

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



### UNDER NEW MANAGEMENT AND MOTIVATED OWNERSHIP

## Palace Pointe Center

2643-2651 S Lapeer Rd  
Lake Orion, Michigan 48360

### Property Highlights

- Excellent Visibility Along Heavily Trafficked Lapeer Road
- Traffic Counts of 37,524 Cars Per Day
- Located Across the Street from Home Depot
- Ample Parking
- 450,000 SF Silverbell Industrial Development within 3 MI
- 1,000,000 SQ FT Industrial Development at former Palace of Auburn Hills within 3 MI
- 182,000 + Daytime employees within 10 Miles

### OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available Space:	1,197-2,347 SF
Building Size:	16,696 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	954	4,424	12,347
Total Population	2,285	11,153	30,218
Average HH Income	\$102,541	\$113,810	\$123,115



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

#### Gavin Mills

Leasing and Sales Associate | 908.304.4534  
mills@farberman.com

#### Brandon Ben-Ezra

Vice President | 947.517.6226  
ben-ezra@farberman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farberman, INC. CA BRE LIC. #01990696.

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,197 - 2,347 SF	Lease Rate:	\$15 SF/yr

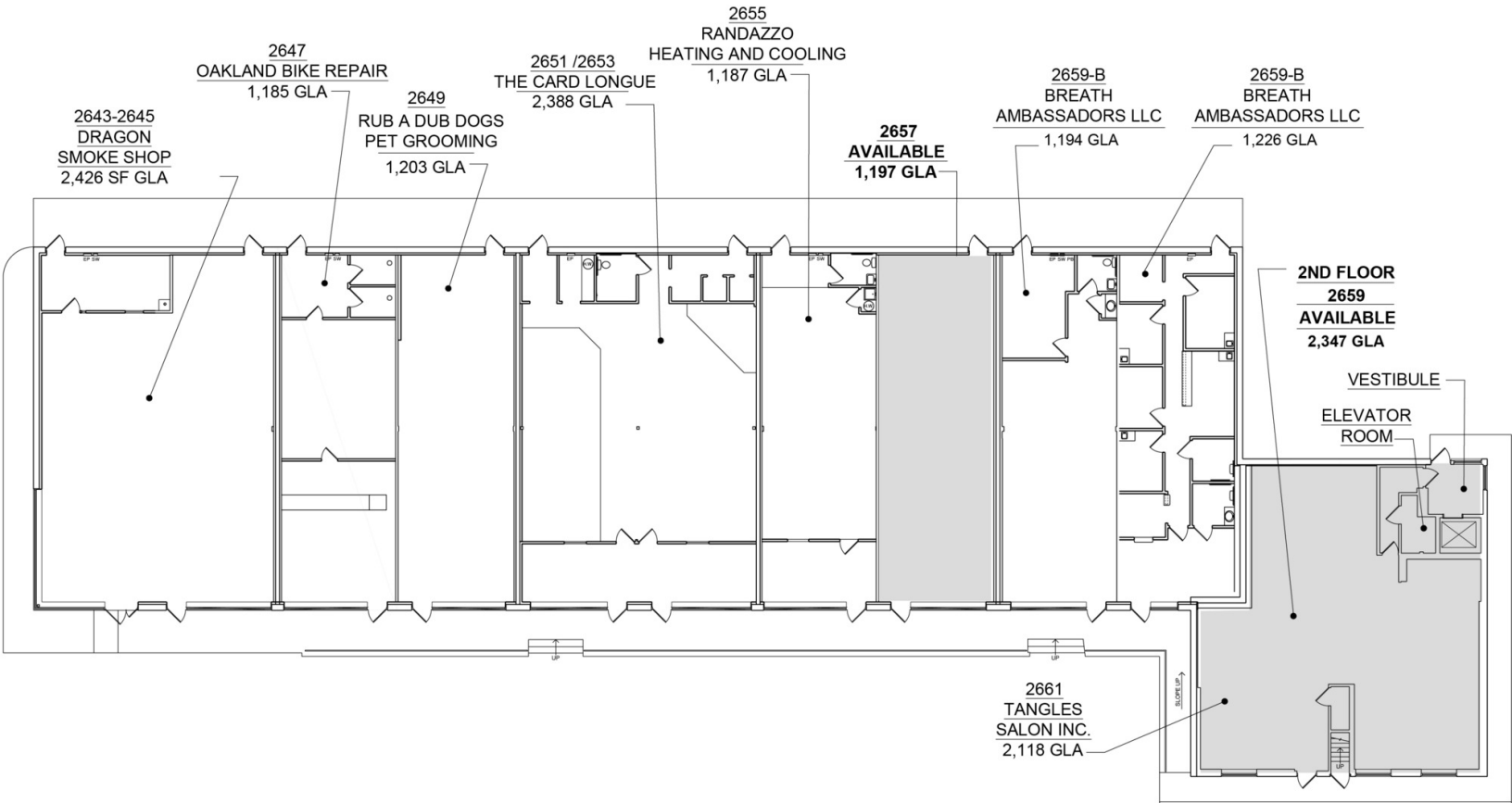
### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2657	1,197 SF	NNN	\$15.00 SF/yr
2659	2,347 SF	NNN	\$15.00 SF/yr

