

THE WEBSTER RETAIL

3342-3350 Auburn Rd.
Auburn Hills, MI 48326



Mixed Use Development *in the*
Heart of Downtown Auburn Hills

FOR LEASE

PROPERTY HIGHLIGHTS



Description

Up to 7,800 ± SF of retail space available on the street level of The Webster. New construction, The Webster Retail Spaces are expected to be delivered in Q4 of 2024 and will hold 88 luxury apartment home residences on floors 1-6 in the rapidly growing area of downtown Auburn Hills.

Address

3342-3350 Auburn Rd.
Auburn Hills, MI 48326

Features

- up to 7,800 ± SF of retail or restaurant space
- New Construction
- Zoned D - "Downtown" District
- Close proximity to Oakland University, FIAT Chrysler, & Oakland Community College
- Ample parking with a municipal parking garage directly adjacent to the subject property

Asking Rent

Contact Broker

Traffic Counts

9,679 AADT on Auburn Rd
10,088 AADT on Squirrel Rd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	8,630	55,898	169,578
HOUSEHOLDS:	3,870	22,329	66,653
AVG. HOUSEHOLD INCOME:	\$80,372	\$106,848	\$114,371
DAYTIME POPULATION:	12,131	89,116	217,338

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HIGHLIGHTS



- The city has a high residential density in and around the downtown. Over 700 of the approved 962 new residential units have been completed, the remaining approved projects will be completed in the next few years.
- All the parking in the downtown is free, including spaces in the city's parking structure.
- I-75, which runs through the city is only 150 seconds from downtown. This major highway helps extend your customer reach to the north and the south.
- M-59 which runs through the city is only 90 seconds from downtown. This major highway helps extend your customer reach to the east and west.
- Approximately 487 businesses are operating in Auburn Hills, which includes 80 companies from 18 different countries. This high number and concentration of businesses provide enormous catering opportunities for a restaurant.
- The city currently has six major entertainment and shopping venues that attract visitors from around the region, state and Canada. These venues include the Top Golf, Meadow Brook Theatre, Great Lakes Crossing Outlets, Bass Pro Shops Outdoor World, Sea Life Aquarium, Legoland Discovery Center, and Round One Bowling.
- There are two college venues located within the city, with students looking for a place to meet and eat. The colleges include Oakland University and Oakland Community College.

