

RETAIL PROPERTY FOR LEASE

1,200 SF - 2,800 SF of Retail Space for Lease in Lakeview Plaza

5550 - 5578 COOLEY LAKE RD
WATERFORD TOWNSHIP, MI 48327



1,200 SF - 2,800 SF

Stores/Restaurants/Office Space

High-visibility Strip Center

37,000 Vehicles per Day

Abundant Parking



P.A. COMMERCIAL
Corporate & Investment Real Estate

LAKEVIEW PLAZA

5550 - 5578 COOLEY LAKE RD, WATERFORD TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 - 2,800 SF
Building Size:	11,097 SF
Lease Rate:	\$15.00 - 15.75 SF/yr (Gross)
Zoning:	C-3
Year Built:	1977
Lot Size:	1.25 Acres
Market:	Detroit
Submarket:	Lakes Area
Traffic:	37,000 VPD
Parking:	80 Surface Spots

PROPERTY OVERVIEW

Three retail suites are available for lease at Lakeview Plaza! This shopping center is ideal for all retail uses with great visibility and over 37,000 vehicles per day! 5578 Cooley Lake Rd is a 2,800 SF end-cap unit. 5574 Cooley Lake Rd and 5566 Cooley Lake Rs is 1,200 SF each, and is a clean open space which is ready for the next buildout! Current tenants include a sushi restaurant, Subway, Marco's Pizza, and Select Smoke Shop.

LOCATION OVERVIEW

Located at the intersection of Cooley Lake Rd and Cass Elizabeth Road. Great visibility from both roads. Busy area just .20 miles from Elizabeth Lake. Close proximity to Keego Harbor, Union Lake, Commerce and West Bloomfield.

PROPERTY HIGHLIGHTS

- 1,200 SF - 2,800 SF available
- Stores/Restaurants/Office Space
- High-Visibility Center
- 37,000 VPD
- Abundant Parking
- Units Separately Metered

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// AVAILABLE SPACES

LEASE TYPE | Gross **TOTAL SPACE** | 1,200 - 2,800 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$15.00 - \$15.75 SF/yr

