### HARTLAND GROUND LEASE OR BUILD-TO-SUIT



10087 Highland Road Hartland, MI 48353



# **Retail** Opportunity 1.54 Acres

#### FOR LEASE

## **PROPERTY** HIGHLIGHTS

#### Description

Take advantage of this exceptional opportunity to ground lease or build-to-suit on 1.54 acres in the vibrant and rapidly growing community of Hartland, Michigan. Ideally positioned near the high-traffic intersection of US-23 and Highland Road (M-59), this site offers excellent visibility, easy access, and strong market potential. Perfect for a variety of uses, including retail, medical, financial services, or quick-service restaurants.

#### **Address**

10087 Highland Road Hartland, MI 48353

#### **Traffic Counts**

Old US 23 = 13,303+ cpd US 23 = 60,913+ cpd E Highland Rd (M-59) - 42,777+ cp

#### **Features**

- 1.54 ± Acres Available
- Zoned General Commercial
- Growing Population
- High Traffic Location

### **Asking Rent**

**Contact Broker** 

#### **Demographics**

	3 MILE	5 MILES	7 MILES
POPULATION:	13,015	30,500	65,658
HOUSEHOLDS:	4,789	11,379	25,405
AVG. HOUSEHOLD INCOME:	\$139,374	\$143,828	\$144,481
DAYTIME POPULATION:	6,642	13,344	36,789

#### **Trade Area Tenants**

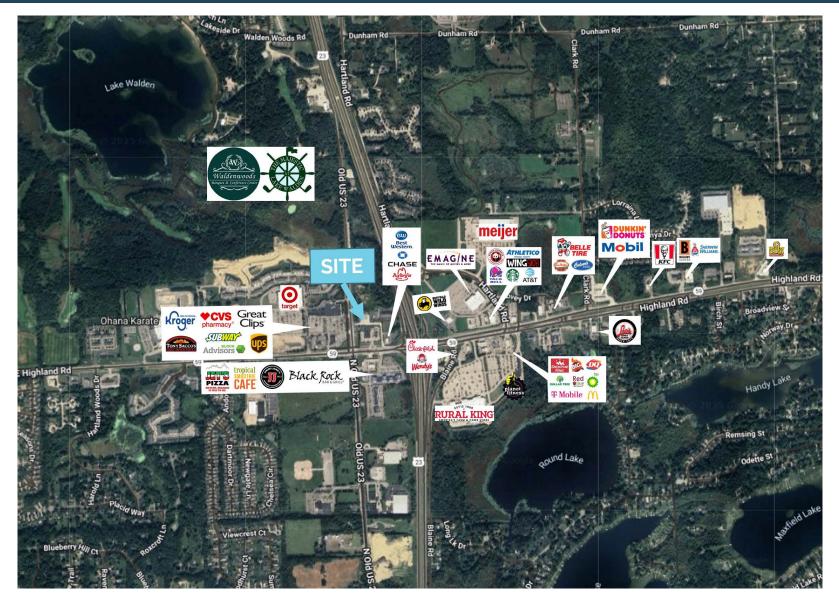


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### MACRO AERIAL





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JOE QONJA

Principal Broker

C: (248) 977-7799

- O: (248) 712-3300
- E: joe@onqcre.com

**LEO ALLUS** 

Associate

C: (248) 321-3325

O: (248) 712-3300

E: leo@onqcre.com

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

#### www.onqcre.com

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