

**FOR
SALE/LEASE**



PROPERTY DESCRIPTION

- Central destination on Lake Orion's main thoroughfare, Lapeer Rd (M-24)
- Lapeer Rd circulates traffic north and south from I-75, as the main access road to the northern communities of Oxford, Lapeer, and Metamora
- Pulte Homes developed 110 single-family homes and 92 duplexes at the rear of the site
- Frontage along Lapeer Rd is reserved for retail with 100% visibility, offers restaurants and retails the opportunity to be part of a new and high quality co-development by Kirco and Lormax Stern

PROPERTY SUMMARY

Tenants:	Lake Orion KinderCare
Area Tenants:	Home Depot, Dollar Tree, Dunham's Sports
Available:	1.47 AC, 1.65 AC, 1.76 AC
Traffic Counts:	35,173 VPD Lapeer Rd

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	30,486	81,053	177,451
Total Households	11,675	31,014	67,960
Average HH Income	\$153,599	\$153,629	\$131,533

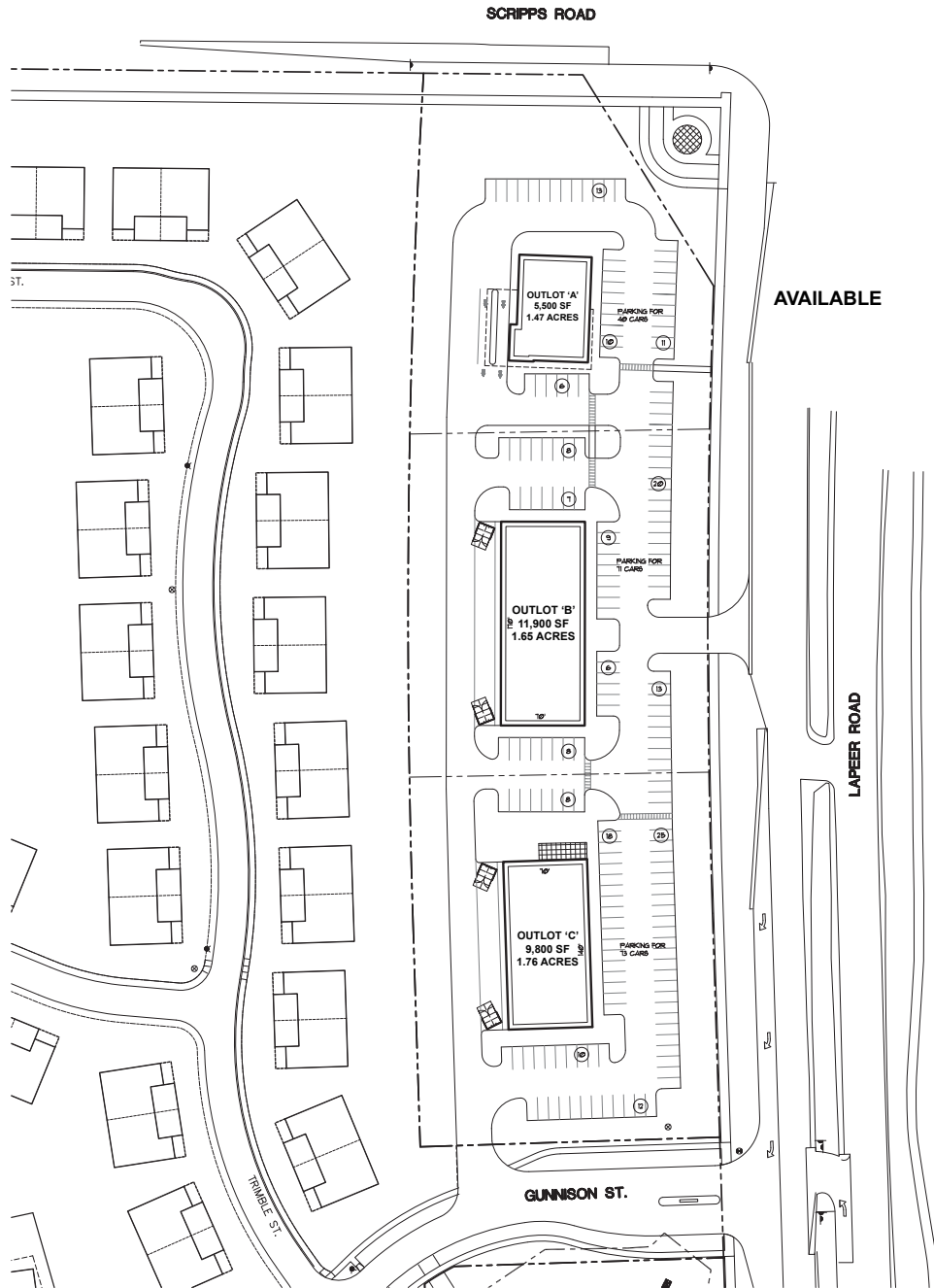
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ORION COMMONS

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SITE PLAN



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