

1,400 - 8,400 SF  
OFFICE



FOR SALE / LEASE



## Orchard Lake Professional

132 Franklin Boulevard  
Pontiac, Michigan 48341

### Property Highlights

- 16,800 SF (8,400 SF Per Floor) Office
- 2-Story / Built 1960
- 1.477 Acres
- ME Entrepreneurial: Residential, Commercial & Green
- Ample Surface Parking with adjacent lot (50+ spots)
- Bus Line 100 yards along Orchard Lake Rd/Franklin Blvd
- Co-Tenancies: Strong co-tenancy with Pontiac Housing Commission, Catholic Community Response Team, Family Living Center
- Lease Rate: \$8.00 PSF NNN (\$5.00 PSF)
- Sale Price: 1.477 Acres - \$925,000

### Property Description

#### OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	1.477 Acres
Building Size:	16,800 SF

#### DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	301	1,196	4,935
Total Population	589	2,450	10,118
Average HH Income	\$28,588	\$36,996	\$40,047



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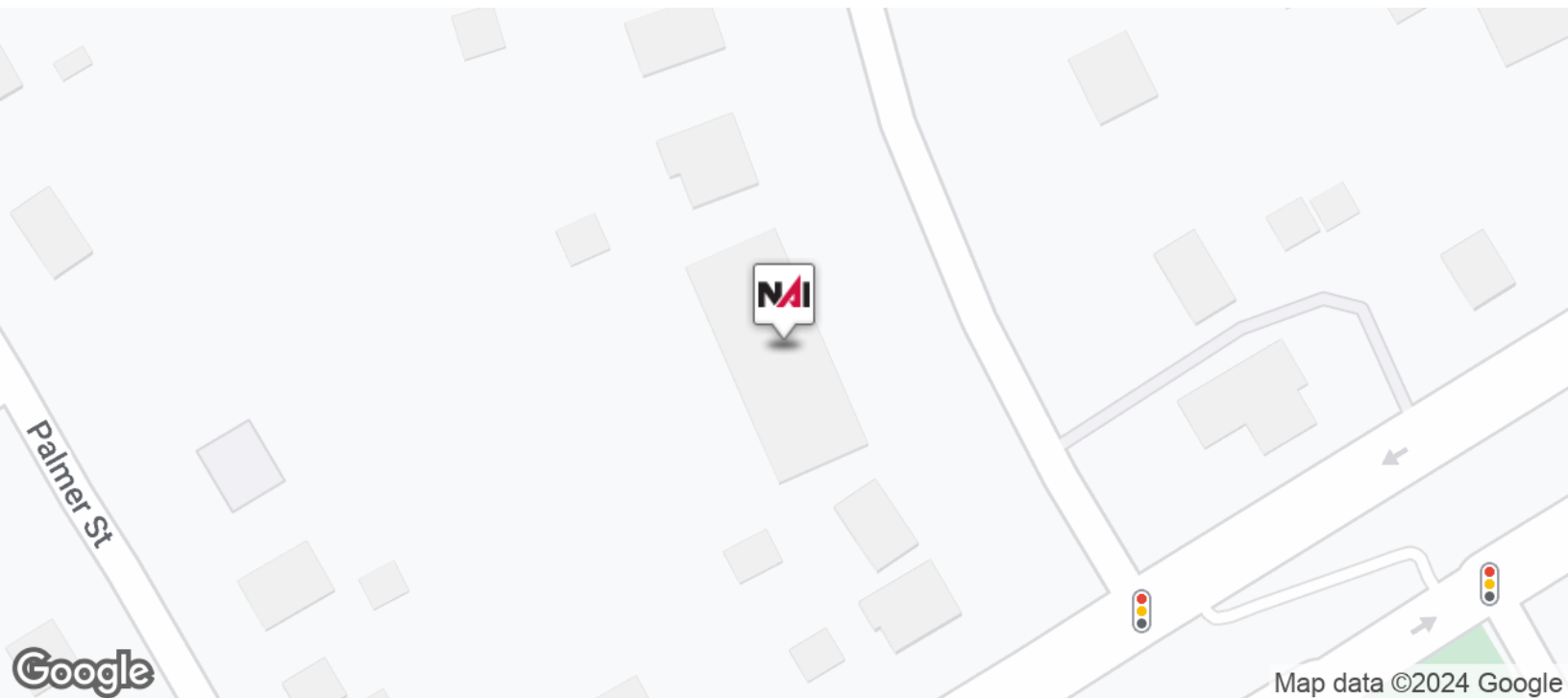
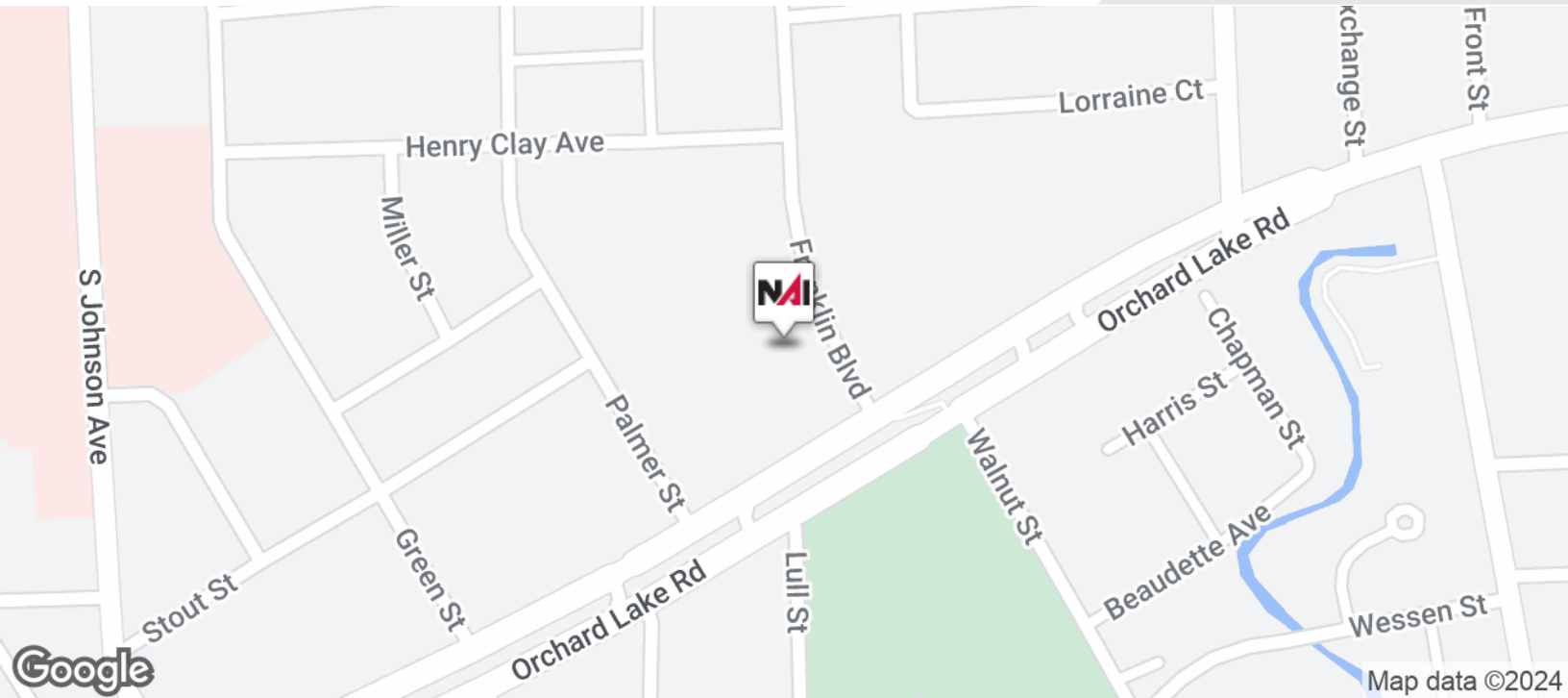




