

HIGHLAND ROAD

FREESTANDING BUILDING

Former Bank w/Drive-Thru

3805 Highland Road, Waterford, MI 48328



OnQ
COMMERCIAL
REAL ESTATE

SALE PRICE - \$995,000

ASKING RENT - \$10.95/SF plus NNN



Retail Opportunity
8,248 ± SF (2.11 Acres)

FOR SALE/LEASE

PROPERTY HIGHLIGHTS



Description

Freestanding former bank building for sale or lease offering a rare drive-thru component, prominent signage, and frontage along one of Oakland Counties busiest thoroughfares. The property offers flexible reuse potential for financial, medical, or fast-food users. Ideal for owner-users or investors seeking a versatile, well-located commercial asset. This site offers an efficient layout, ample parking, and the ability to reposition for a variety of high-demand commercial uses.

Address

3805 Highland Road
Waterford, MI 48328

Asking Price/Rent

Sale Price - \$995,000
Asking Rent - \$10.95/SF plus NNN

Features

- Existing Drive-Thru
- Pylon Signage Available
- Zoning C-4 (Extensive Business)
- Updated with Energy-Efficient Lighting & HVAC Systems with Generac Generator
- Age of Roof: 4+ Years

Traffic Counts

Highland Road (M-59) - 34,600+ cpd
Elizabeth Lake Road - 17,714+ cpd

Demographics

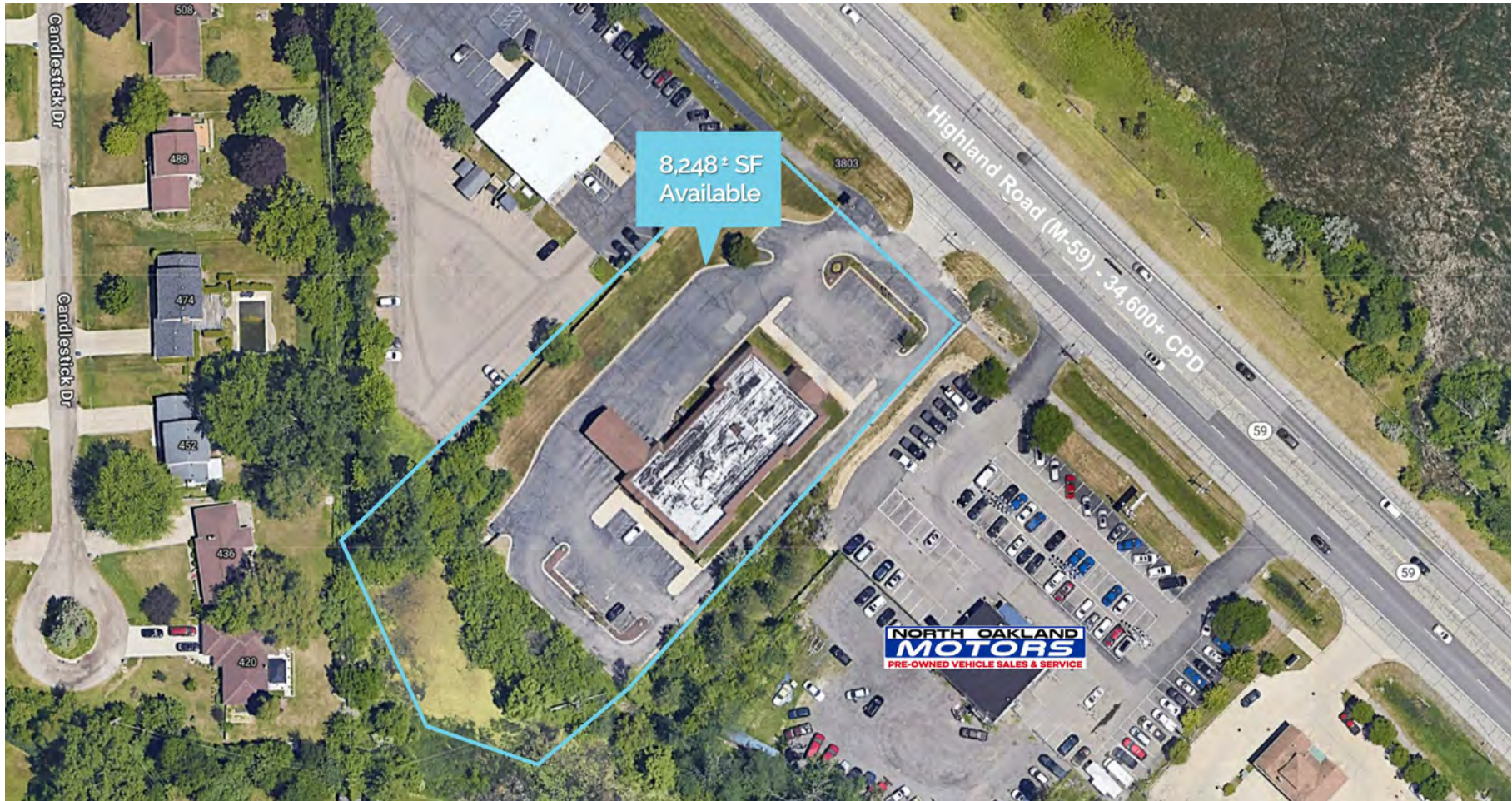
	1 MILE	3 MILES	5 MILES
POPULATION:	8,880	65,748	165,180
HOUSEHOLDS:	4,163	28,902	69,231
AVG. HOUSEHOLD INCOME:	\$95,351	\$100,804	\$111,624
DAYTIME POPULATION:	4,684	40,444	108,477