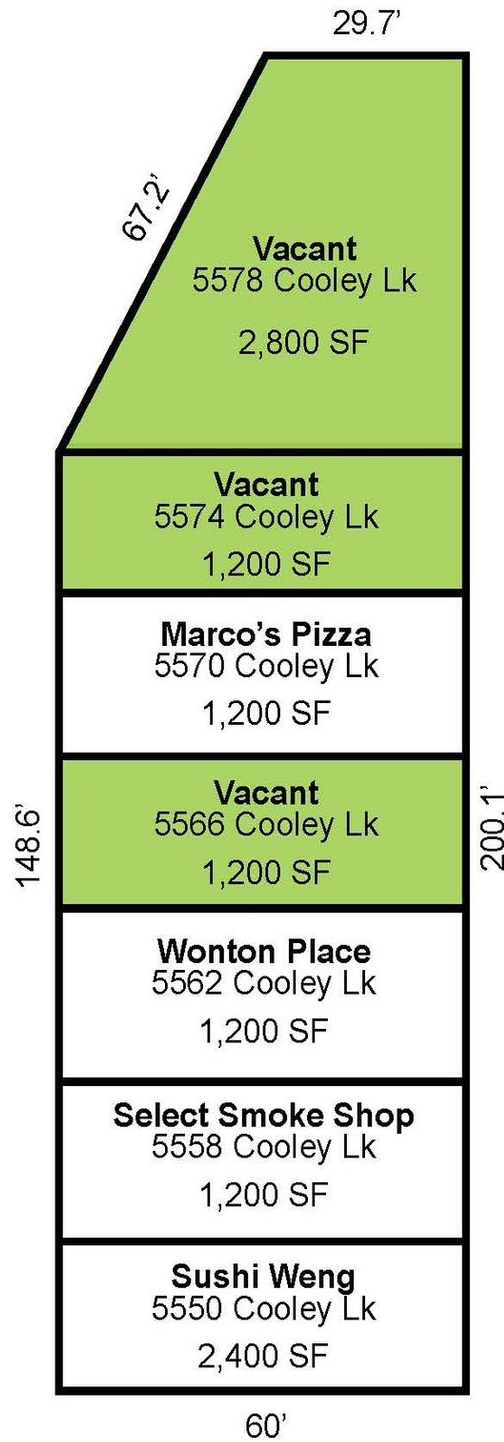


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5578 Cooley Lake Rd	Available	2,800 SF	Gross	\$15.00 SF/yr
5574 Cooley Lake Rd	Available	1,200 SF	Gross	\$15.75 SF/yr
5566 Cooley Lake Rd	Available	1,200 SF	Gross	\$15.75 SF/yr

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// SITE PLAN



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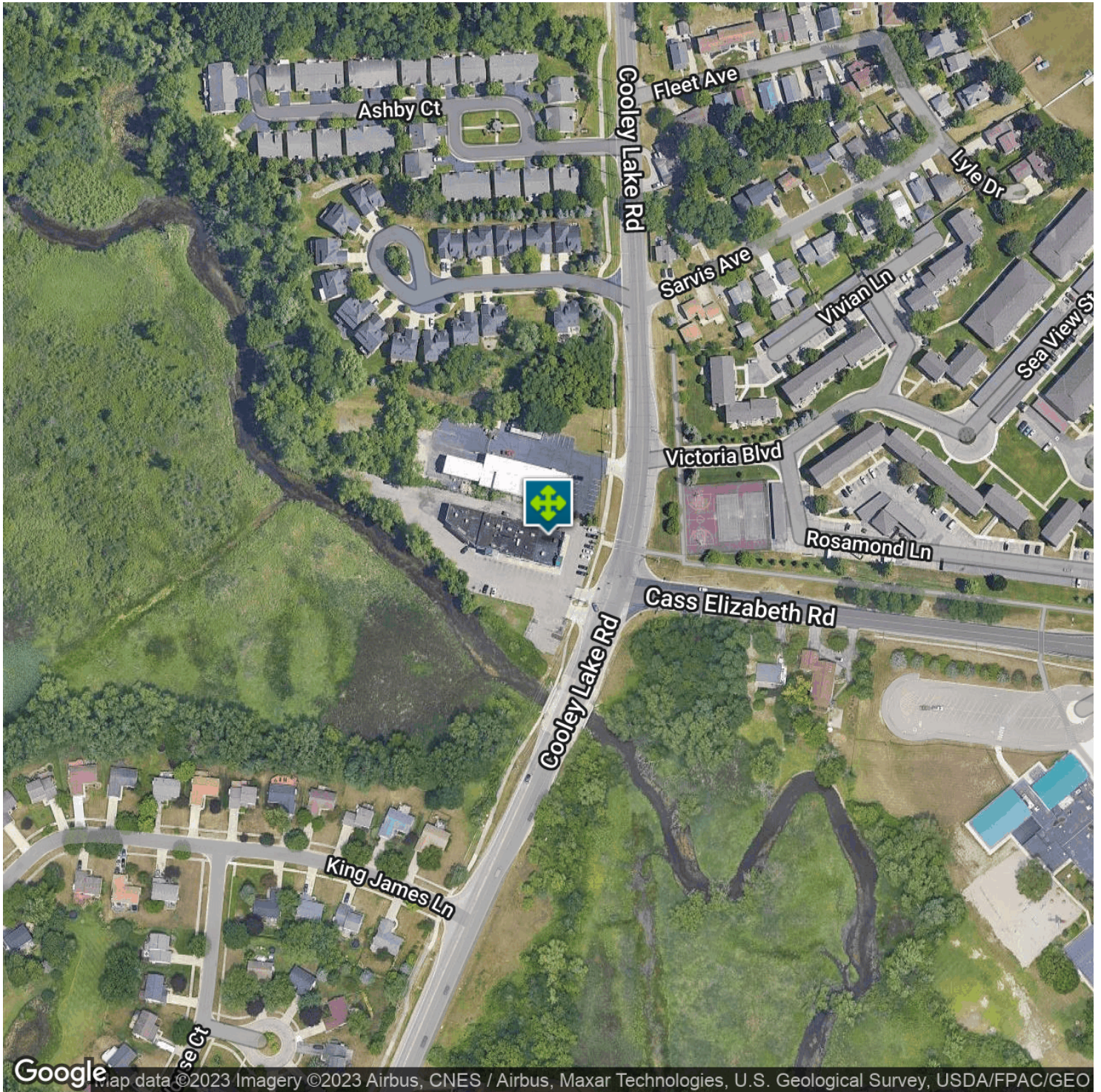
// ADDITIONAL PHOTOS



