

PRICE REDUCED!



HIGHLAND RD & TULL DR WATERFORD, MI 48327

VALUE-ADD INVESTMENT

HIGH-VISIBILITY INDUSTRIAL & RETAIL PORTFOLIO ON M-59



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALE PRICE: **\$2,999,000**

TOTAL SIZE: **33,240 SF**

LOT SIZE: **2.90 ACRES**

OCCUPANCY: **65%**

PRO FORMA NOI: **\$331,300**

TRAFFIC COUNT: **45,000**

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OFFERED EXCLUSIVELY



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

P.A. Commercial is pleased to present an exceptional value-add investment opportunity consisting of three multi-tenant commercial buildings strategically positioned along the highly traveled Highland Road (M-59) corridor in Waterford, Michigan. Spanning 33,240 SF across 2.90 acres, this diversified portfolio offers an attractive mix of warehouse, showroom, office, and retail space designed to appeal to a broad tenant base while providing multiple avenues for future income growth.

Currently 65% occupied, the portfolio generates immediate cash flow while presenting investors with significant upside through lease-up of existing vacancies, conversion of owner-occupied space into revenue-generating suites, and continued optimization of rental rates. The combination of stabilized income-producing buildings and substantial vacancy creates an ideal opportunity for investors seeking to increase Net Operating Income through active asset management.

Benefiting from 200 feet of frontage along Highland Road (M-59) with exposure to approximately 45,000 vehicles per day, the portfolio offers exceptional visibility, multiple signage opportunities, and convenient access for tenants and customers alike. Located directly across from Oakland County International Airport and near Pontiac Lake, the properties are well-positioned within one of Waterford's most established commercial corridors.

With flexible BI zoning, a variety of suite configurations, warehouse functionality, overhead doors, ample parking, and storage capabilities, this portfolio offers both stable in-place income and long-term appreciation potential for investors looking to reposition, lease, and maximize value.

PROPERTY INFORMATION

ADDRESSES	7675 Highland Rd 7677-7683 Highland Rd 1497-1509 Tull Dr
TYPE	Industrial & Retail
TOTAL BUILDING SIZE	33,240 SF
LAND SIZE	2.90 Acres
FRONTAGE	200' (approximate)
ZONING	BI
TENANCY	Multiple
NUMBER OF UNITS	12
OCCUPANCY	65%
VACANT SF	11,800 SF
CONSTRUCTION	Masonry & Steel
PARKING SPACES	64
TRAFFIC COUNT	45,000 VPD
MARKET	Detroit
SUBMARKET	Lakes Area
LOCATION TYPE	Suburban
SALE PRICE	\$2,999,000
PRICE PER SF	\$90.22

PROPERTY INFORMATION



	7675 HIGHLAND RD	7677 - 7683 HIGHLAND RD	1497-1509 TULL DR
BUILDING TYPE	Retail/Office	Industrial	Industrial
ADDITIONAL TYPES	Showroom/Warehouse	Warehouse	Warehouse
BUILDING SIZE	17,740 SF	9,500 SF	6,000 SF
STORIES	2	1	1
PARCEL #	13-18-378-002 13-18-378-009	13-18-378-002	13-18-378-0100
LOT SIZE	2.44 Acres	(included in 7675 Highland)	0.46 Acres
ZONING	BI	BI	BI
CONSTRUCTION	Masonry	Steel	Steel
YEAR BUILT/ RENOVATED	1947 / 2001	1989	1990
PARKING SPACES	27 Spaces	25 Spaces	12 Spaces
RENTABLE UNITS	5	3	4
OCCUPANCY	34%	100%	100%
VACANT SF	11,800 SF	0	0
BUILDING FEATURES	Pylon Sign Building Sign Display Windows Warehouse Space Five (5) Overhead Doors	Monument Sign Building Sign Display Windows Three (3) Overhead Doors 16' Clear Height	Building Sign Four (4) Overhead Doors 16' Clear Height Storage Yard

INVESTMENT HIGHLIGHTS



VALUE-ADD INVESTMENT OPPORTUNITY

Acquire a diversified three-building commercial portfolio with immediate cash flow and substantial upside. Existing vacancy and owner-occupied space provide investors with the opportunity to increase occupancy, grow Net Operating Income, and create long-term value through active asset management.