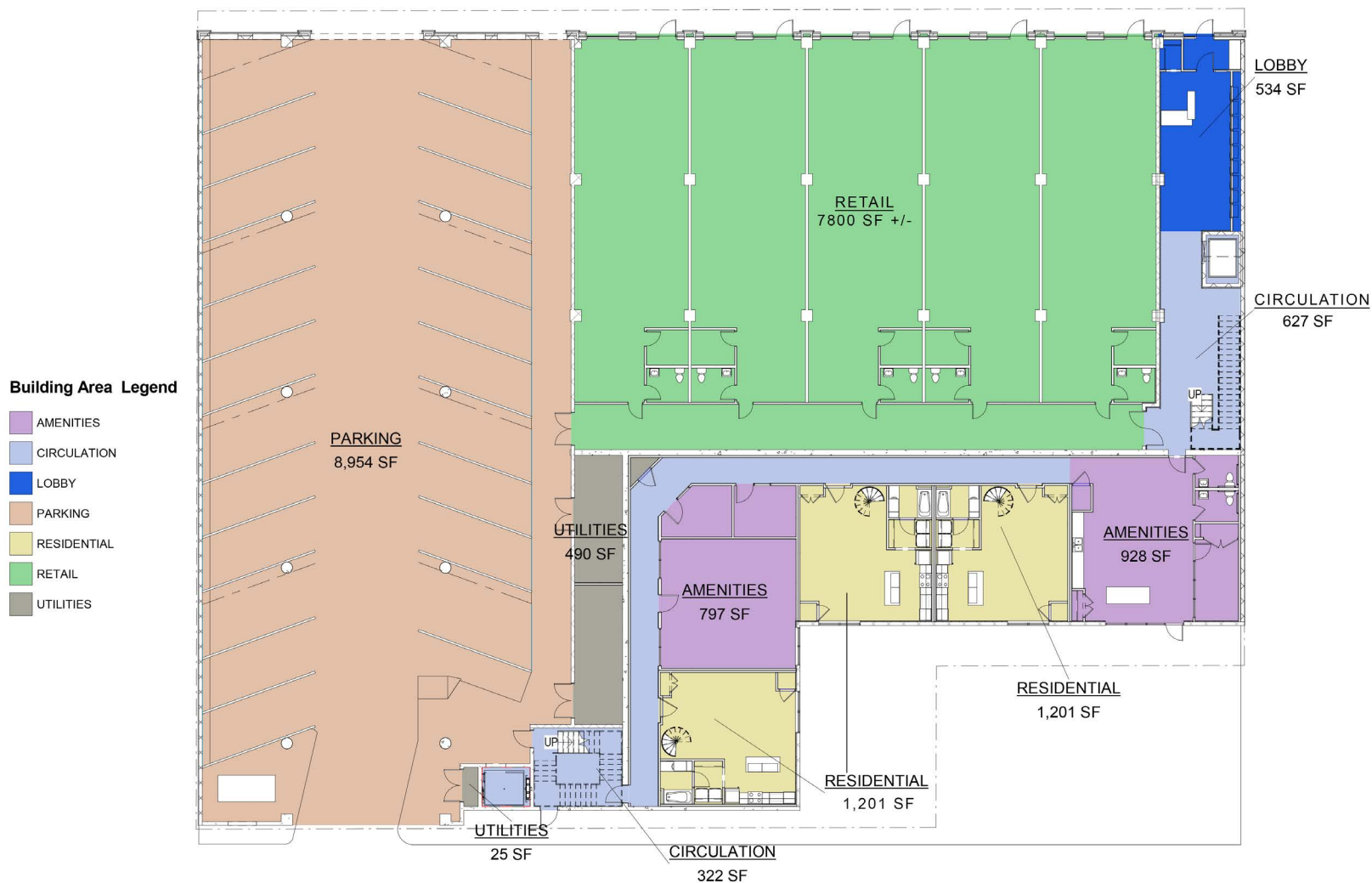


- 18+ U.S. and World Headquarters located in the city with many employees looking for a place to go for lunch, dinner, or gather after work. Businesses include Stellantis, Volkswagen America, Henniges Automotive, Faurecia, Atlas Copco and GKN Automotive.



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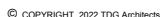
STREET LEVEL SITE PLAN THE WEBSTER RETAIL



E2 GROUND LEVEL AREA PLAN
1/16" = 1'-0"

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MICRO AERIAL



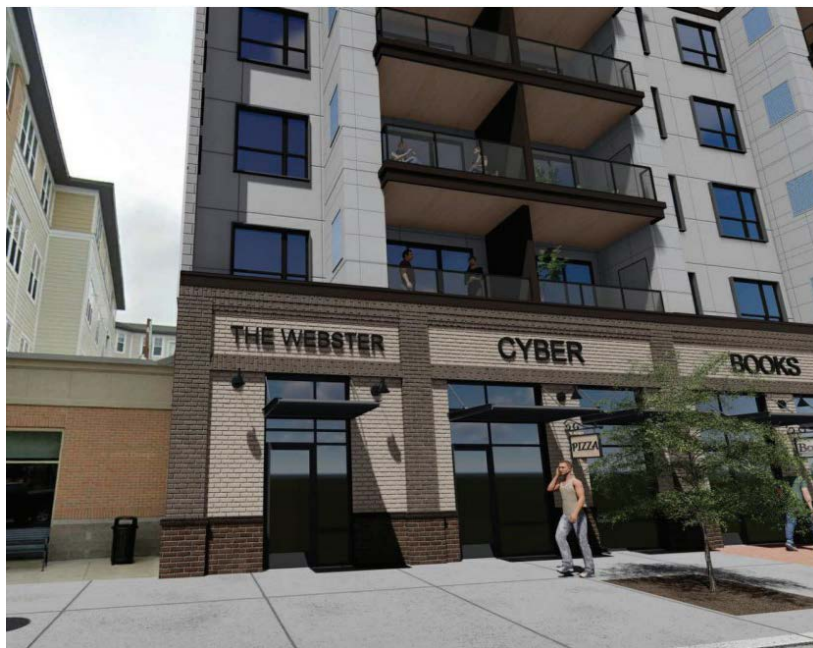
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MACRO AERIAL



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OnQ
COMMERCIAL
REAL ESTATE

JOE QONJA

Listing Contact

C: (248) 977-7799

O: (248) 712-3300

E: joe@onqcre.com

LEO ALLUS

Listing Contact

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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