

# Auburn Square

2546 N Squirrel, Auburn Hills, MI

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

Colliers



**MULTI-TENANT SHOPPING CENTER  
SIGNALIZED CORNER**



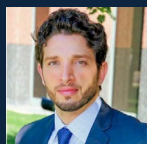
**50k+ VEHICLES PER DAY  
EXCELLENT TENANT MIX**



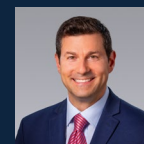
**1,800 - 14,900 SF  
\$25 PSF + NNN**



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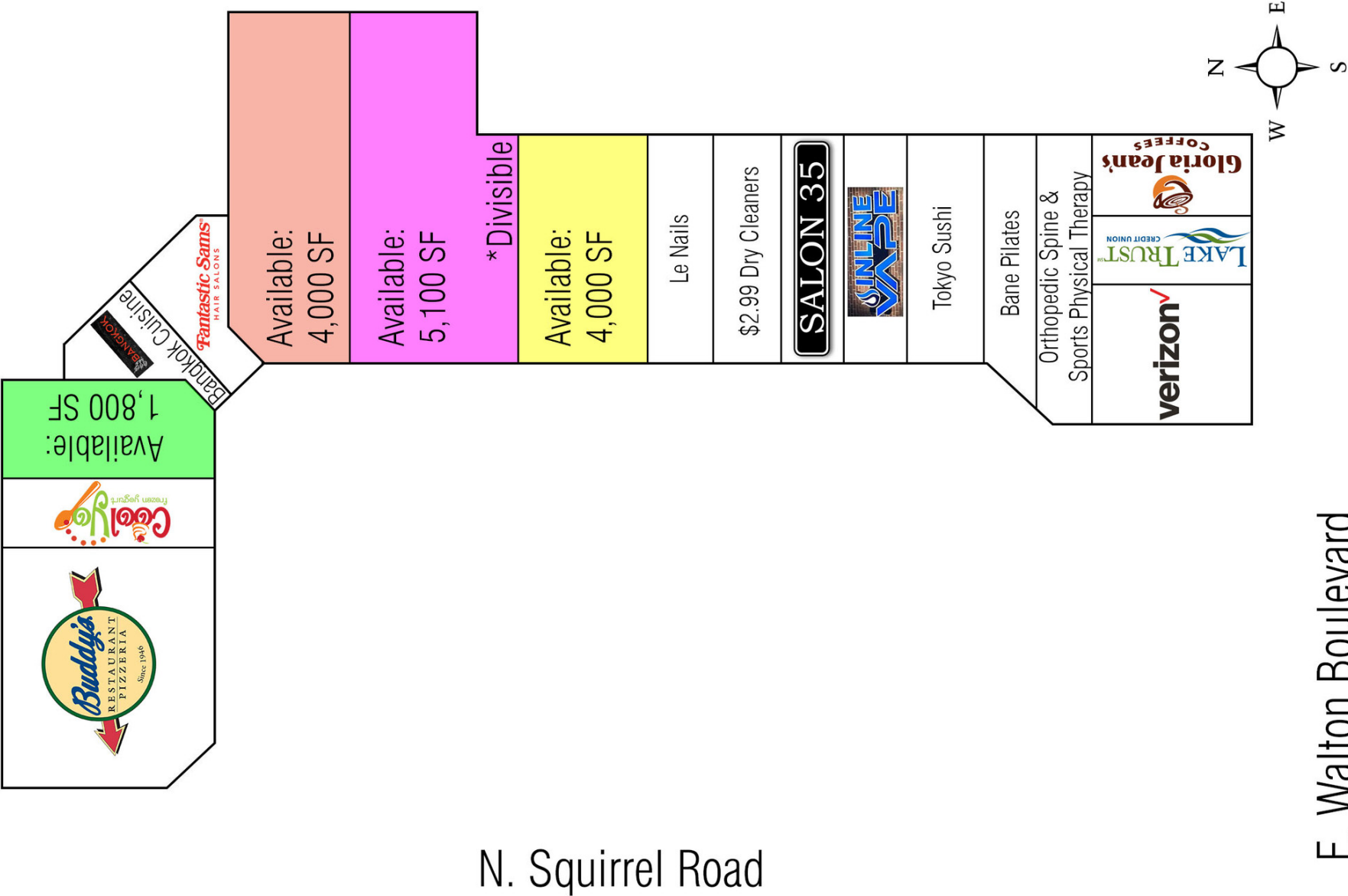
# PROPERTY HIGHLIGHTS

**Available for Lease:  
1,800 to 14,900 SF**



- Lease Price: \$25 PSF + NNN
- Excellent Mix of National & Regional Tenants
- Directly Across from Oakland University Campus
- Near Developed Subdivisions & Apartments
- Minutes from I-75 and The Palace of Auburn Hills
- Signalized Corner: N. Squirrel & E. Walton
- Frontage: 556 FT. on Squirrel Road and 310 FT. on Walton w/ 2 Curb Cuts on Each
- Prominent Street Presence & Ample Parking
- Built 1989
- Building Amenities: Drive Thru & Signage
- Plaza Tenants: Buddy's Pizza, Verizon, LeNails, In Line Vape, Wing Stop, Fantastik Val's Hair, Coolyo Yogurt, Tokyo Sushi, Orthopedic Spinal Therapy, Lake Trust Credit Union, Bangkok Cuisine Express, & Sarah's Coffee
- Stellar Demographics in 5-Mile Radius:
  - 61,400 Households
  - \$121,792 Average Household Income
  - 5,896 Businesses
  - 102,497 Daytime Worker Population