FLEXIBLE LEASING & REPOSITIONING POTENTIAL

Approximately 11,800 SF is available for lease, including additional owner-occupied office space that can be converted into income-producing suites. Flexible BI zoning and a variety of suite sizes allow investors to attract multiple tenant types and adapt the properties to changing market demand.



DIVERSIFIED INCOME STREAMS

The portfolio consists of 12 suites across office, showroom, warehouse, retail, and industrial space, creating a balanced mix of tenant types and revenue sources. This diversification helps reduce investment risk while appealing to a broad range of prospective tenants.



HIGHLY FUNCTIONAL COMMERCIAL ASSETS

Designed to accommodate a wide range of users, the portfolio features warehouse space, twelve overhead doors, 16-foot clear heights, display windows, ample parking, and outdoor storage. These features support everything from service businesses and contractors to showroom and light industrial users.



EXCEPTIONAL VISIBILITY & EXPOSURE

Positioned along Highland Road (M-59), the properties benefit from approximately 200 feet of frontage and exposure to more than 45,000 vehicles per day. Multiple pylon, monument, and building signage opportunities provide outstanding visibility and enhance the portfolio's leasing appeal.



STRATEGIC WATERFORD LOCATION

Located directly across from Oakland County International Airport, the portfolio enjoys excellent accessibility within one of Waterford's most established commercial corridors. The surrounding area is home to a strong mix of businesses, retailers, and services, providing a desirable location for both existing and future tenants.

MARKET OVERVIEW

Waterford, Michigan, presents a compelling opportunity for commercial real estate investors. Its central location in Oakland County (about 30 miles northwest of Detroit) offers excellent connectivity and regional business integration.

QUALITY OF LIFE & LAKESIDE APPEAL

What sets Waterford apart is its abundant natural amenities: spanning over 35 square miles, with 11% water coverage, the township includes 34 named lakes—creating enduring residential appeal, lifestyle desirability, and supportive demand for nearby commercial assets

ECONOMIC GROWTH

Waterford is positioning itself for growth with new infrastructure and civic development. A prime example is the Oakland Expo Center, a modern convention and events facility that opened in November 2023—bringing enhanced visibility and foot traffic to the area. Looking ahead, the township's long-term vision through 2040 includes plans for a vibrant commercial core, revitalized town center, and enhanced connectivity with the region's lakes and park network

INFRASTRUCTURE

Waterford's infrastructure adds to its strategic appeal. The township hosts the Oakland County International Airport, providing vital access for regional business aviation and potential commercial tenants. Government services are centralized in Waterford, too—with the Oakland County Service Center and associated facilities located within the township—further bolstering its role as a commercial and administrative hub.

WITHIN 5 MILES OF SUBJECT:



112,235
POPULATION



47,751
HOUSEHOLDS



\$109,184
AVERAGE
HOUSEHOLD INCOME



\$287,230
MEDIAN
HOME VALUE



44
MEDIAN AGE



\$1.6B
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 POPULATION	3,319	42,328	113,752
2030 POPULATION PROJECTION	3,388	43,166	116,059
MEDIAN AGE	43.2	44.2	44.2
BACHELOR'S DEGREE OR HIGHER	26%	28%	31%
WORKDAY POPULATION	1,618	9,210	32,401
HOUSEHOLDS			
2025 HOUSEHOLDS	1,474	18,094	47,751
2030 HOUSEHOLD PROJECTION	1,507	18,460	48,752
AVERAGE HOUSEHOLD SIZE	2.1	2.3	2.3
TOTAL SPECIFIED CONSUMER SPENDING	\$41.7M	\$575.9M	\$1.6B
INCOME			
AVG HOUSEHOLD INCOME	\$90,297	\$100,513	\$109,184
MEDIAN HOUSEHOLD INCOME	\$68,237	\$79,416	\$84,922
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	1,006	14,490	38,017
RENTER OCCUPIED HOUSEHOLDS	501	3,971	10,735
MEDIAN HOME VALUE	\$295,324	\$267,786	\$287,230