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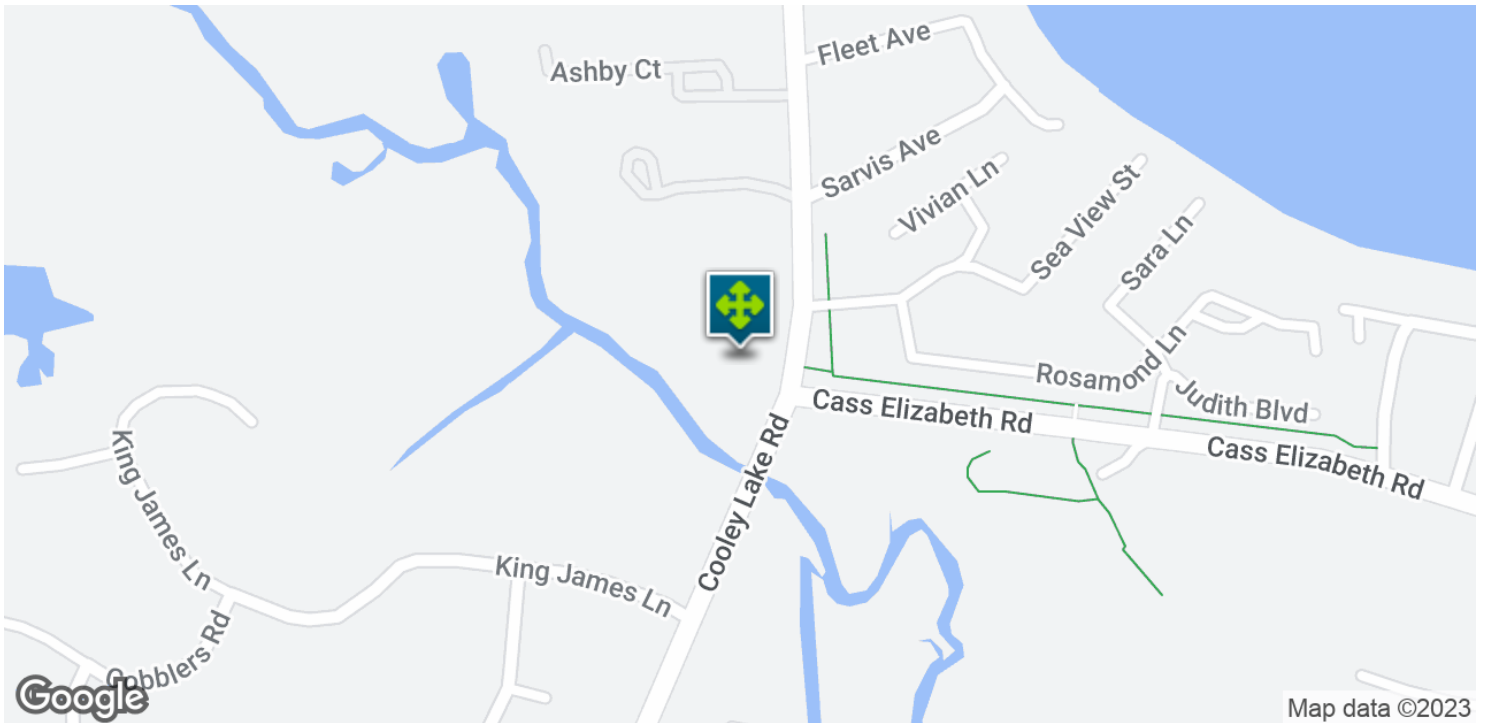
// AERIAL MAPS