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



### PALACE POINTE PLAZA - 1ST FLOOR MASTER PLAN 2643 - 2661 S LAPEER RD. ORION TOWNSHIP, MI

10-10-2023

SCALE: 1/16" = 1'-0"

PREPARED BY METRO CAD GROUP



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

#### Gavin Mills

Leasing and Sales Associate | 908.304.4534  
mills@farbman.com

#### Brandon Ben-Ezra

Vice President | 947.517.6226  
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



**NAI Farbman**  
Commercial Real Estate Services, Worldwide.

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

**Gavin Mills**  
Leasing and Sales Associate | 908.304.4534  
[mills@farbman.com](mailto:mills@farbman.com)

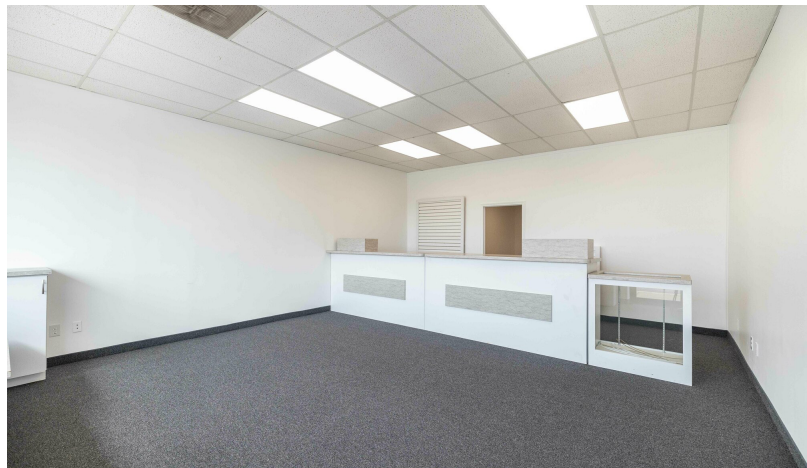
**Brandon Ben-Ezra**  
Vice President | 947.517.6226  
[ben-ezra@farbman.com](mailto:ben-ezra@farbman.com)

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



Commercial Real Estate Services, Worldwide.

