

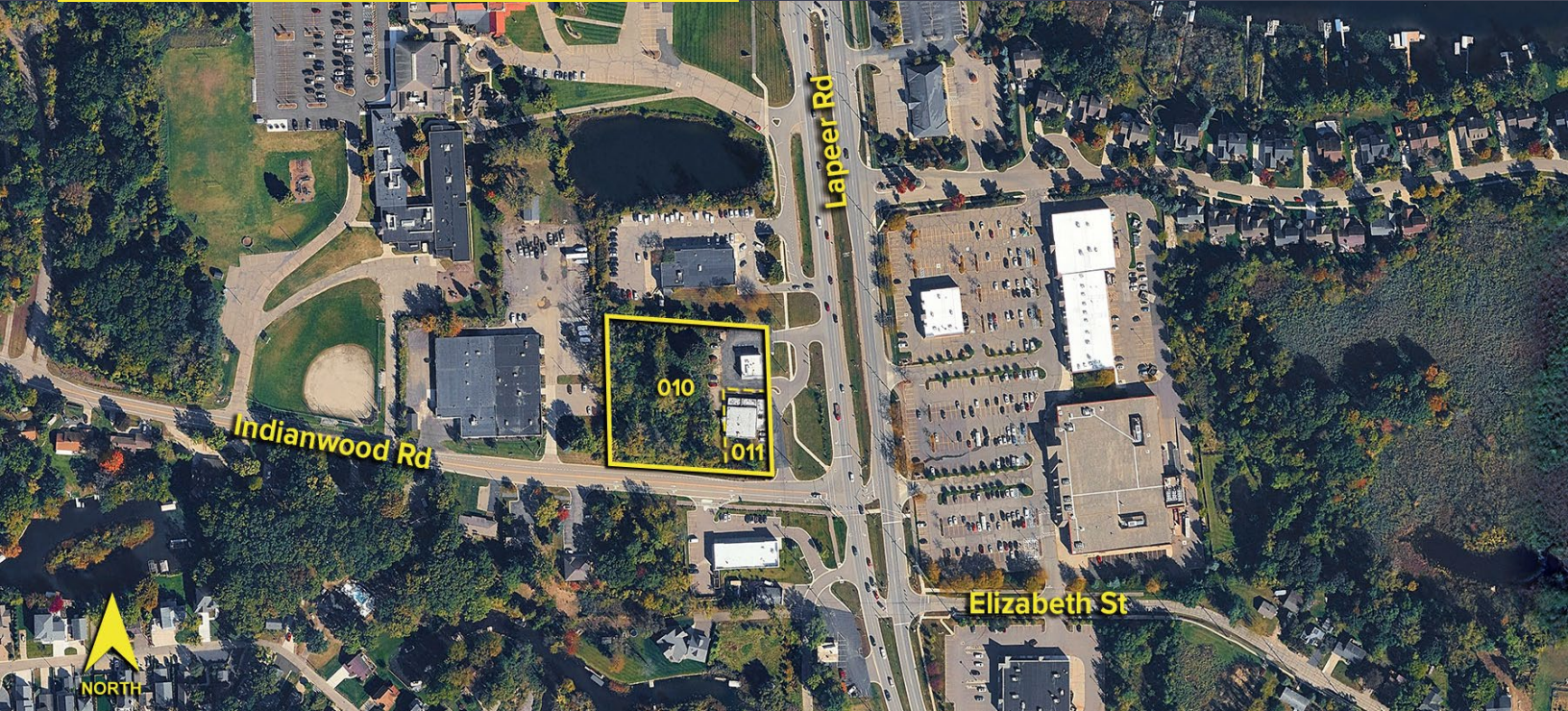
571 & 575 N. LAPEER ROAD  
LAKE ORION, MICHIGAN



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

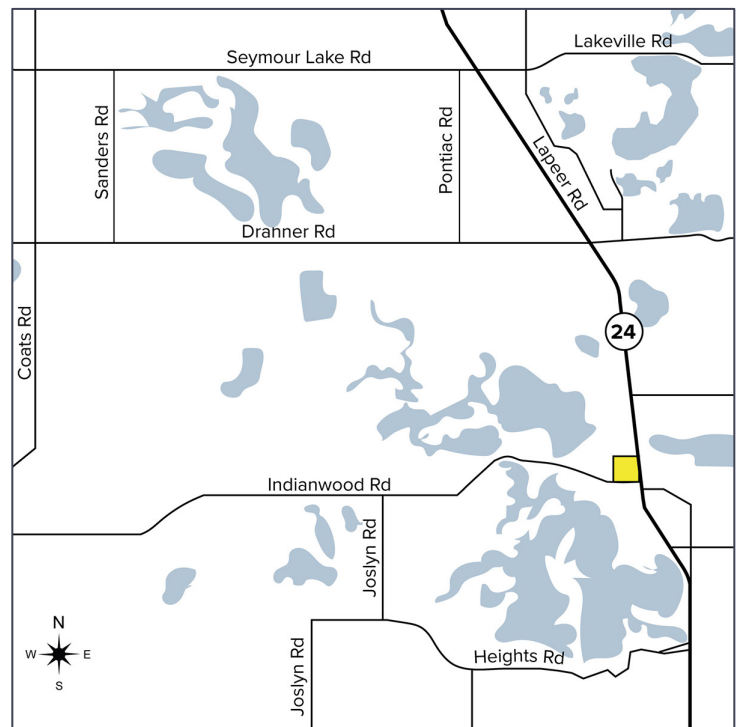
LAND FOR SALE  
2.35 Acres Available

**PRIME REDEVELOPMENT OPPORTUNITY**



## PROPERTY FEATURES

- 2.35 acres available
- Rare opportunity for developers to secure one of Lake Orion's most active commercial corridors
- Ideal for retail, restaurants, automotive, mixed-use, medical, or other commercial development
- Exceptional visibility, strong traffic counts, and immediate access to surrounding residential density and surrounded by strong national retailers
- Currently has two existing buildings, approximately 1,991 sq. ft. and 5,840 sq. ft. with one offering potential interim income or redevelopment flexibility
- Parcels are being sold as one – cannot be sold separately
- Sale Price: \$3,300,000



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**KRIS PAWLOWSKI**  
(248) 359 3801  
kpawlowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 571 & 575 N. Lapeer Road – Lake Orion, Michigan

## Land For Sale

2.35  
Acres  
AVAILABLE



For more information, please contact:

**MARVIN PETROUS**

(248) 359 0647

[mpetrous@signatureassociates.com](mailto:mpetrous@signatureassociates.com)

**KRIS PAWLOWSKI**

(248) 359 3801

[kpawlowski@signatureassociates.com](mailto:kpawlowski@signatureassociates.com)

**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

Southfield, MI 48076

[www.signatureassociates.com](http://www.signatureassociates.com)

# 571 & 575 N. Lapeer Road – Lake Orion, Michigan

## Land For Sale

2.35  
Acres  
AVAILABLE

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	5,626	\$114,470
3 MILE	32,874	\$110,204
5 MILE	62,919	\$120,467

TRAFFIC COUNTS (TWO-WAY)	
22,099	Lapeer Rd. S of Indianwood Rd.
20,759	Lapeer Rd. N of Indianwood Rd.
4,068	Indianwood Rd. W of Lapeer Rd.
2,080	Elizabeth St. E of Lapeer Rd.



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**KRIS PAWLOWSKI**  
(248) 359 3801  
kpawlowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com