

Auburn Square

2546 N Squirrel, Auburn Hills, MI

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers



MULTI-TENANT SHOPPING CENTER
SIGNALIZED CORNER



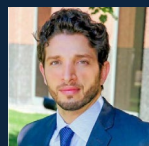
50k+ VEHICLES PER DAY
EXCELLENT TENANT MIX



1,800 – 10,900 SF
9,100 SF MAX CONTIG



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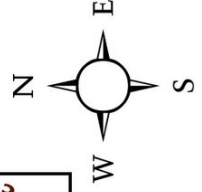
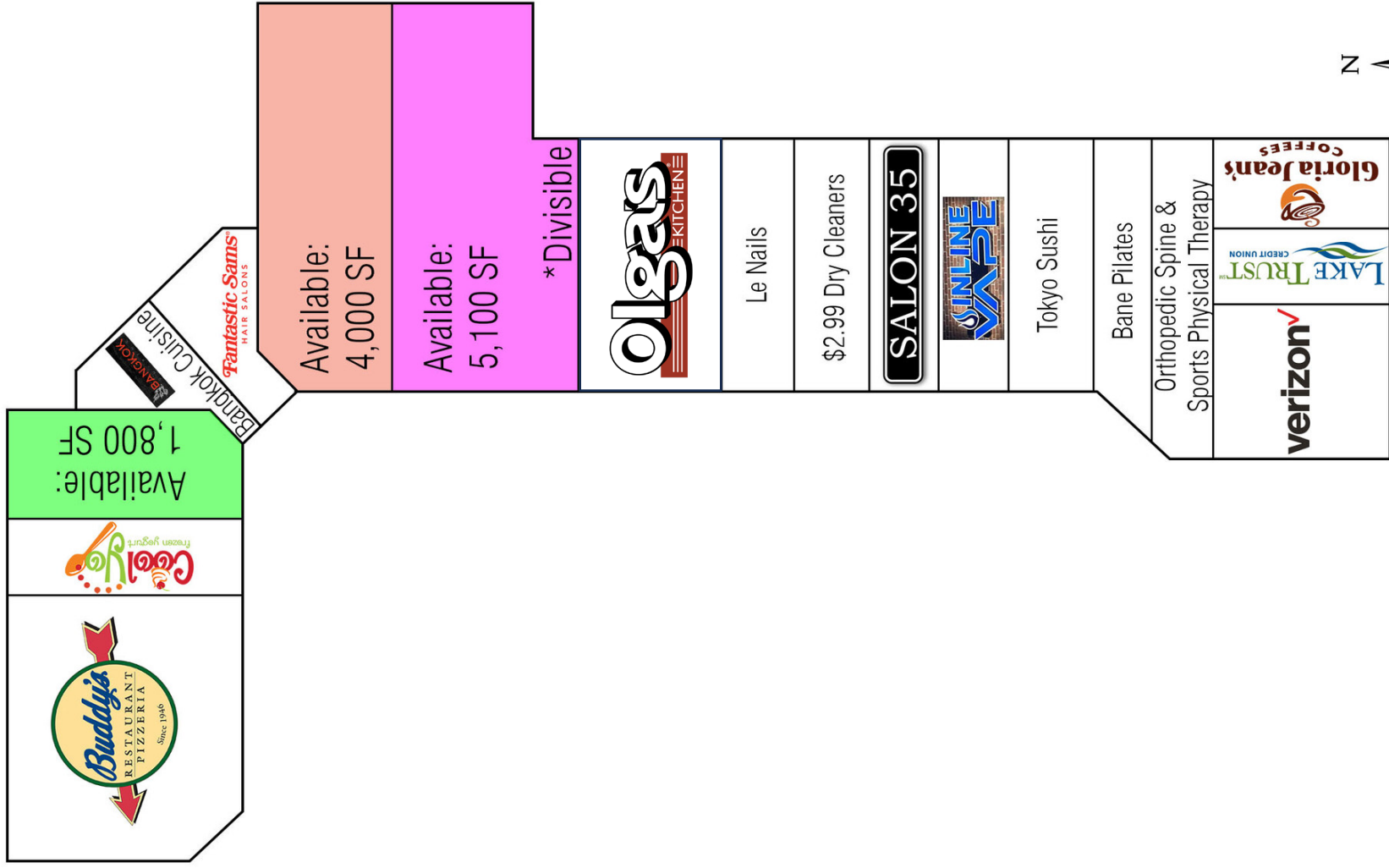
PROPERTY HIGHLIGHTS

