



**RETAIL PROPERTY // FOR LEASE**

# 1,500 SF - 4,000 SF RETAIL SUITE AVAILABLE AT AUBURN PLAZA

605 - 635 S OPDYKE RD  
AUBURN HILLS, MI 48326



- Retail with signage
- Immediate availability
- Competitive lease terms
- New parking lot coming in 2023
- Professional landlord
- Close to United Wholesale Mortgage Campus and Amazon Distribution Center
- Daytime population of 18,200



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$14.00 SF/YR (NNN)</b>
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## PROPERTY OVERVIEW

Great value retail/service plaza serving Auburn Hills/Pontiac/Bloomfield market. There are currently two retail suites for lease in this busy neighborhood strip mall for 1,500 SF and 4,000 SF. New flooring and paint will be provided for qualified tenants, and the parking lot will be repaved in 2023. Existing tenants in this center include Salvation Army Thrift Store, O'Brien's Crabhouse, New Bangkok Thai, Advance America, a Smoke Shop, Nail Salon, and a Bakery.

## OFFERING SUMMARY

<b>Building Size:</b>	36,613 SF
<b>Available SF:</b>	1,500 SF - 4,000 SF
<b>Lot Size:</b>	2.99 Acres
<b>Year Built:</b>	1970
<b>Zoning:</b>	Retail
<b>Market:</b>	Detroit
<b>Submarket:</b>	Rochester / Rochester Hills
<b>Traffic Count:</b>	21,349

Within one mile of this shopping center, there is a daytime employment population of 18,200 - including United Wholesale Mortgage HQ, which is located less than a mile from the plaza. There is also an Amazon Distribution Center located 1.5 miles north of the property, which employs 1,200 people.

## LOCATION OVERVIEW

Located on the east side of S Opdyke Rd, just north of South Blvd - a great blended area of office, high tech, and residential. Adjacent to Bloomfield Hills and convenient access to I-75 and M-59.



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## PROPERTY DETAILS

### LOCATION INFORMATION

Building Name	Auburn Plaza
Street Address	605 - 635 S Opdyke Rd
City, State, Zip	Auburn Hills, MI 48326
County	Oakland
Market	Detroit
Sub-market	Rochester / Rochester Hills
Cross-Streets	Opdyke Rd and South Blvd
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

### BUILDING INFORMATION

Building Size	36,613 SF
Occupancy %	90.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	36,613 SF
Year Built	1970
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Subtype	Strip Center
Zoning	Retail
Lot Size	2.99 Acres
APN #	14-35-303-030
Lot Frontage	495 ft
Corner Property	Yes
Traffic Count	21,349
Traffic Count Street	Opdyke Rd
1 Mile Daytime Population	18,200
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	190

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes



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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,500 - 4,000 SF	<b>Lease Rate:</b>	\$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
615 Opdyke Rd	Available	4,000 SF	NNN	\$14.00 SF/yr
635 Opdyke Rd	Available	1,500 SF	NNN	\$14.00 SF/yr

