

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



Palace Pointe Center

2643-2651 S Lapeer Rd
Lake Orion, Michigan 48360

Property Highlights

- Excellent Visibility Along Heavily Trafficked Lapeer Road
- Traffic Counts of 37,524 Cars Per Day
- Located Across the Street from Home Depot
- Ample Parking
- 450,000 SF Silverbell Industrial Development within 3 MI
- 1,000,000 SQ FT Industrial Development at former Palace of Auburn Hills within 3 MI
- 182,000 + Daytime employees within 10 Miles

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,185 - 2,388 SF
Building Size:	16,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	954	4,424	12,347
Total Population	2,285	11,153	30,218
Average HH Income	\$102,541	\$113,810	\$123,115



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,185 - 2,388 SF	Lease Rate:	\$14.00 SF/yr

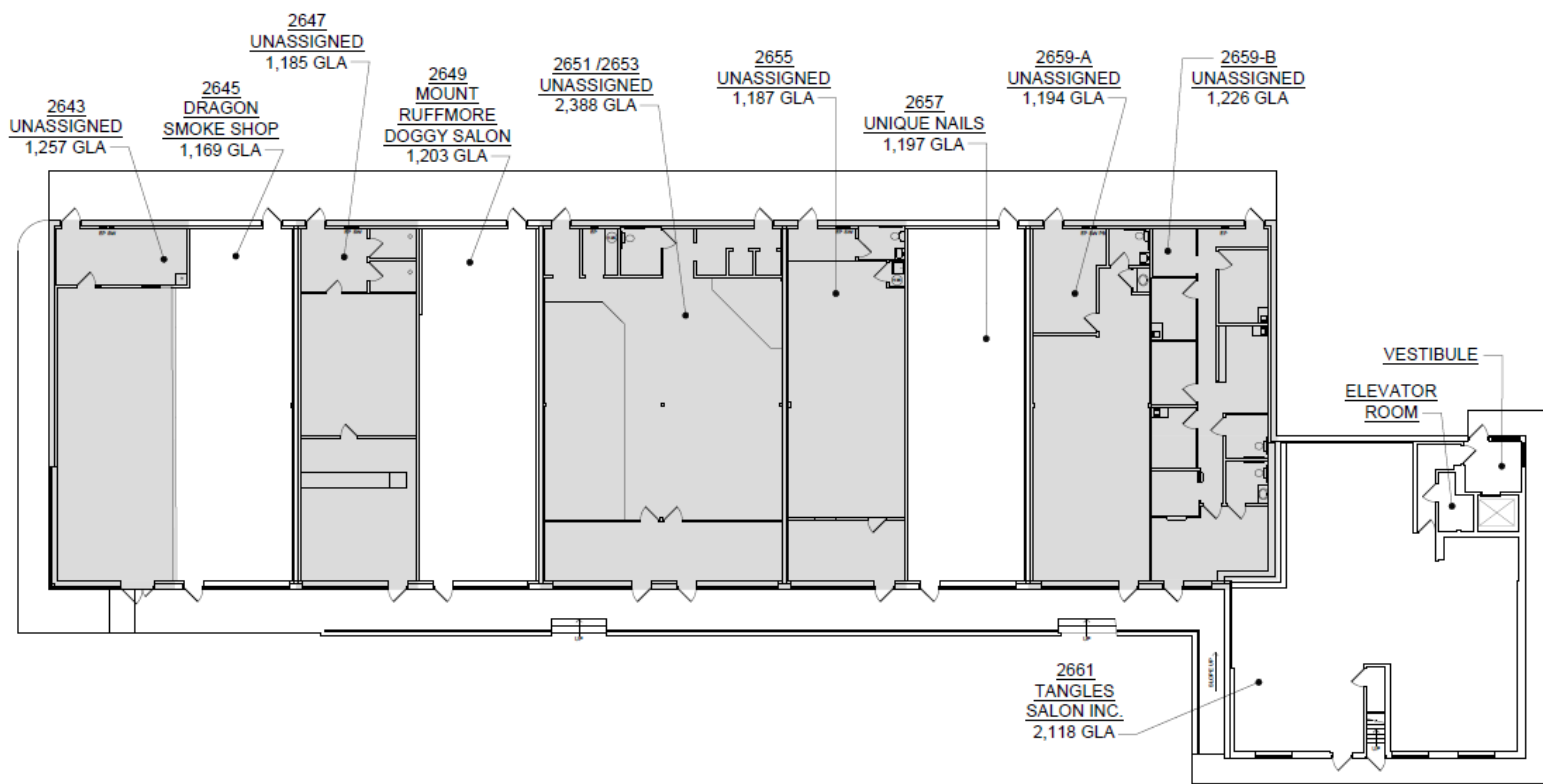
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2643 End Cap	1,257 SF	NNN	\$14.00 SF/yr
2647	1,185 SF	NNN	\$14.00 SF/yr
2651-53	2,388 SF	NNN	\$14.00 SF/yr
2655	1,187 SF	NNN	\$14.00 SF/yr
2659A	1,194 SF	NNN	\$14.00 SF/yr
2659B	1,226 SF	NNN	\$14.00 SF/yr

