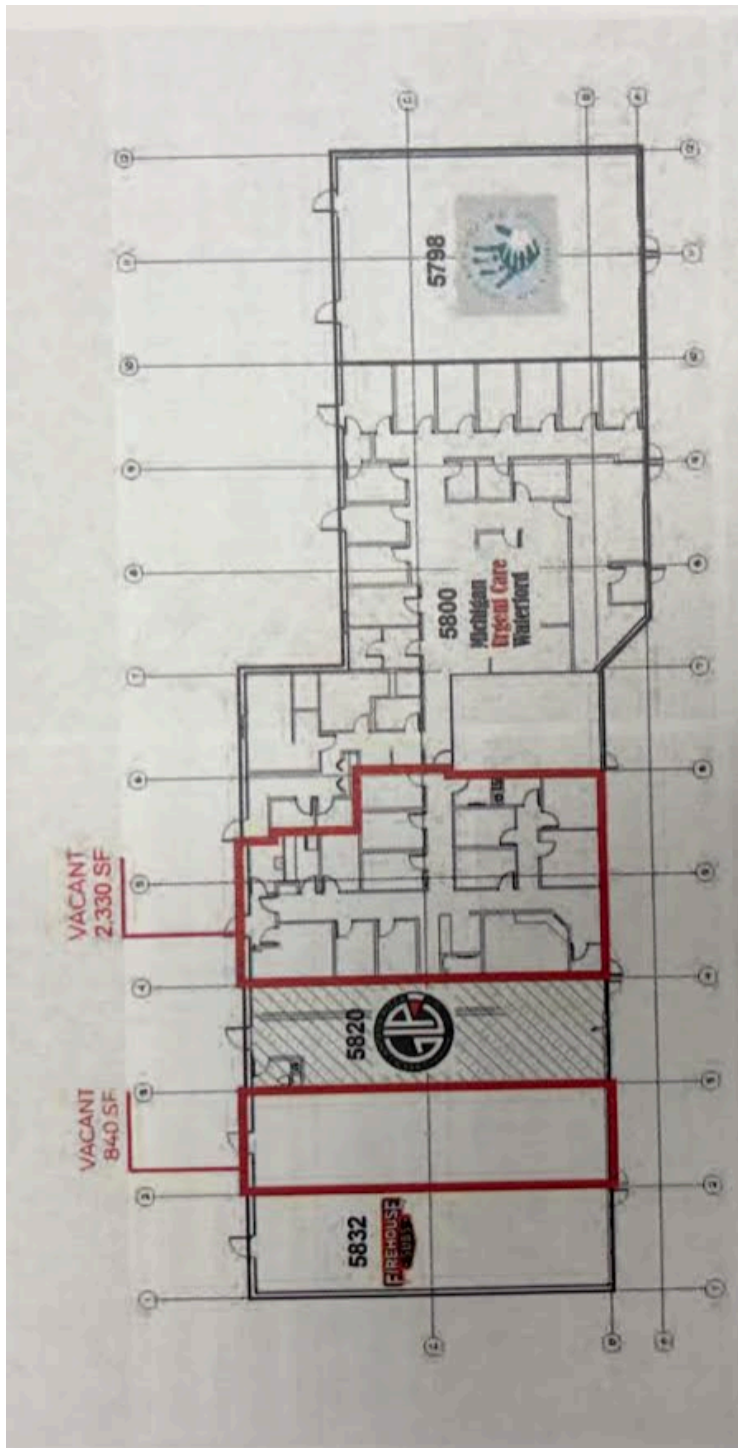
Siegle & Associates, LLC



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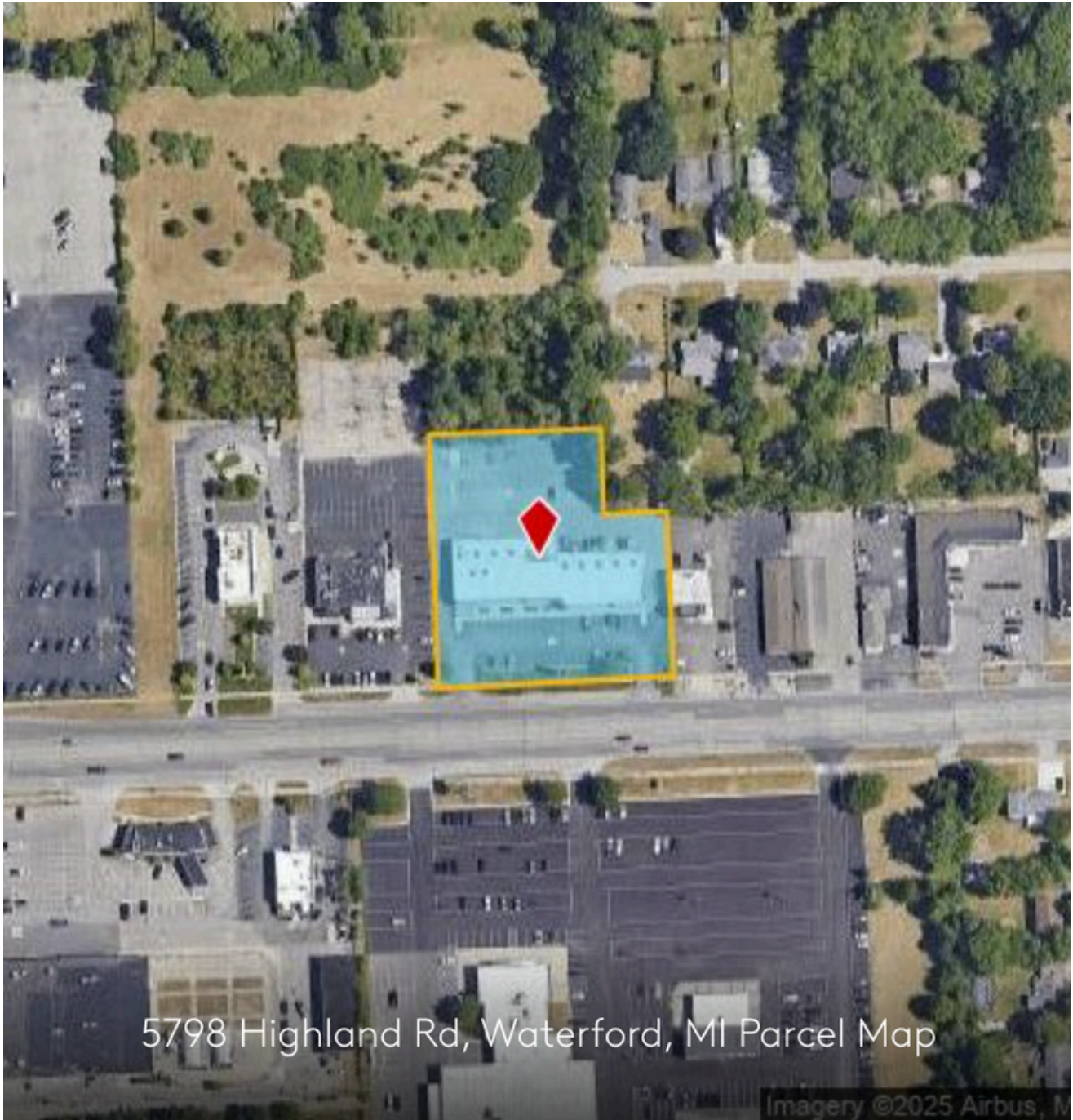