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# ADDITIONAL PHOTOS



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# NEARBY EMPLOYERS



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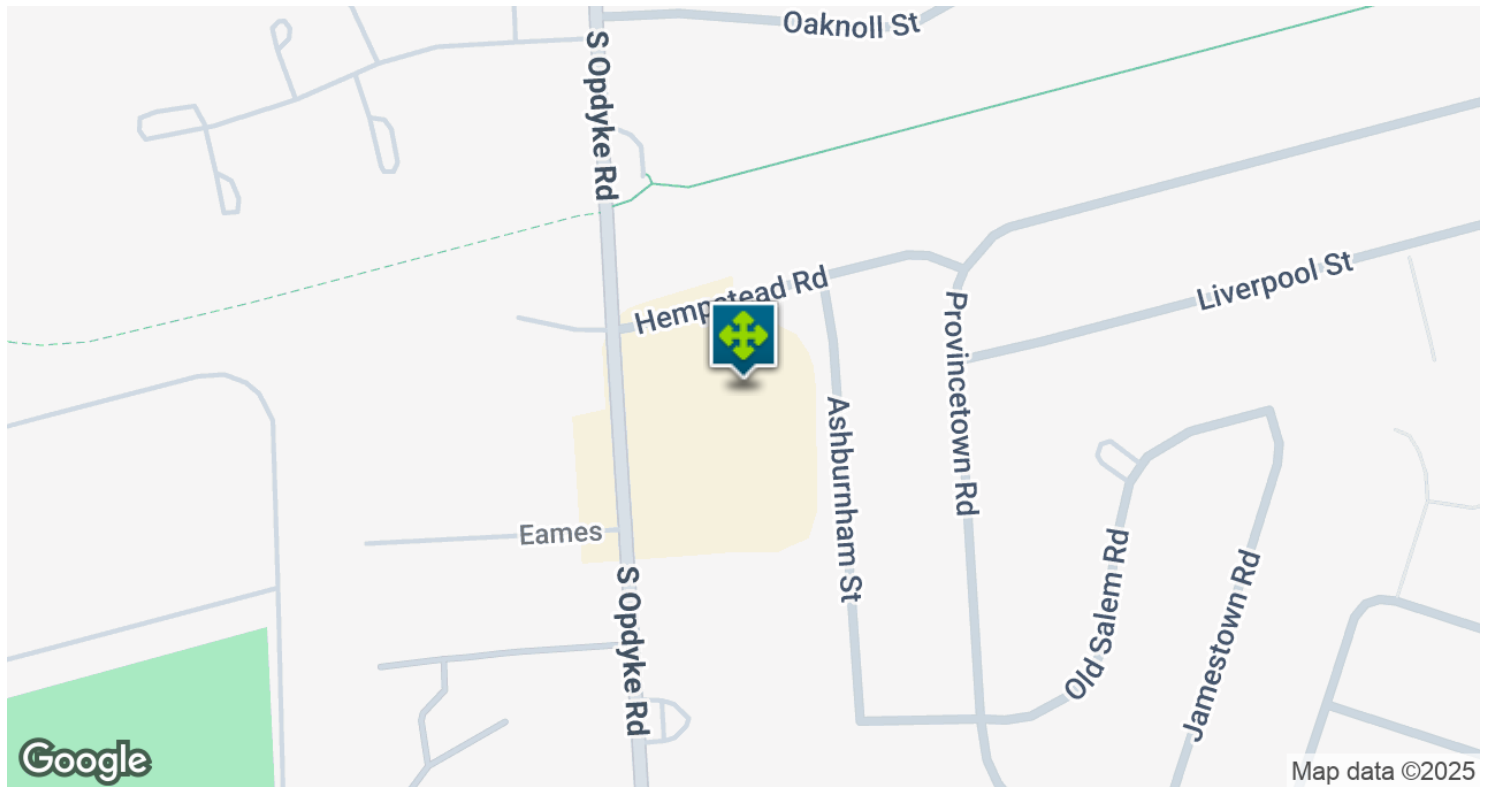
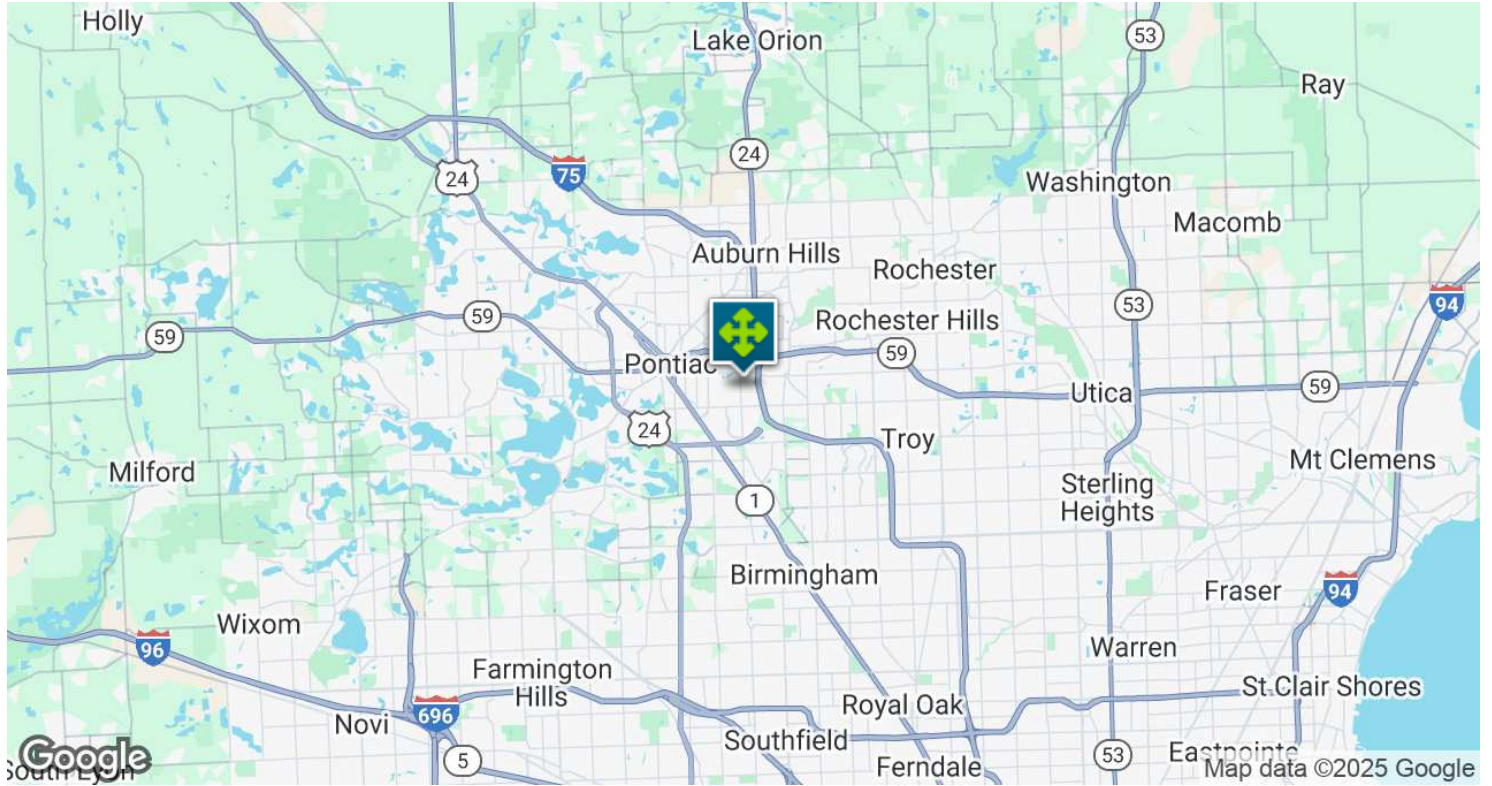
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# RETAILER MAP