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



PALACE POINTE PLAZA - 1ST FLOOR MASTER PLAN

2643 - 2661 S LAPEER RD. ORION TOWNSHIP, MI

10-10-2023

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

PREPARED BY METRO CAD GROUP



Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

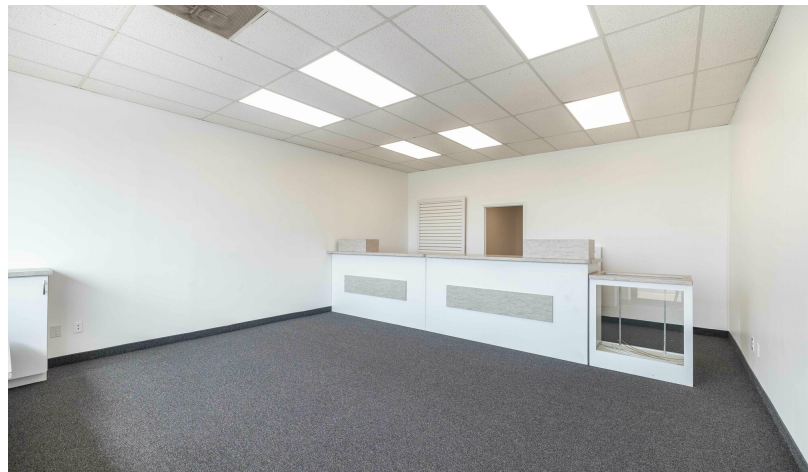
Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



NAI Farbman

Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

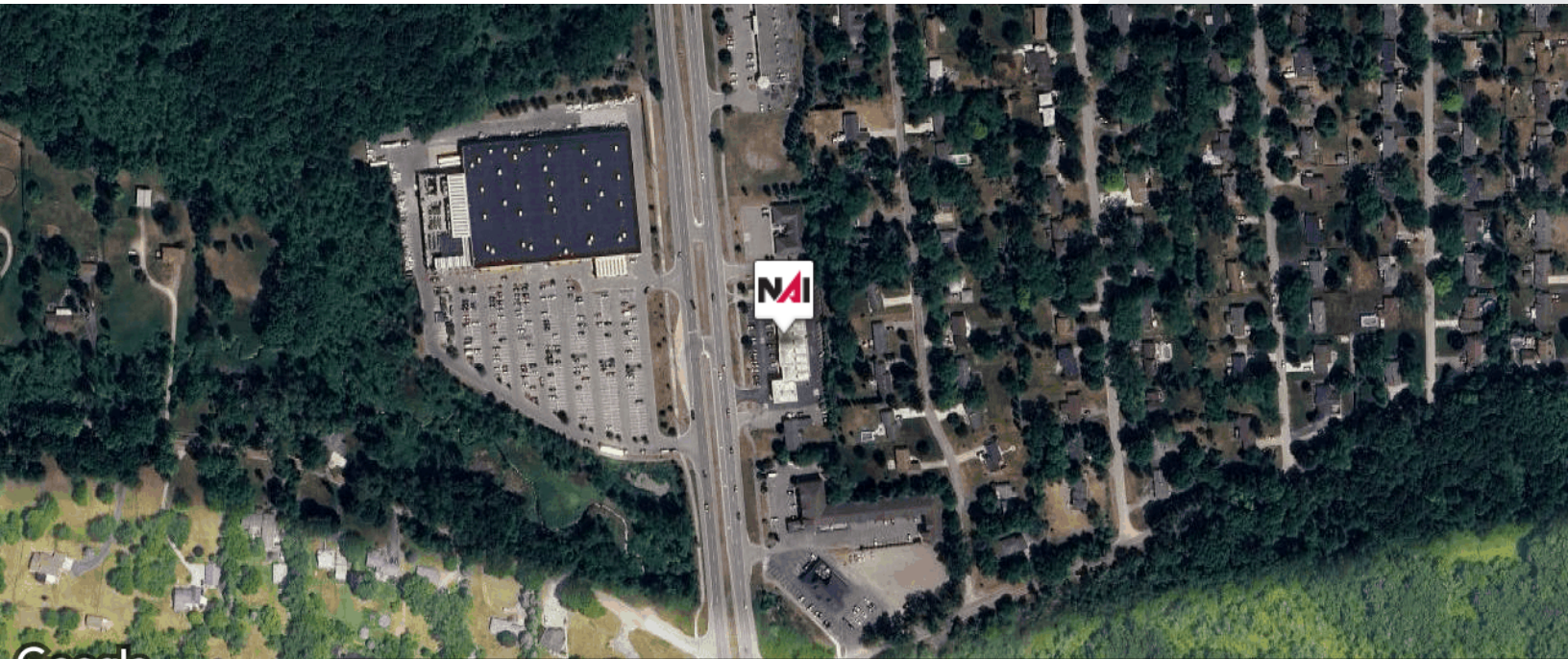
Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