Surrounding Tenants



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MICRO AERIAL



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MACRO AERIAL



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ZONING INFORMATION



SECTION 3-706. C-4, EXTENSIVE BUSINESS DISTRICT

The regulations in the subsections below shall apply to properties in the C-4 Extensive Business Zoning District:

3-706.1. Purpose and Intent. The C-4 zoning district is intended to implement the goals of the Community Business land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, by permitting commercial uses that require intensive use of the land on zoning lots located with access along major arterial streets, are properly scaled and designed for major arterial street oriented and open air businesses, and contain substantial land area for safe vehicular accessibility, off-street parking, and product display. This zoning district is intended to utilize extensive planning and site development design to ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas are not adversely affected.

3-706.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with **Section 3-900** and **3-901** and the *Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers*. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with **Section 4-004**.



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C-4 ZONING PERMITTED USES

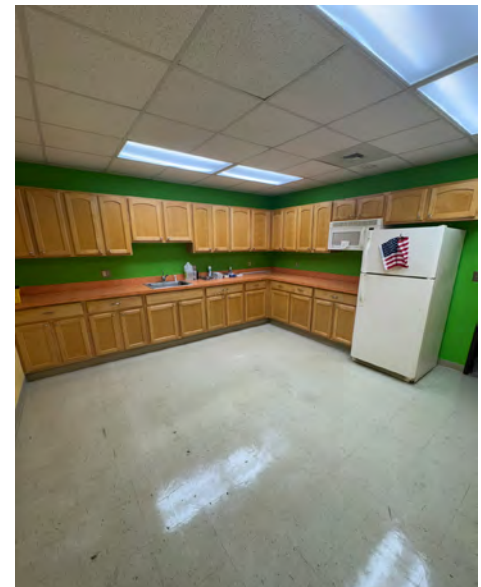
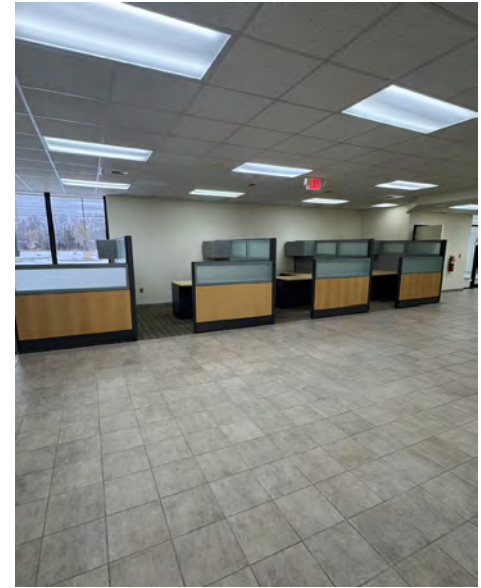
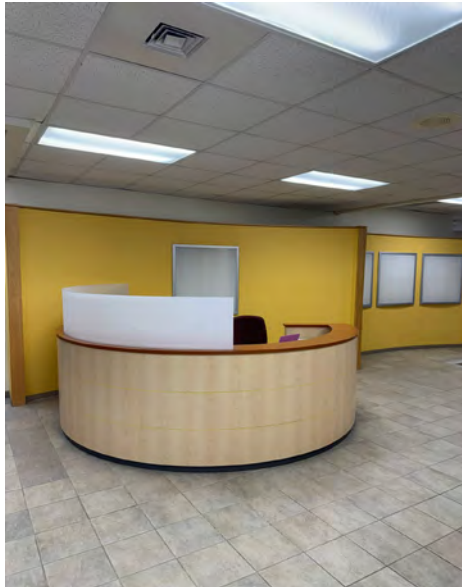


3-706.3. PERMITTED PRINCIPAL USES. The following uses shall be permitted as principal permitted uses in the C-4 district:

- A. Retail establishments (See **Retail Establishments** in **Section 1-007**), including such establishments with outdoor sales display areas.
- B. Commercial service establishments (See **Commercial Service Establishments** in **Section 1-007**) with the exception of vehicle (car)_wash establishments.