7675 HIGHLAND RD, WATERFORD

BUILDING PHOTOS



7677-7683 HIGHLAND RD, WATERFORD

BUILDING PHOTOS



1497-1509 TULL DR, WATERFORD

BUILDING PHOTOS

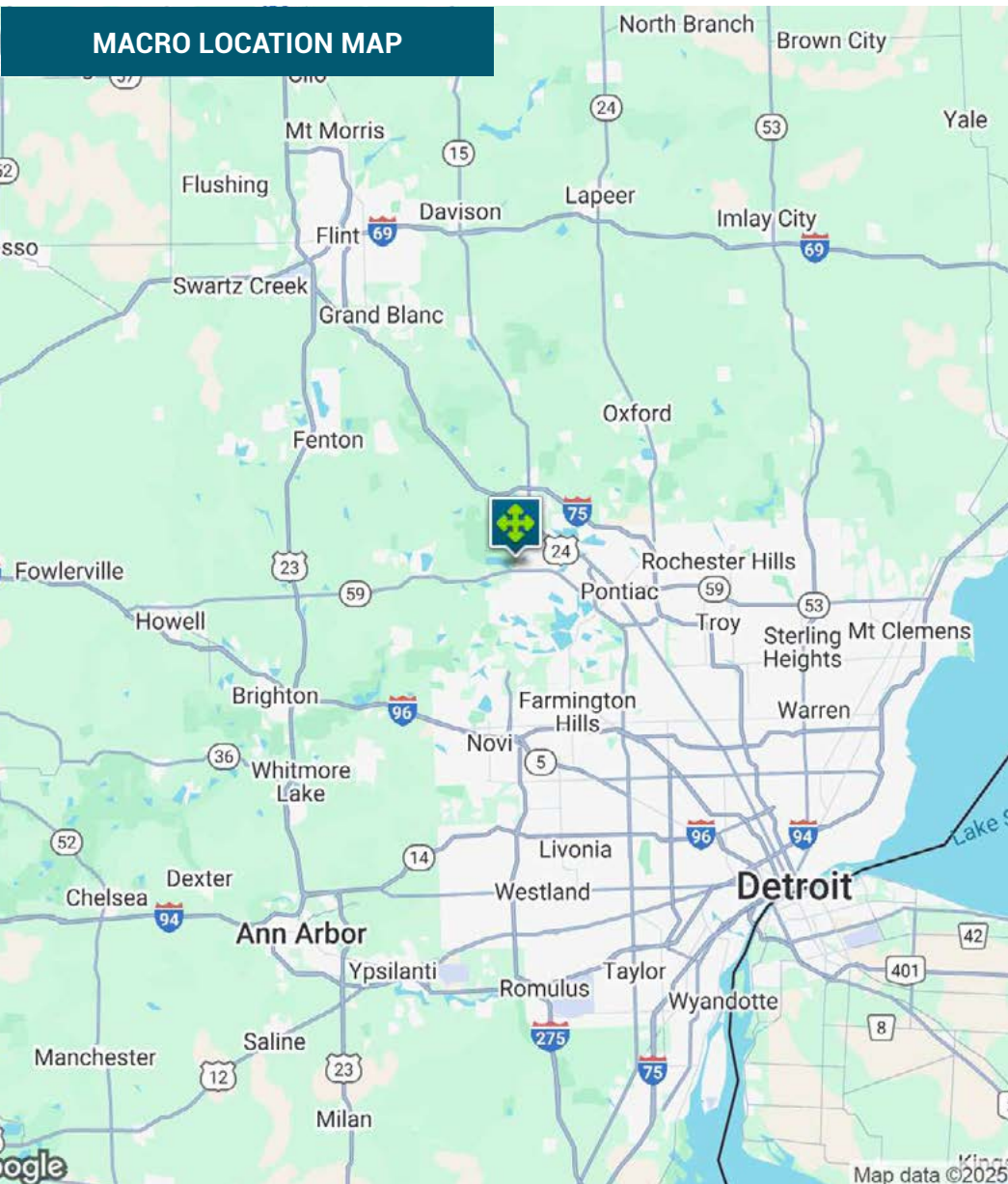


PARCEL OUTLINE

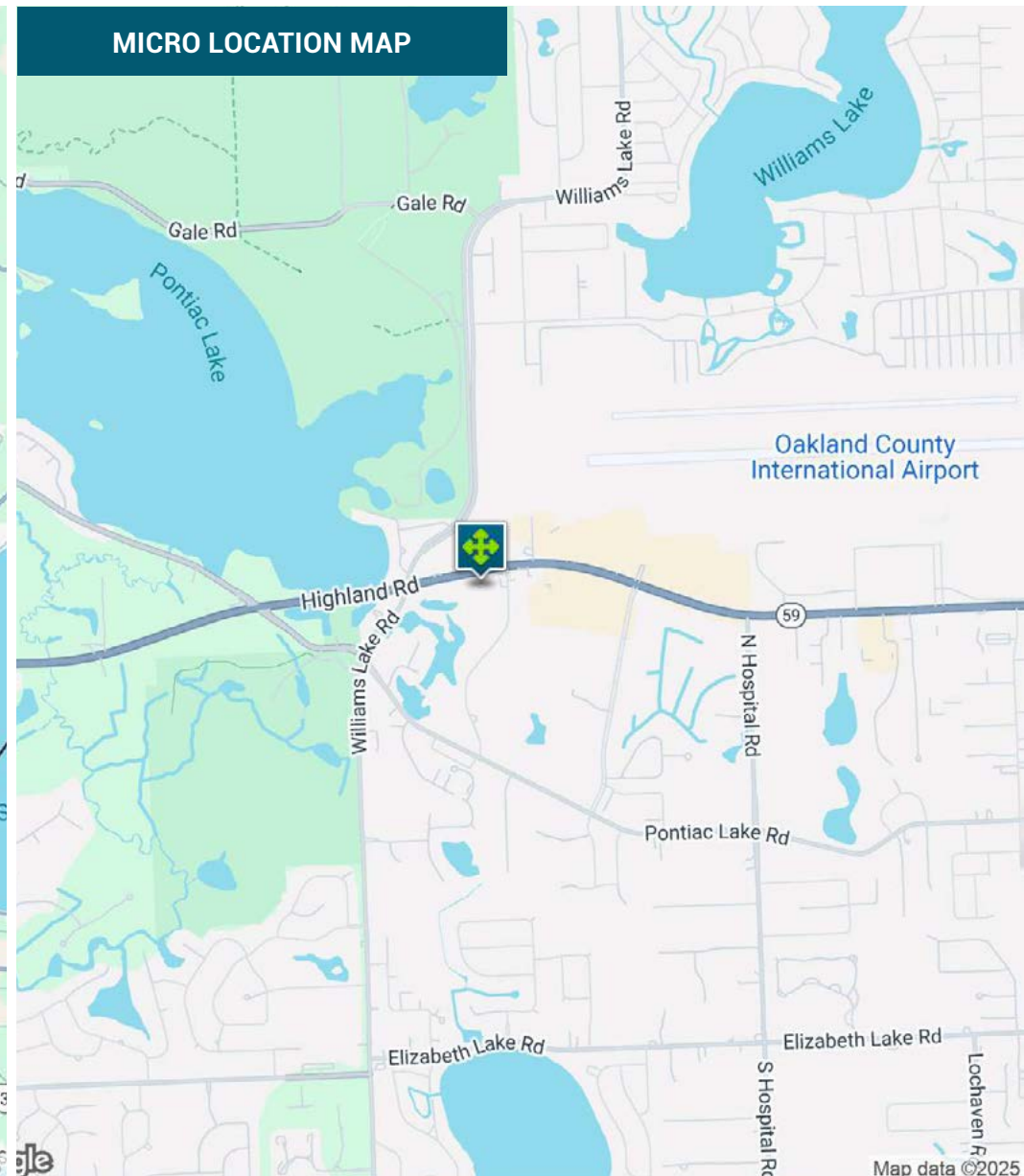


LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



RETAILER MAP



CONTACT US

For more information, or to schedule a tour of this exciting investment opportunity, please contact the exclusive listing agent:



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