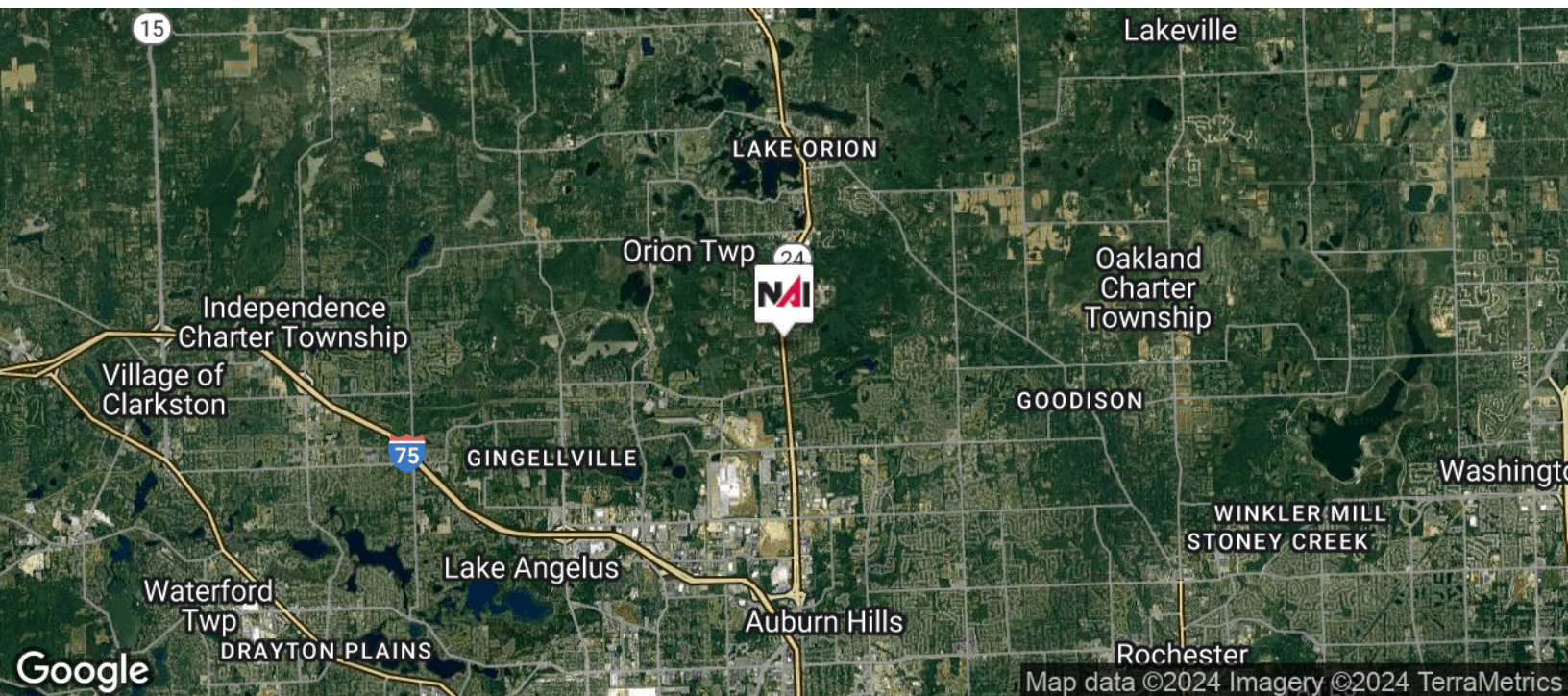
1,185 - 2,388 SF
RETAIL PLAZA



FOR LEASE



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Map data ©2024 Imagery ©2024 TerraMetrics