Available for Lease:
1,800 to 10,900 SF



- Lease Price: **\$25 PSF + NNN**
- Excellent Mix of National & Regional Tenants
- Directly Across from Oakland University Campus
- Near Developed Subdivisions & Apartments
- Minutes from I-75 and The Palace of Auburn Hills
- Signalized Corner: N. Squirrel & E. Walton
- Frontage: 556 FT. on Squirrel Road and 310 FT. on Walton w/ 2 Curb Cuts on Each
- Prominent Street Presence & Ample Parking
- Built 1989
- Building Amenities: Drive Thru & Signage
- Plaza Tenants: Buddy's Pizza, Verizon, LeNails, In Line Vape, Wing Stop, Fantastik Val's Hair, Coolyo Yogurt, Tokyo Sushi, Orthopedic Spinal Therapy, Lake Trust Credit Union, Bangkok Cuisine Express, & Sarah's Coffee
- Stellar Demographics in 5-Mile Radius:
 - 61,400 Households
 - \$121,792 Average Household Income
 - 5,896 Businesses
 - 102,497 Daytime Worker Population

SITE MAP



N. Squirrel Road

E. Walton Boulevard



PROPERTY PHOTOS

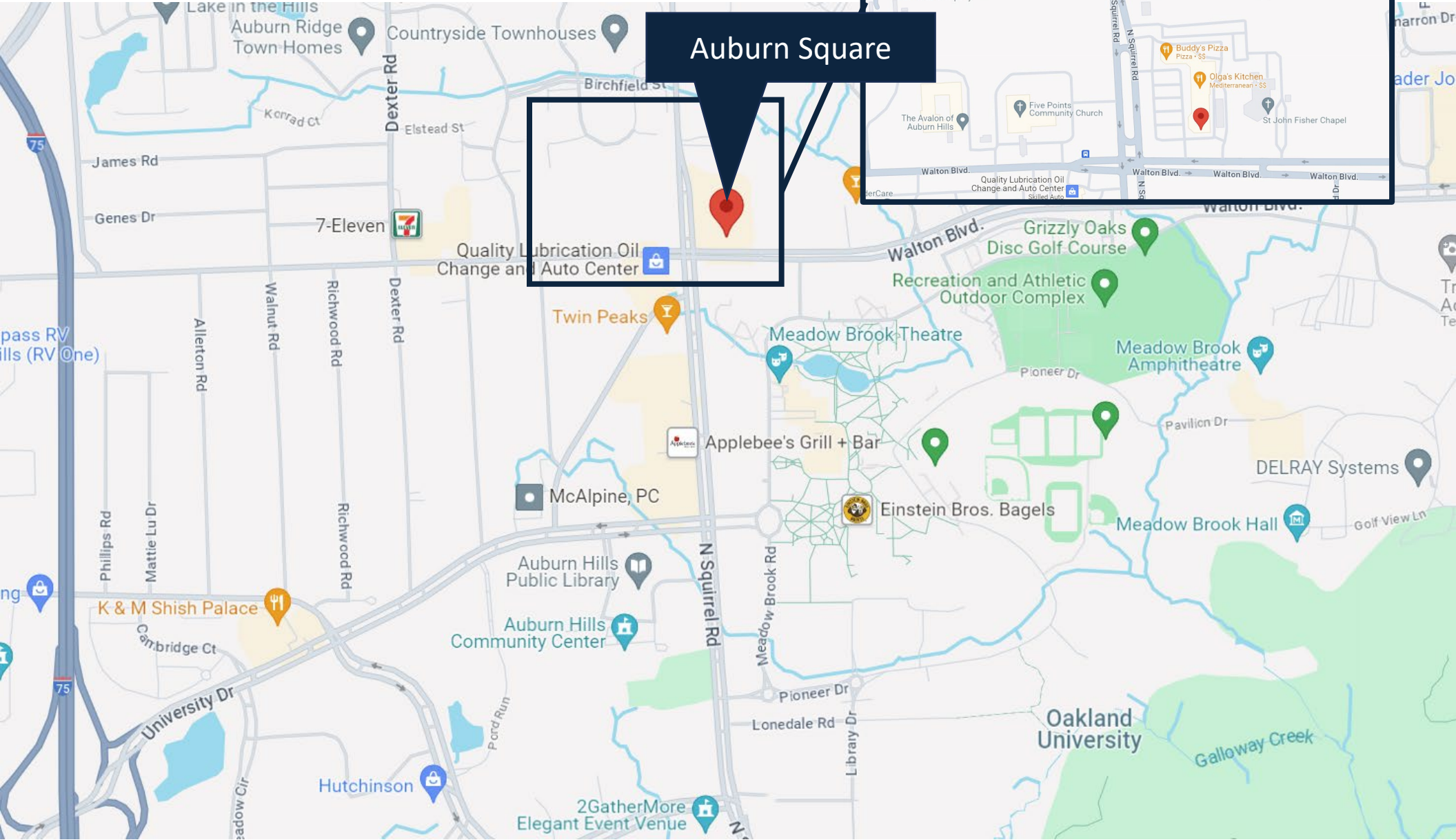




PROPERTY PHOTOS



AREA OVERVIEW



LOCATION DEMOGRAPHICS

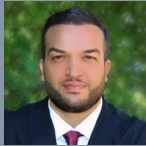
| | 1 mile radius | 3 mile radius | 5 mile radius |
|---|---------------|---------------|---------------|
| Current Year Summary | | | |
| Total Population | 12,147 | 54,745 | 153,402 |
| Total Households | 4,539 | 21,008 | 61,408 |
