

BLOOMFIELD HILLS - FORMER FREE STANDING BANK WITH DRIVE THRU

35 WEST LONG LAKE ROAD | BLOOMFIELD HILLS, MI 48304



FOR LEASE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Freestanding former bank branch with a drive-thru lane - available for lease for both short term and long term users.
- The 1st floor has a vault and open floor plan layout, and the full basement has a 2nd vault, two (2) full restrooms, a kitchenette breakroom, conference room, and several additional storage rooms.
- Located within one of Michigan's most affluent residential communities and large daytime population within a three (3) mile radius of the site.
- The site has parking for thirty one (31) vehicles (twenty one (21) on site + additional ten (10) shared with Hills Fine Wine & Spirits through affiliated ownership).
- In addition to the thirty one (31) parking spaces, there may be a potential to obtain a parking easement with another nearby neighbor for additional parking spaces to satisfy more parking intensive uses.
- Great site for a neighborhood service retailer, financial institution, office user, or medical office tenant.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,020	20,664	68,428
Total Population	2,838	53,516	168,726
Average HH Income	\$288,888	\$231,163	\$177,679

BUILDING SIZE

Total Space Available: 5,358 SF
 First Floor: 2,679 SF
 Basement: 2,679 SF

LEASE PRICE

\$8,000 per month + NNN

AREA TENANTS



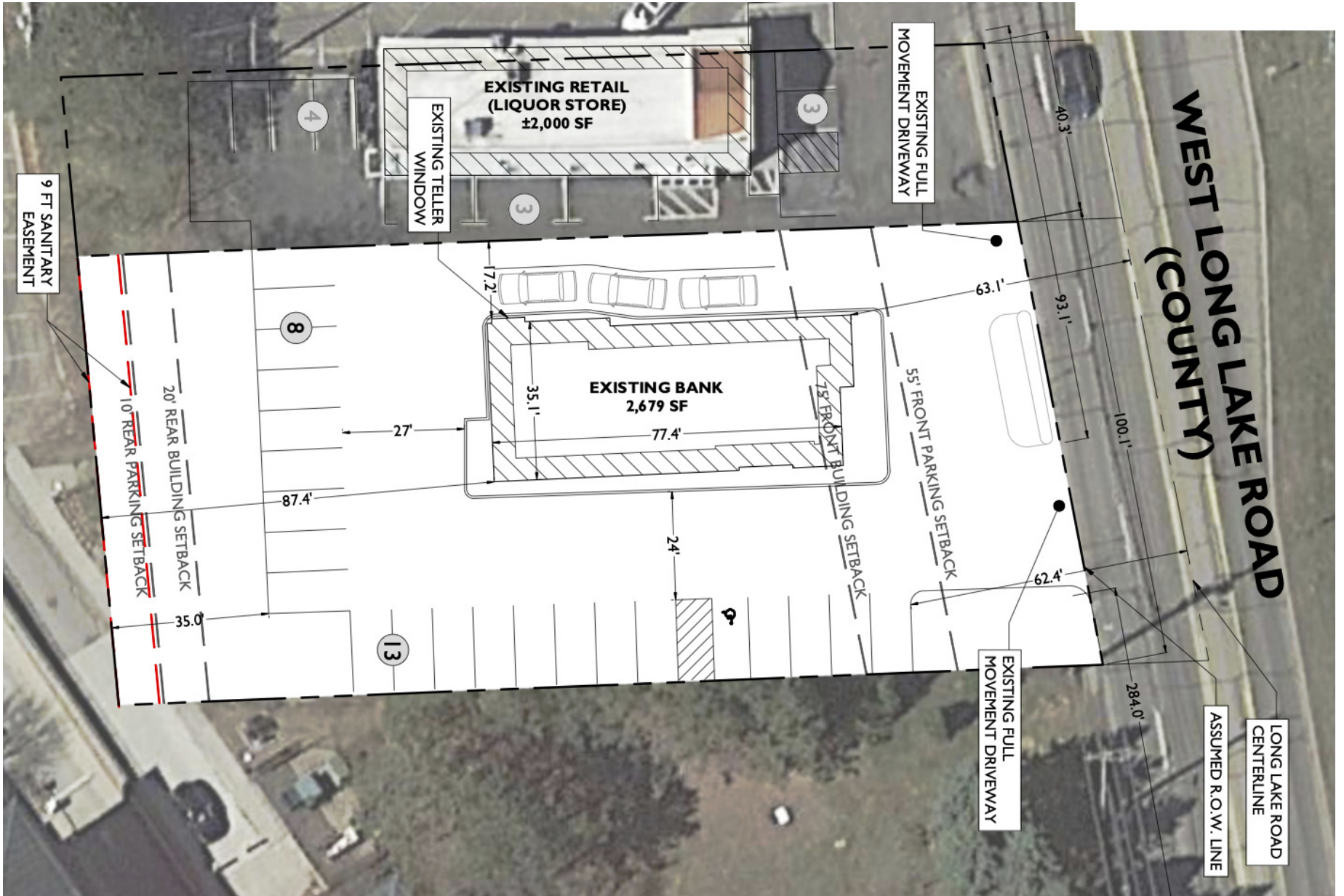
