

PROPOSED DEVELOPMENT

Situated in the Heart of Orion Township's Emerging Downtown District

3590 S Baldwin Road
Lake Orion, MI 48359



OnQ
COMMERCIAL
REAL ESTATE



Retail/Medical/Financial

1.36 Acres

FOR LEASE

PROPERTY HIGHLIGHTS



Description

Proposed development opportunity positioned in the rapidly growing Downtown District of Orion Township, MI. This high-visibility site offers build-to-suit or ground lease options, well suited for a financial institution, retail, or medical user. Strategically located along a key retail corridor, this site combines convenience and accessibility with strong traffic counts and proximity to a growing residential and business population.

Address

3590 S Baldwin Road
Lake Orion, MI 48359

Features

- **Proposed Drive-thru**
- **Build-to-suit or Ground Lease Options**
- **Close Proximity to Residential Neighborhoods**
- **High Traffic Location**
- **Excellent Road Visibility**

Asking Rent

Contact Broker

Traffic Counts

Baldwin Rd North & South 20,497+ cpd
Maybee Road - 9,062+ cpd

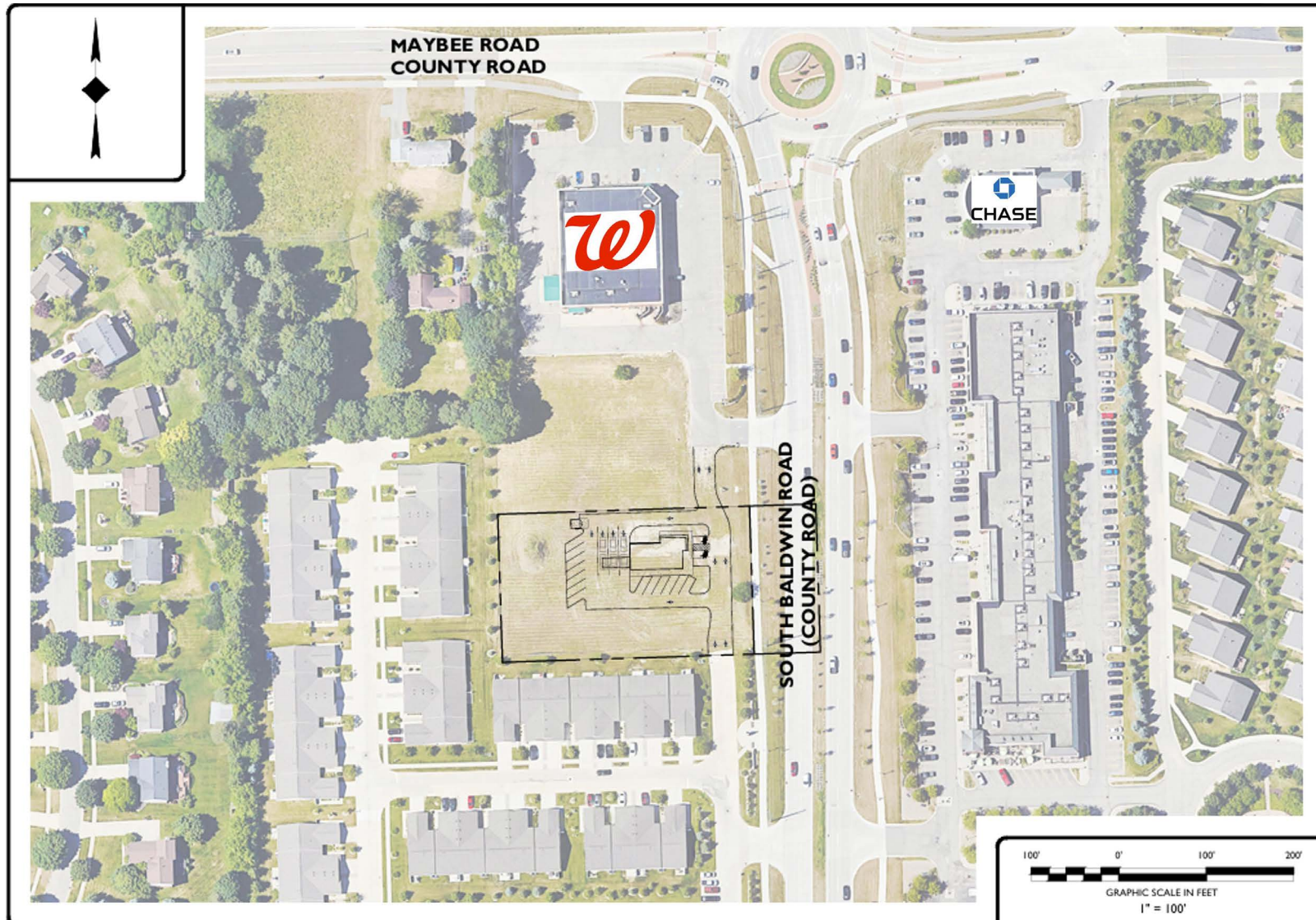
Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	6,486	26,055	101,623
HOUSEHOLDS:	2,744	10,329	40,695
AVG. HOUSEHOLD INCOME:	\$122,340	\$152,185	\$119,575
DAYTIME POPULATION:	3,003	24,752	84,885