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

**Gavin Mills**

Leasing and Sales Associate | 908.304.4534  
[mills@farbman.com](mailto:mills@farbman.com)

**Brandon Ben-Ezra**

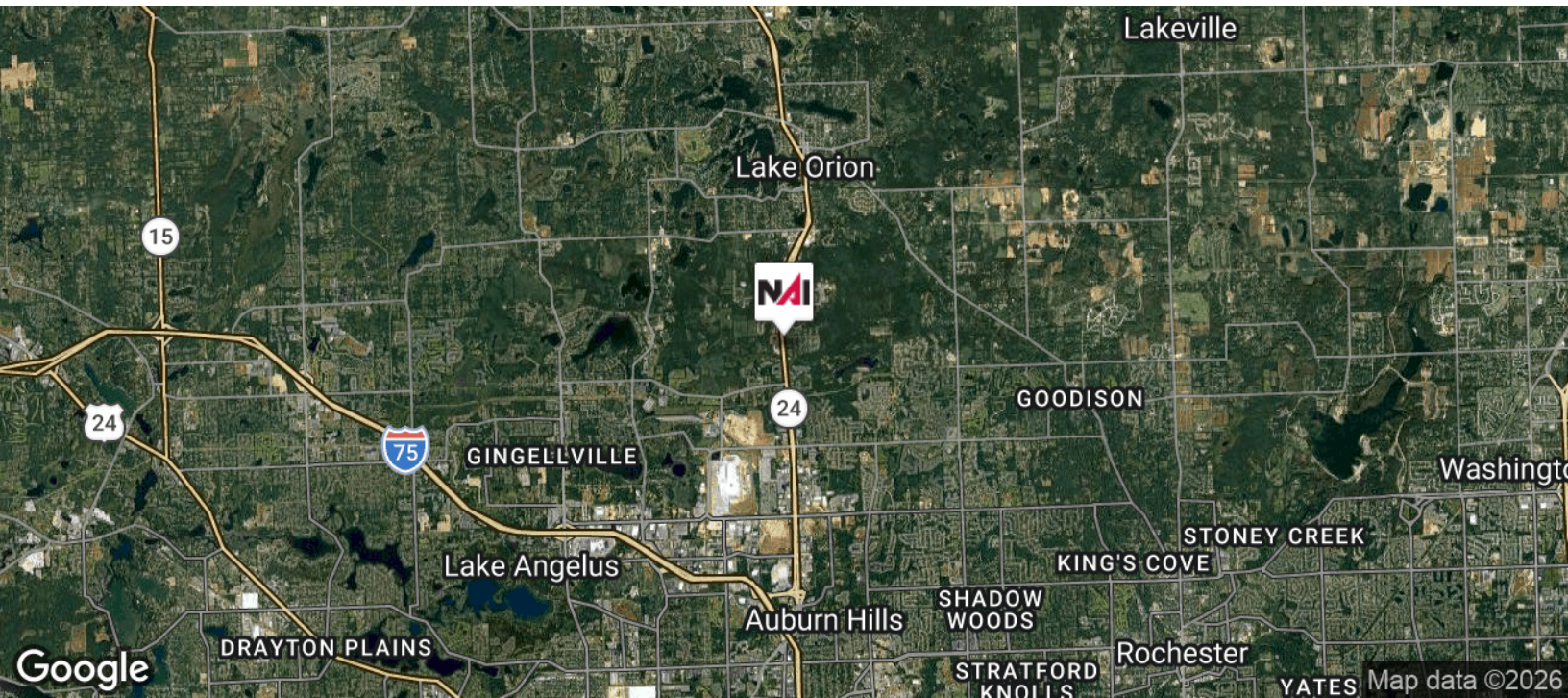
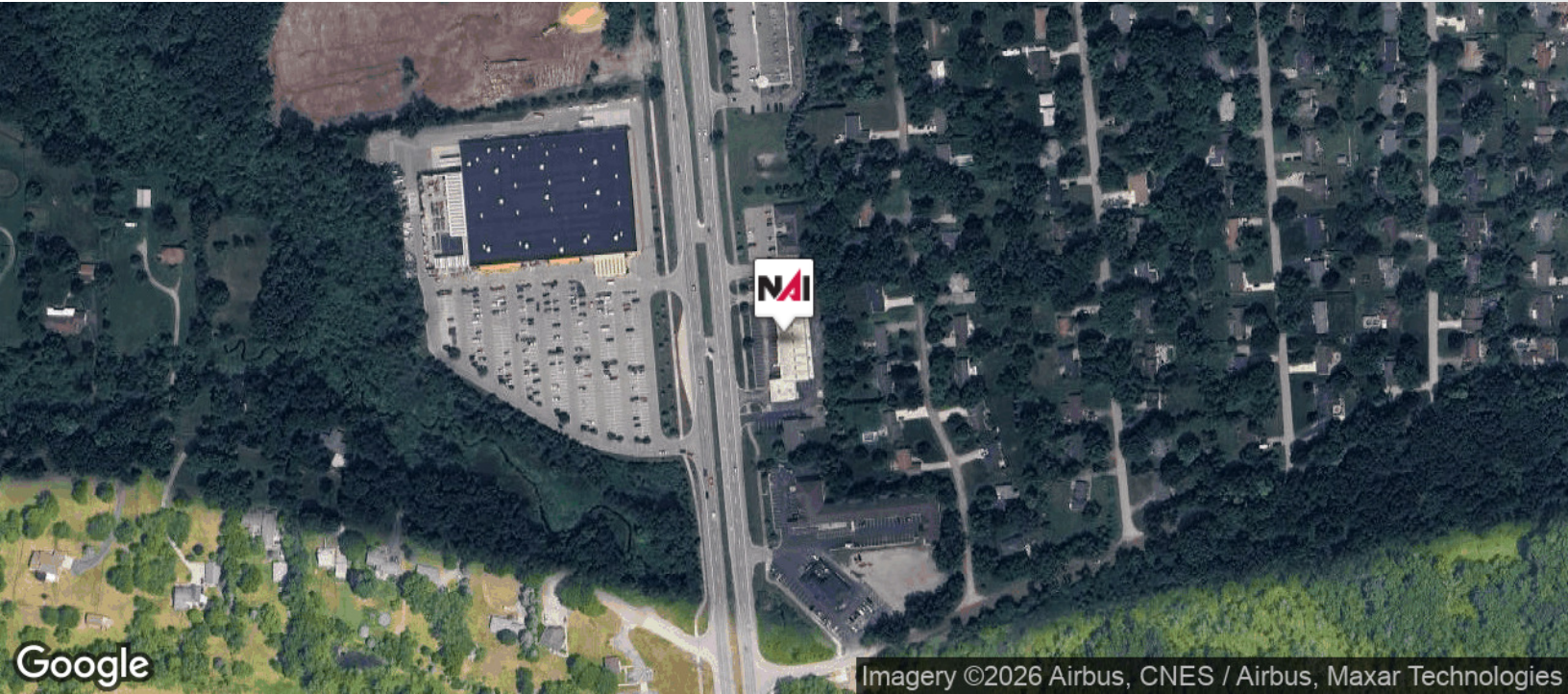
Vice President | 947.517.6226  
[ben-ezra@farbman.com](mailto:ben-ezra@farbman.com)