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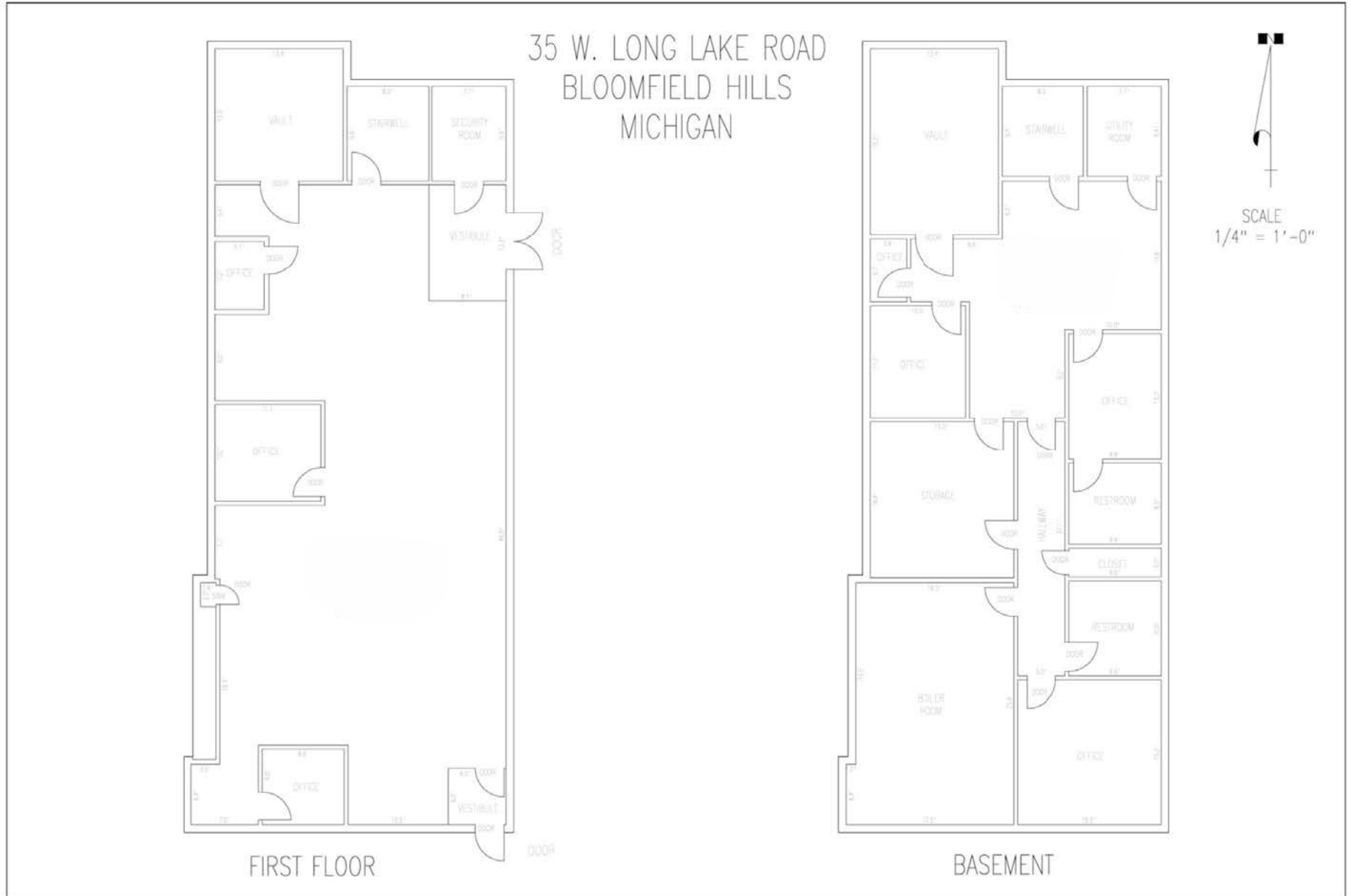
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CORBIN YALDOO

Founder/President
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, sublease, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Owner's Agent - A owner's agent, under a listing agreement with the owner, acts solely on behalf of the owner. A owner can authorize a owner's agent to work with subagents, tenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the owner. Owner's agents and subagents will disclose to the owner known information about the tenant which may be used to the benefit of the owner. Individual services may be waived by the owner through execution of a limited service agreement.

Tenant's Agent - A tenant's agent, under a tenant's agency agreement with the tenant, acts solely on behalf of the tenant. Tenant's agents and subagents will disclose to the tenant known information about the seller/owner which may be used to benefit the tenant. Individual services may be waived by the tenant through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the owner and the tenant in a transaction, but only with the knowledge and informed consent, in writing, of both the owner and the tenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the owner or the tenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the owner, and the tenant.

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