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

SITE PLAN A

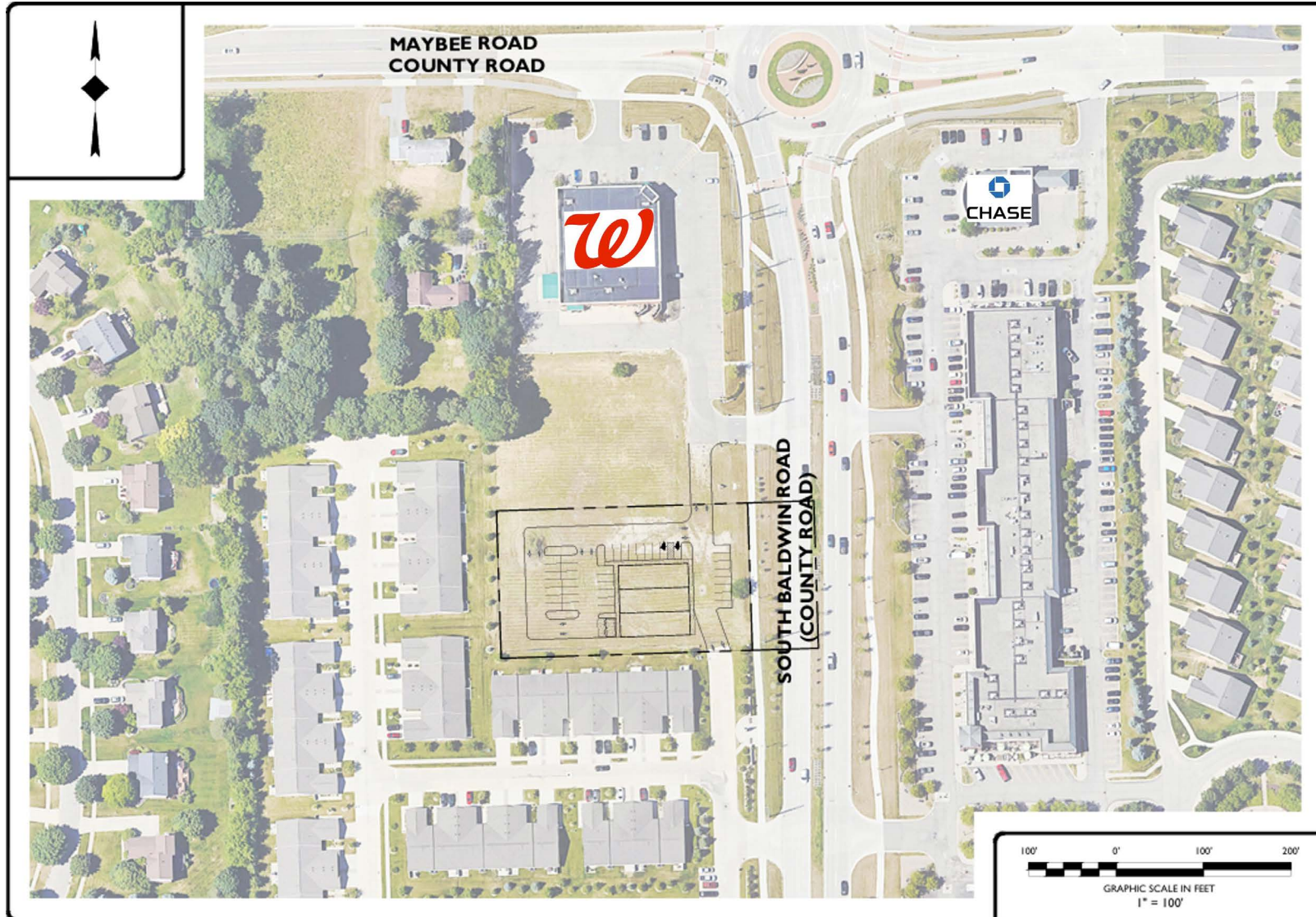
Proposed Bank w/drive-thru - 2,000 SF



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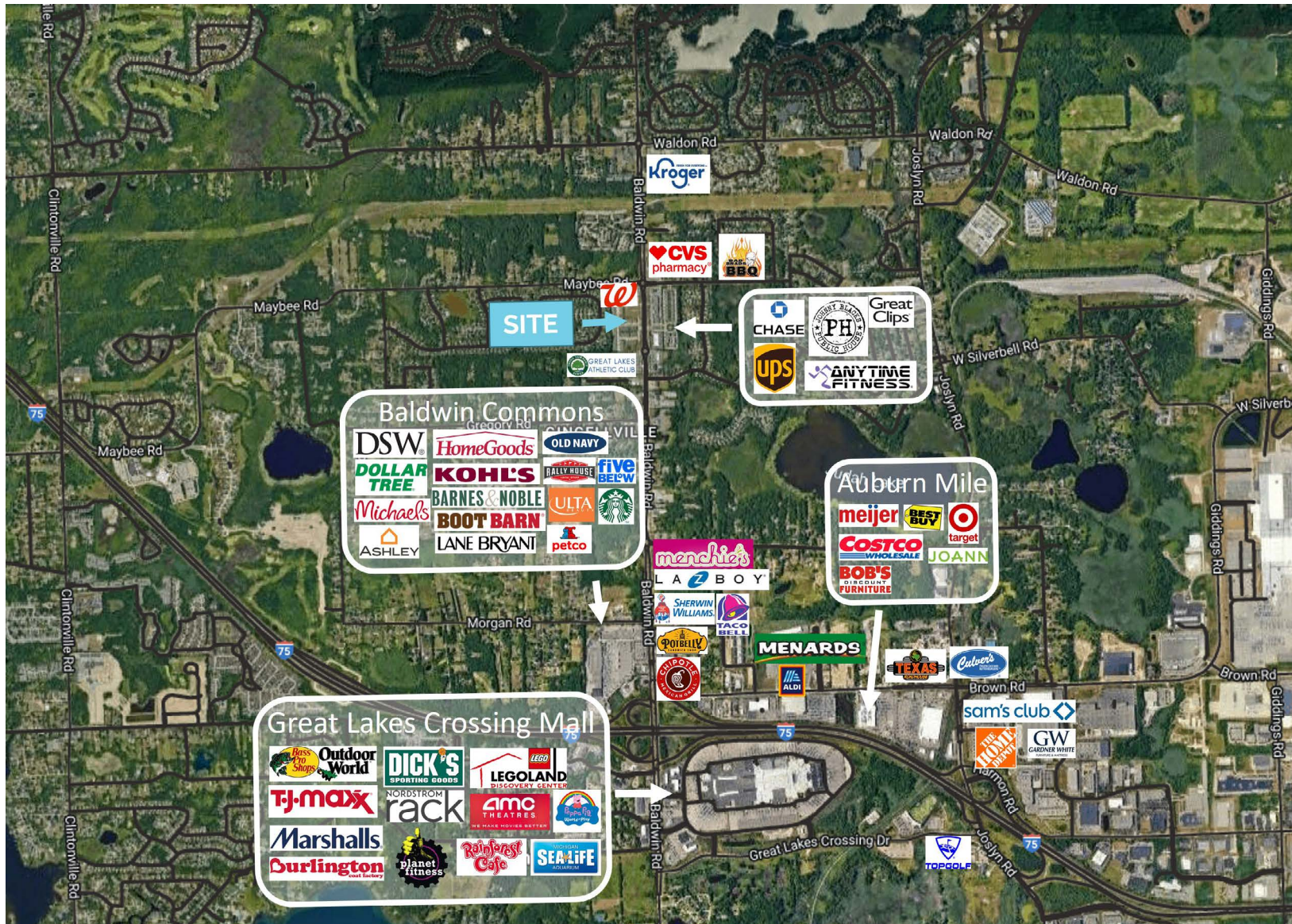
SITE PLAN B

Proposed Financial or Medical Building - 6,552 SF



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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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