- C. Restaurant establishments (See **Restaurant Establishments** in **Section 1-007**) without drive-thru facilities. *(Amended 11/30/2021)*
- D. Entertainment establishments (See **Entertainment Establishments** in **Section 1-007**).
- E. Cultural facilities (See **Cultural Establishments** in **Section 1-007**).
- F. Institutional facilities (See **Institutional Facilities** in **Section 1-007**).
- G. Religious facilities (See **Religious Facilities** in **Section 1-007**).
- H. Child day care centers (See **Child Day Care Facilities** in **Section 1-007**). *(Effective 12/6/2022)*
- I. Recreational facilities conducted completely within a building approved for the use (See **Recreational Facilities** in **Section 1-007**).
- J. Drop-off dry cleaning establishments (See **Dry-Cleaning Establishments** in **Section 1-007**).
- K. Medical establishments (See **Medical Establishments** in **Section 1-007**) with the exception of substance abuse care centers. *(Effective 7/16/2024)*
- L. Office establishments (See **Office Establishments** in **Section 1-007**).
- M. Conference facilities (See **Conference Facilities** in **Section 1-007**).
- N. Convention centers (See **Convention Center** in **Section 1-007**).
- O. Entertainment rental and rent-to-own establishments (See **Rental Establishments** in **Section 1-007**).
- P. Hotels and motels (See **Hotel And Motel** in **Section 1-007**).
- Q. Antique stores, used book shops, consignment shops, and thrift shops (See **Resale Establishments** in **Section 1-007**).
- R. Funeral home establishments (See **Funeral Home Establishments** in **Section 1-007**).
- S. Veterinary establishments (See **Veterinary Establishments** in **Section 1-007**).
- T. Vehicle lease or rental agencies (See **Vehicle Lease** or **Rental Agency** in **Section 1-007**), including such uses with outdoor vehicle inventory storage.

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INTERIOR PHOTOS



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PHOTOS
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