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



Google

Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

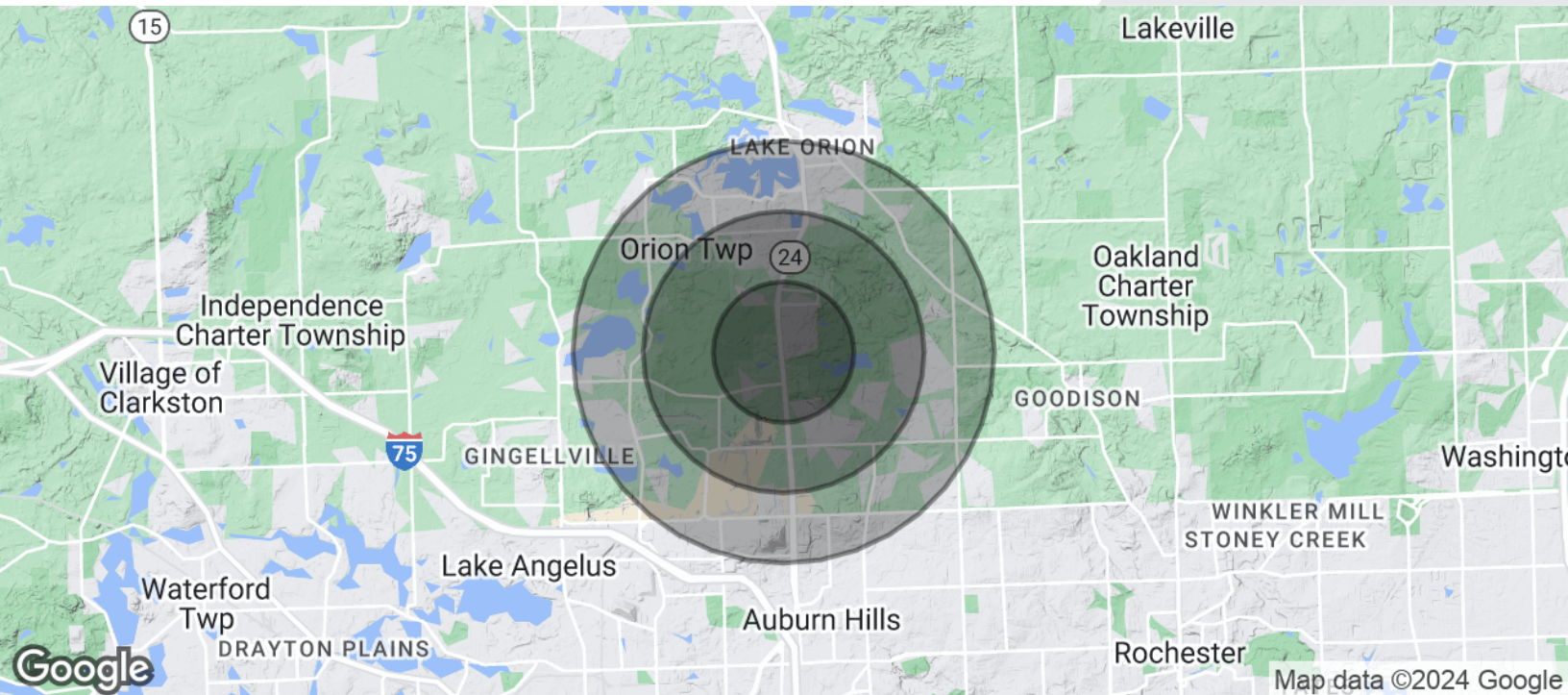
Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,185 - 2,388 SF RETAIL PLAZA



FOR LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,285	11,153	30,218
Average Age	38.1	37.9	40.5
Average Age (Male)	40.1	38.4	40.7
Average Age (Female)	35.6	37.8	41.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	954	4,424	12,347
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$102,541	\$113,810	\$123,115
Average House Value	\$360,415	\$334,474	\$316,660

* Demographic data derived from 2020 ACS - US Census



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Gavin Mills

Leasing and Sales Associate | 908.304.4534
mills@farbman.com

Brandon Ben-Ezra

Leasing and Sales Associate | 947.517.6226
ben-ezra@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.