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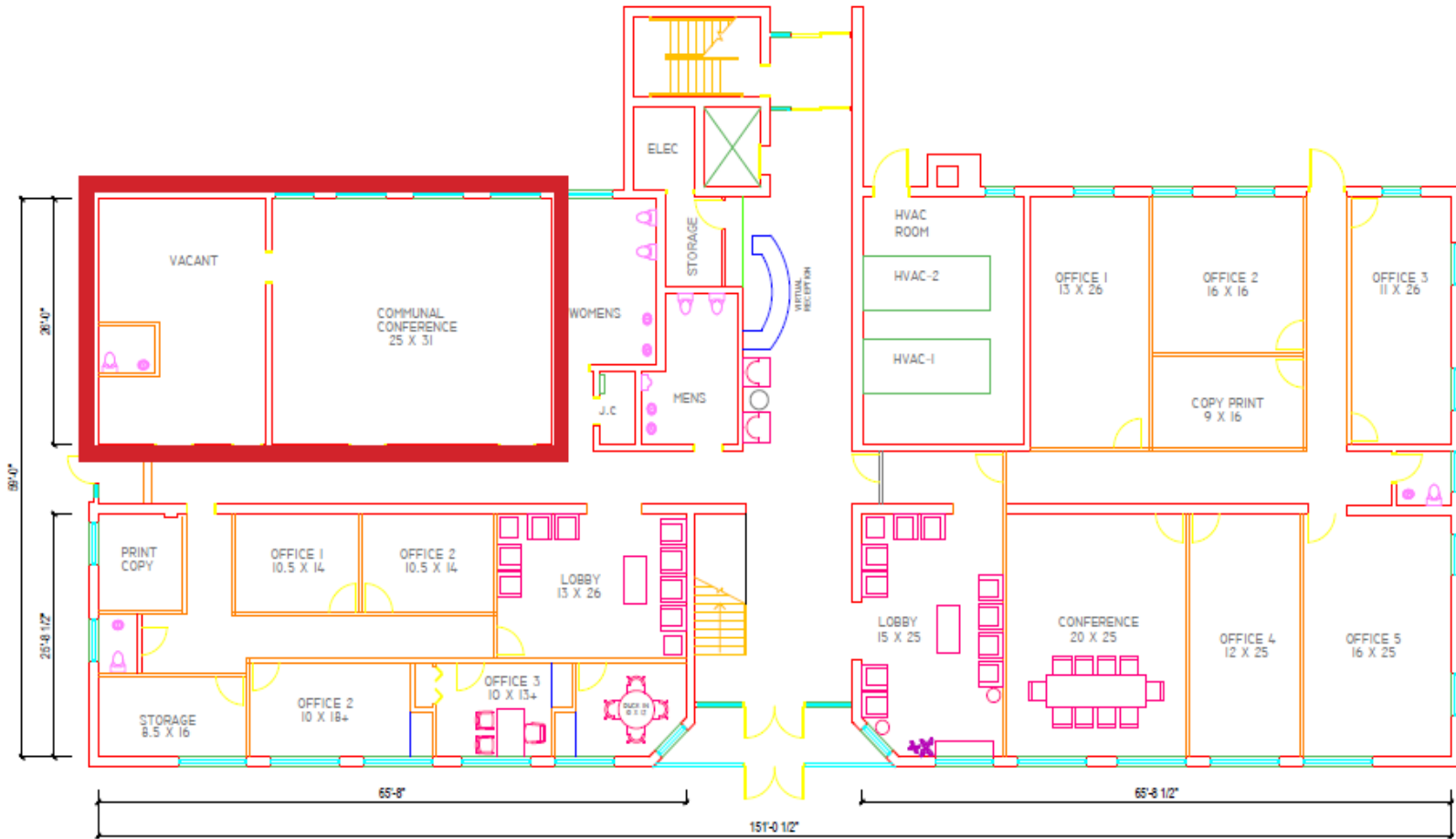
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FIRST FLOOR