SITE PLAN



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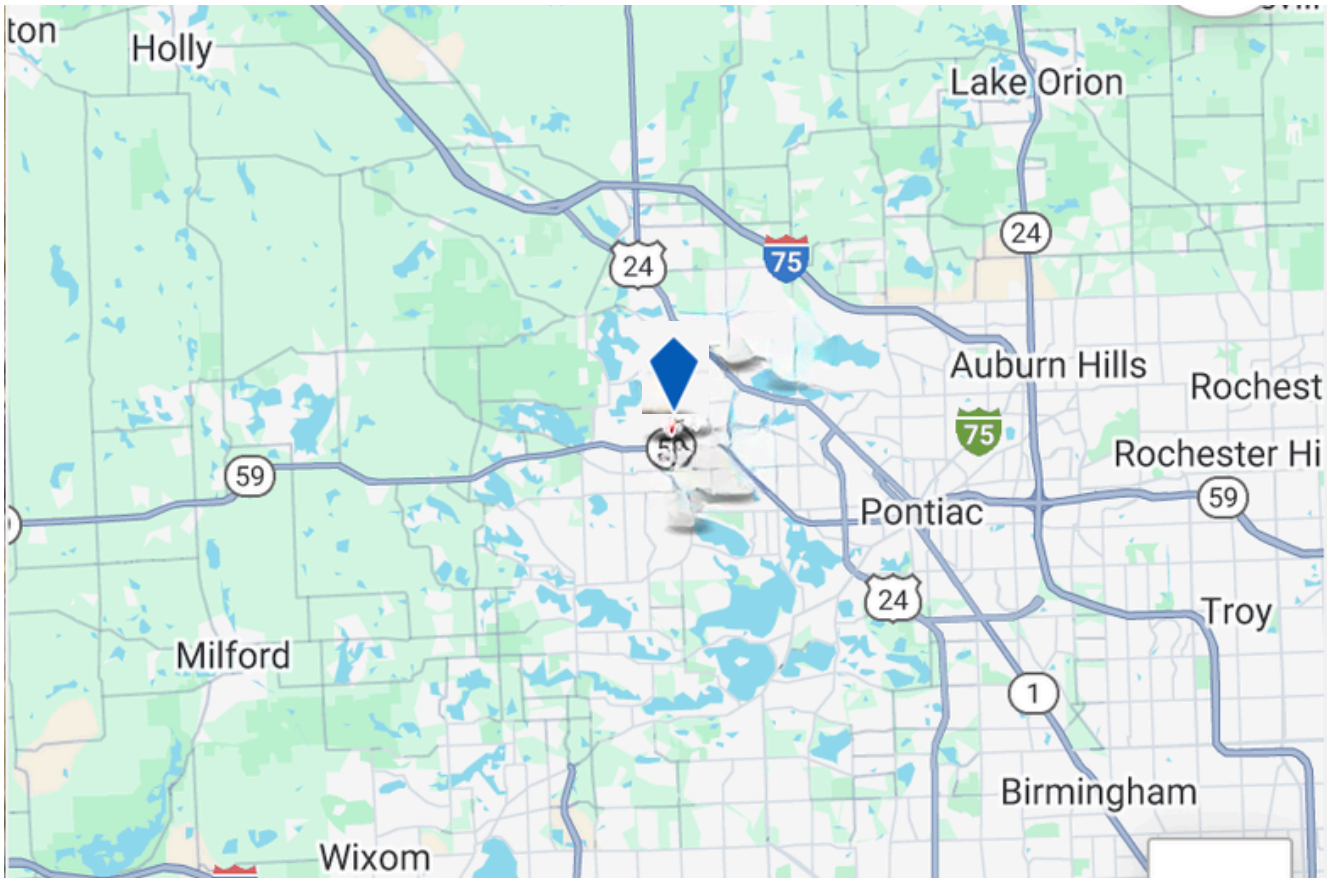
AERIAL