# SITE MAP



N. Squirrel Road

E. Walton Boulevard





## PROPERTY PHOTOS





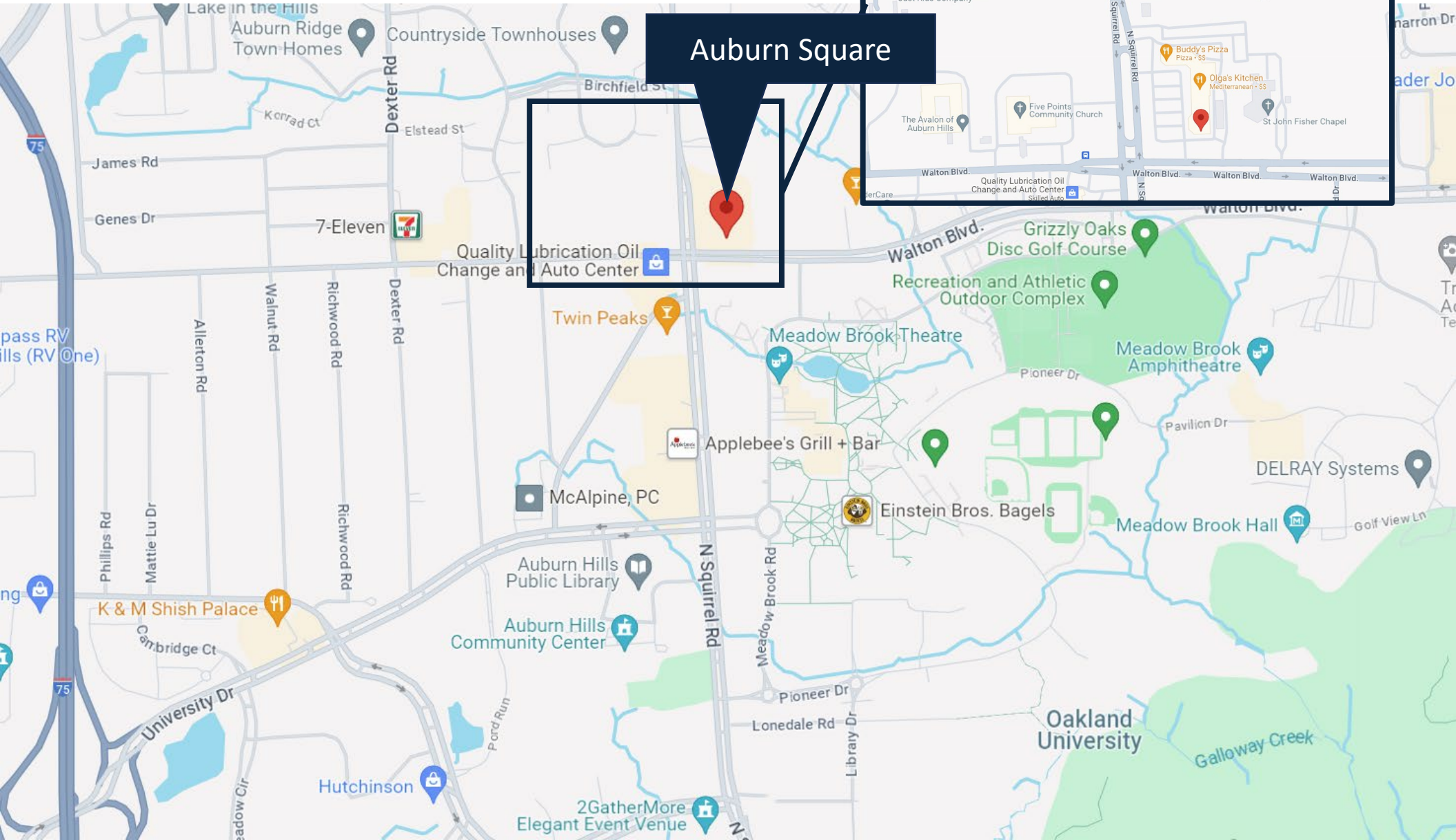


## PROPERTY PHOTOS





# AREA OVERVIEW



# LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	12,147	54,745	153,402
Total Households	4,539	21,008	61,408
Total Family Households	2,101	13,538	38,453
Average Household Size	2.03	2.45	2.43
Median Age	27.8	37.3	39.3
Population Age 25+	6,690	35,984	104,621
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	0.23%	0.29%	0.11%
Households	0.54%	0.50%	0.31%
Families	0.37%	0.37%	0.22%
Median Household Income	1.81%	2.29%	2.60%
<b>Current Year Population by Sex</b>			
Male Population	6,035	26,940	74,777
% Male	49.7%	49.2%	48.8%
Female Population	6,112	27,805	78,625
% Female	50.3%	50.8%	51.3%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$76,539	\$89,926	\$81,052
Average Household Income	\$96,414	\$131,471	\$121,792
Per Capita Income	\$38,455	\$51,586	\$48,728
<b>Current Year Summary Business Data</b>			
Total Businesses	300	1,836	5,896
Total Daytime Population	10,936	68,371	181,807
Daytime Population: Workers	5,020	40,812	102,497
Daytime Population: Residents	5,916	27,559	79,310

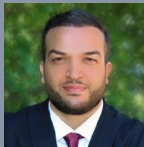
## IN 5-MILE RADIUS

POPULATION  
153,402

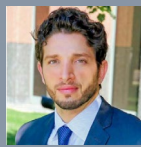
HOUSEHOLD  
61,408

AVERAGE INCOME  
\$121,792





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