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0 4 8 16 SCALE: 1/8" = 1'-0"



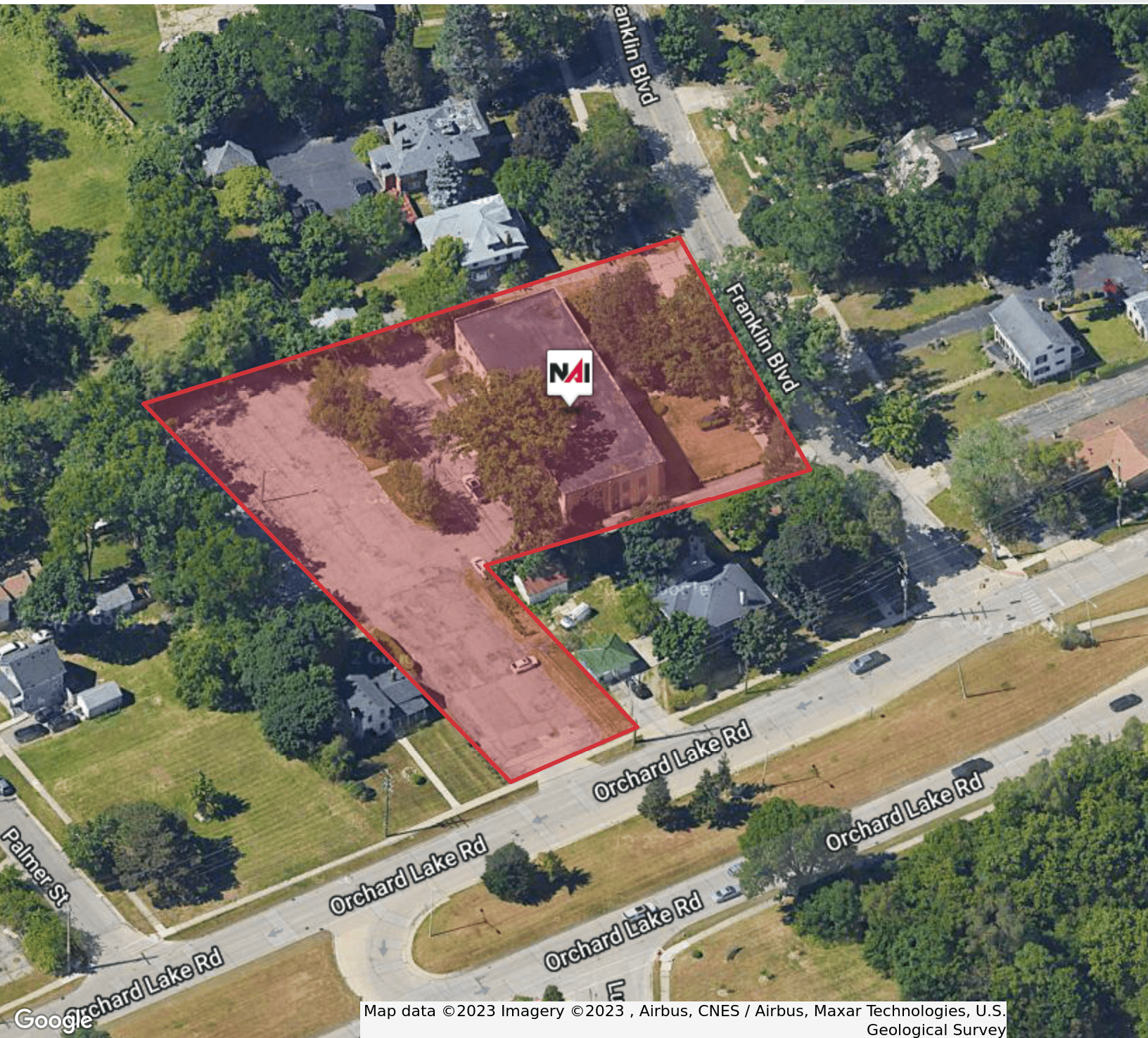
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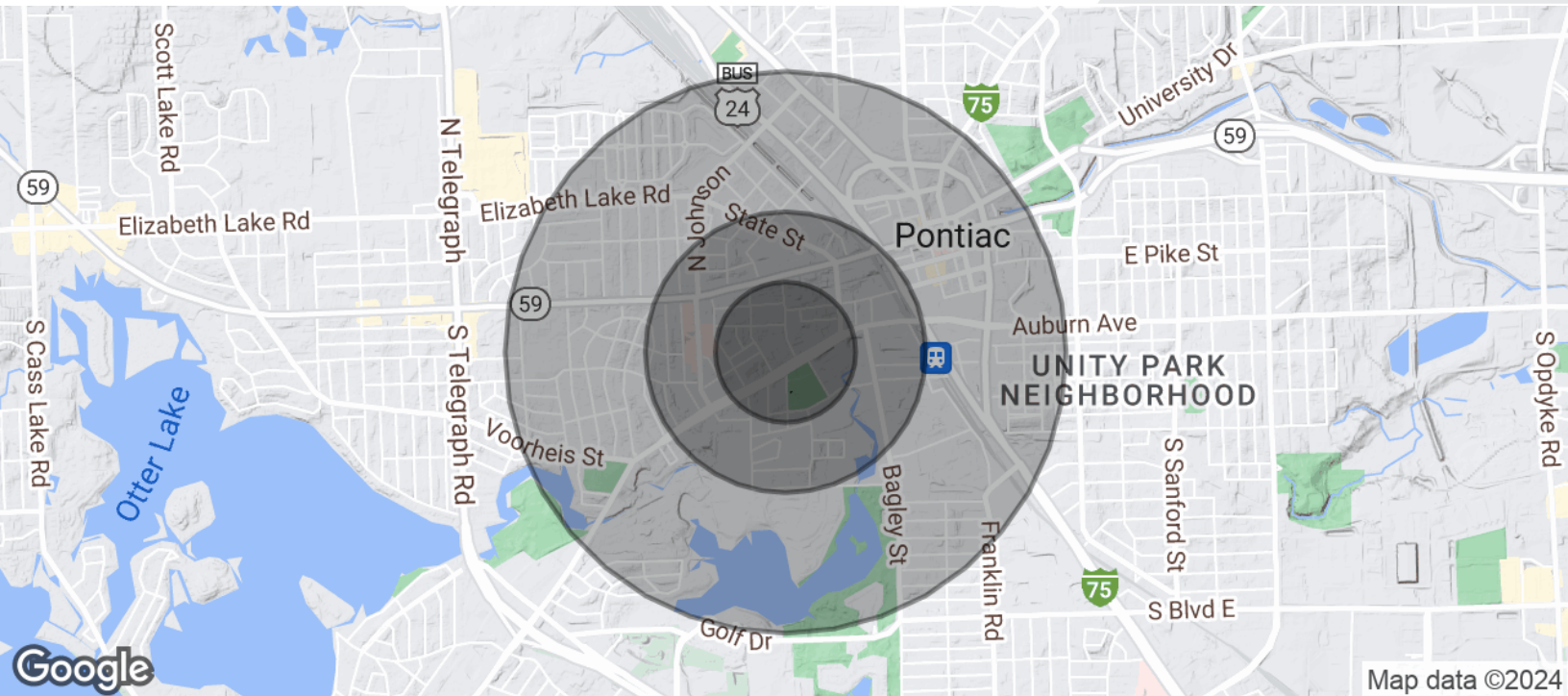
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#### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	589	2,450	10,118
Average Age	28.0	31.5	32.9
Average Age (Male)	26.3	30.5	31.4
Average Age (Female)	29.7	32.1	33.8

#### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	301	1,196	4,935
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$28,588	\$36,996	\$40,047
Average House Value	\$97,611	\$97,710	\$87,575

\* Demographic data derived from 2020 ACS - US Census



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