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



Commercial Real Estate Services, Worldwide.

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

### Gavin Mills

Leasing and Sales Associate | 908.304.4534  
mills@farbman.com

### Brandon Ben-Ezra

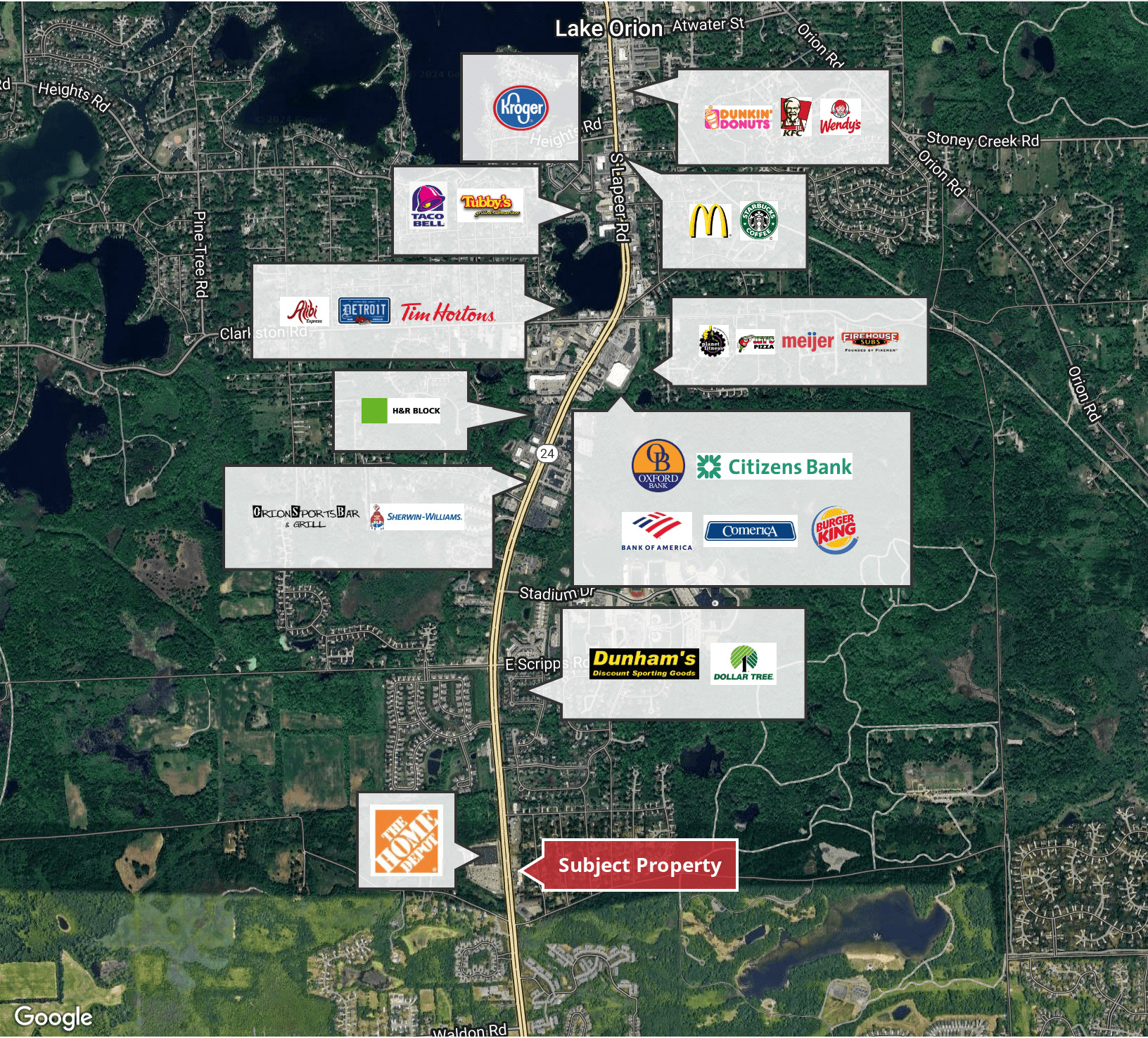
Vice President | 947.517.6226  
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