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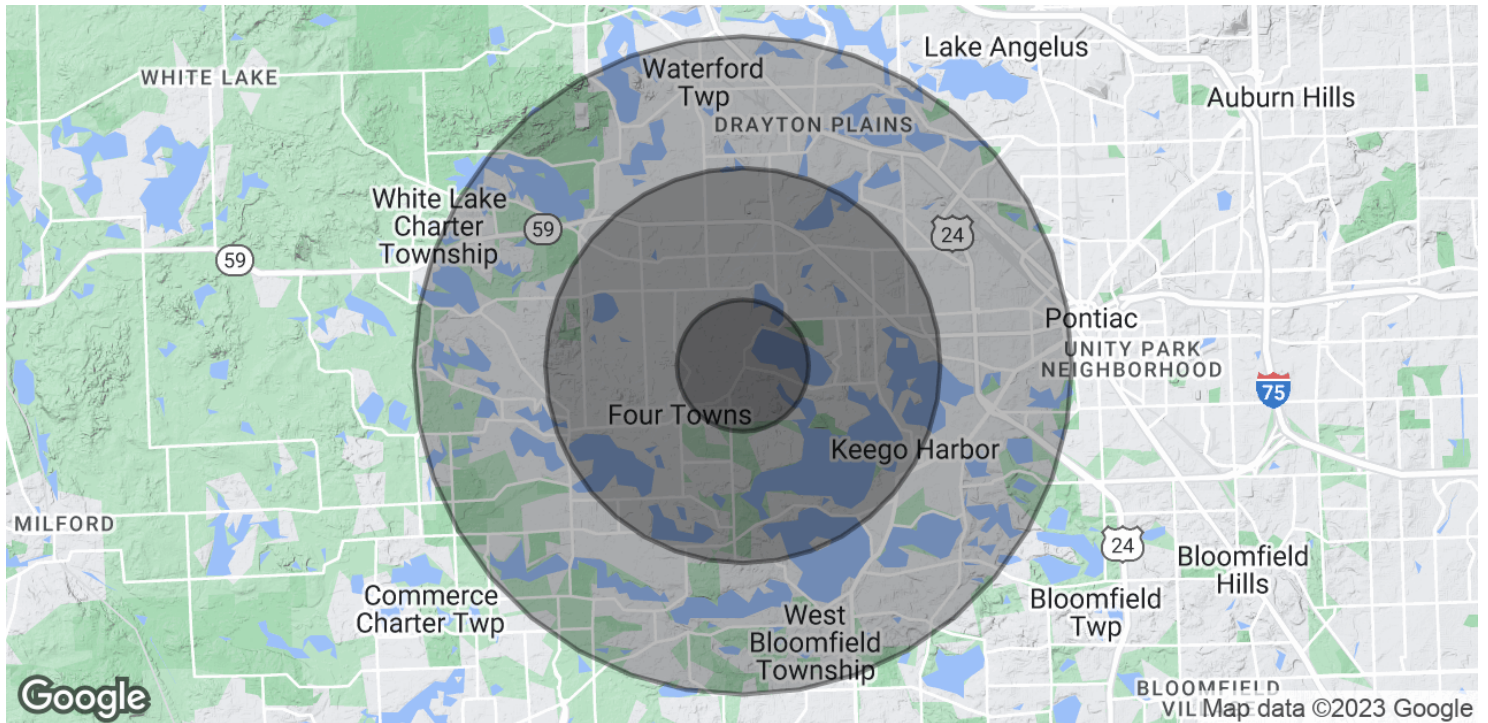
// LOCATION MAPS



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// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,245	55,147	146,720
Average age	39.3	38.0	39.5
Average age (Male)	36.1	37.0	38.4
Average age (Female)	41.0	38.6	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,557	22,371	58,053
# of persons per HH	2.4	2.5	2.5
Average HH income	\$72,589	\$76,370	\$85,228
Average house value	\$202,050	\$224,959	\$232,757

* Demographic data derived from 2020 ACS - US Census