| Total Family Households | 2,101 | 13,538 | 38,453 |
| Average Household Size | 2.03 | 2.45 | 2.43 |
| Median Age | 27.8 | 37.3 | 39.3 |
| Population Age 25+ | 6,690 | 35,984 | 104,621 |
| Five Year Projected Trends: Annual Rate (CAGR) | | | |
| Population | 0.23% | 0.29% | 0.11% |
| Households | 0.54% | 0.50% | 0.31% |
| Families | 0.37% | 0.37% | 0.22% |
| Median Household Income | 1.81% | 2.29% | 2.60% |
| Current Year Population by Sex | | | |
| Male Population | 6,035 | 26,940 | 74,777 |
| % Male | 49.7% | 49.2% | 48.8% |
| Female Population | 6,112 | 27,805 | 78,625 |
| % Female | 50.3% | 50.8% | 51.3% |
| Current Year Income and Households Summary | | | |
| Median Household Income | \$76,539 | \$89,926 | \$81,052 |
| Average Household Income | \$96,414 | \$131,471 | \$121,792 |
| Per Capita Income | \$38,455 | \$51,586 | \$48,728 |
| Current Year Summary Business Data | | | |
| Total Businesses | 300 | 1,836 | 5,896 |
| Total Daytime Population | 10,936 | 68,371 | 181,807 |
| Daytime Population: Workers | 5,020 | 40,812 | 102,497 |
| Daytime Population: Residents | 5,916 | 27,559 | 79,310 |

IN 5-MILE RADIUS

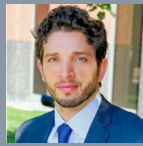
POPULATION
153,402

HOUSEHOLD
61,408

AVERAGE INCOME
\$121,792



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