**Subject Property**



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

**Gavin Mills**

Leasing and Sales Associate | 908.304.4534  
mills@farberman.com

**Brandon Ben-Ezra**

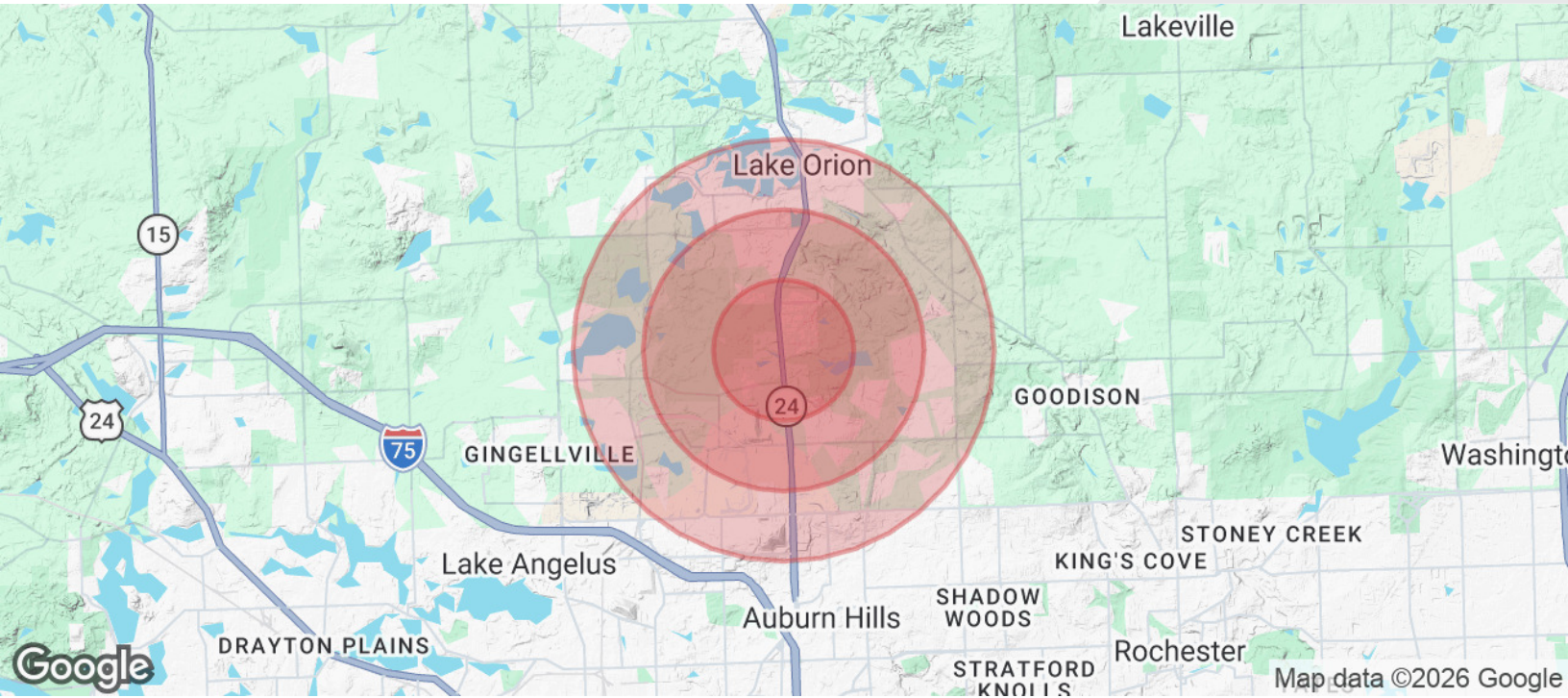
Vice President | 947.517.6226  
ben-ezra@farberman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farberman, INC. CA BRE LIC. #01990696.

# 1,197 - 2,347 SF RETAIL PLAZA



## FOR LEASE



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,285	11,153	30,218
Average Age	38.1	37.9	40.5
Average Age (Male)	40.1	38.4	40.7
Average Age (Female)	35.6	37.8	41.2

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	954	4,424	12,347
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$102,541	\$113,810	\$123,115
Average House Value	\$360,415	\$334,474	\$316,660

2020 American Community Survey (ACS)



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

#### Gavin Mills

Leasing and Sales Associate | 908.304.4534  
mills@farbman.com

#### Brandon Ben-Ezra

Vice President | 947.517.6226  
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.