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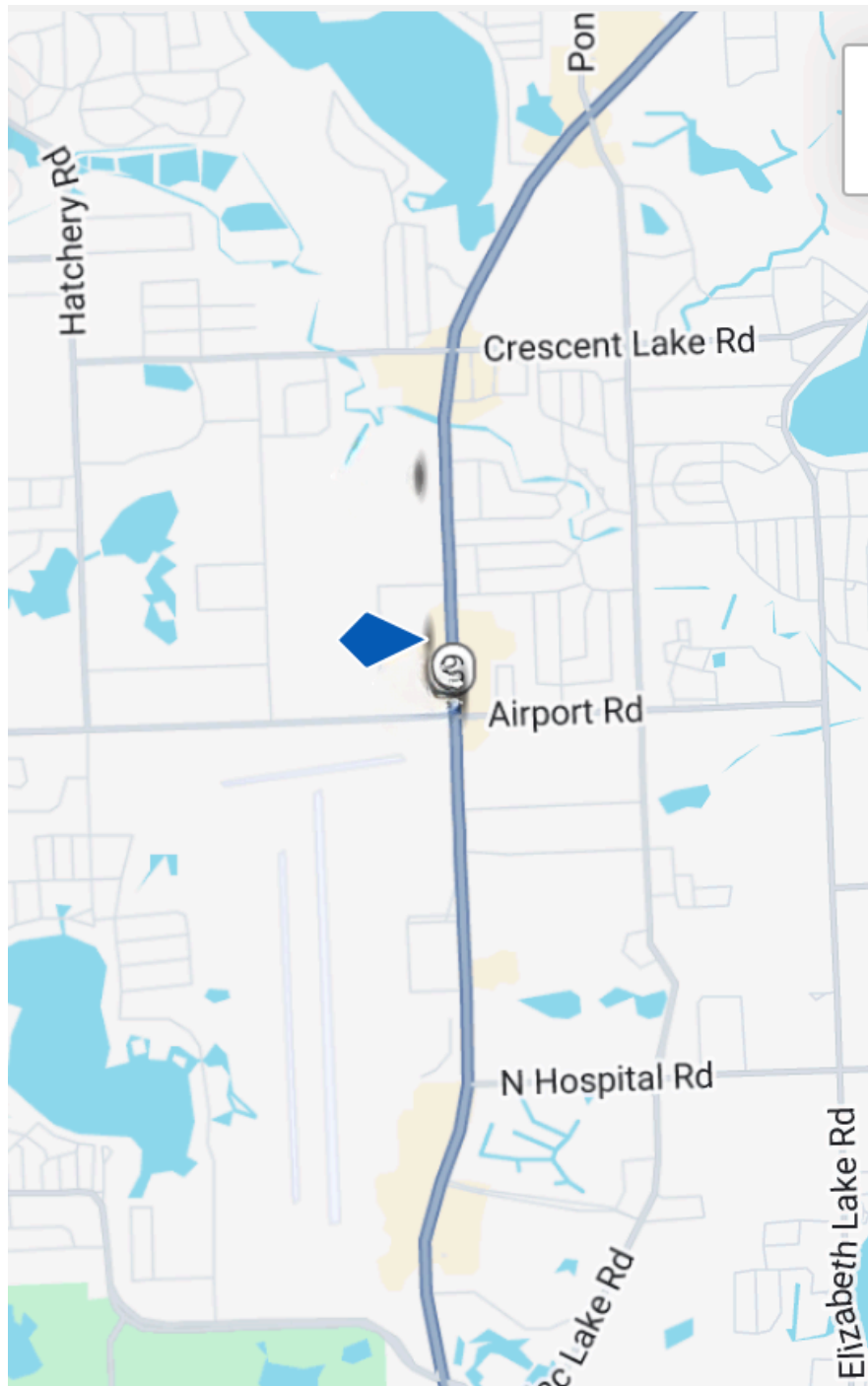
MAP



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