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# LOCATION MAP

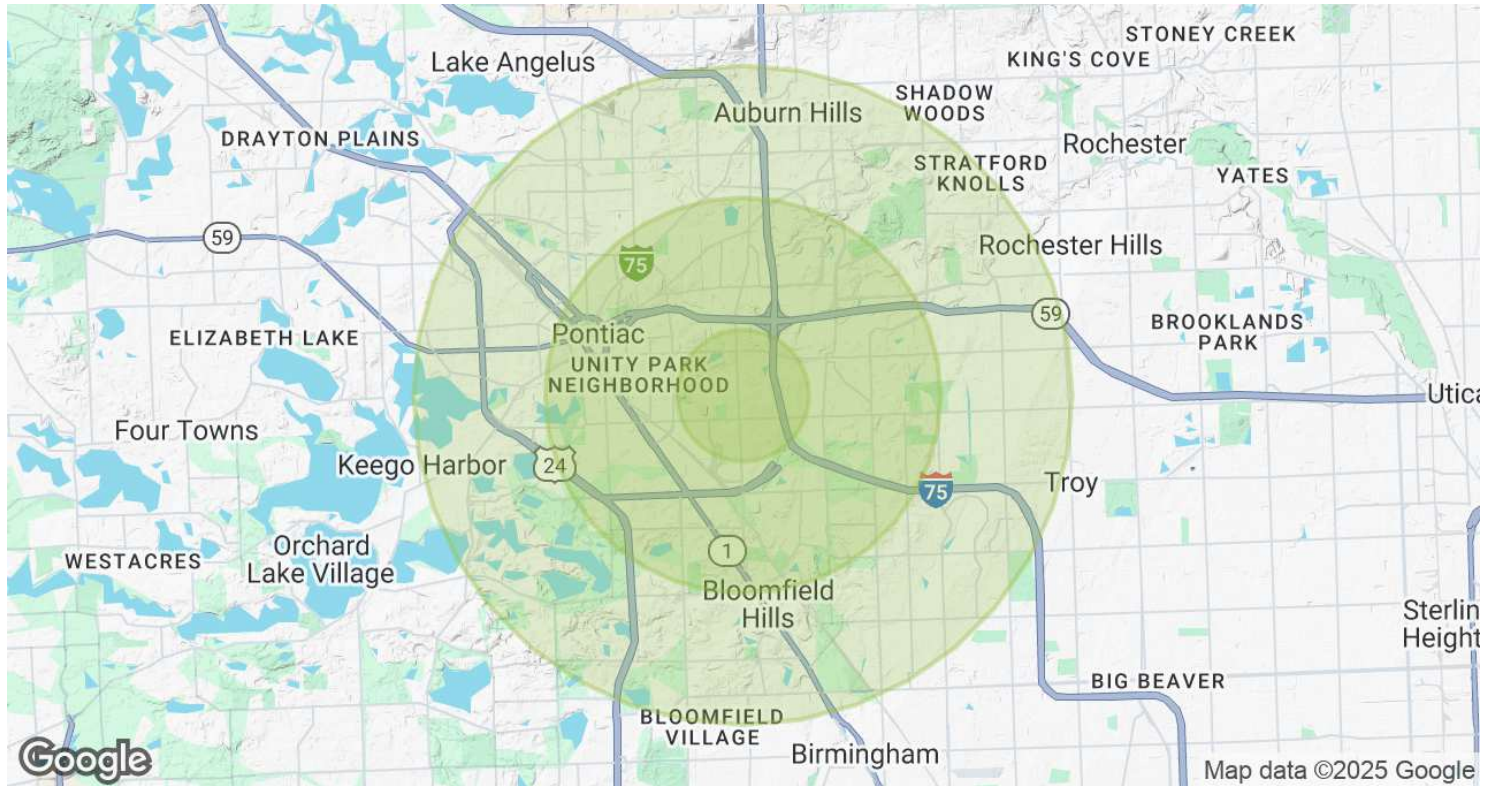


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,019	58,247	158,357
Average Age	39.5	41.2	41.0
Average Age (Male)	35.9	38.0	39.8
Average Age (Female)	42.7	42.7	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,345	26,023	68,526
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$63,153	\$81,107	\$102,200
Average House Value	\$142,901	\$189,623	\$257,903

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



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