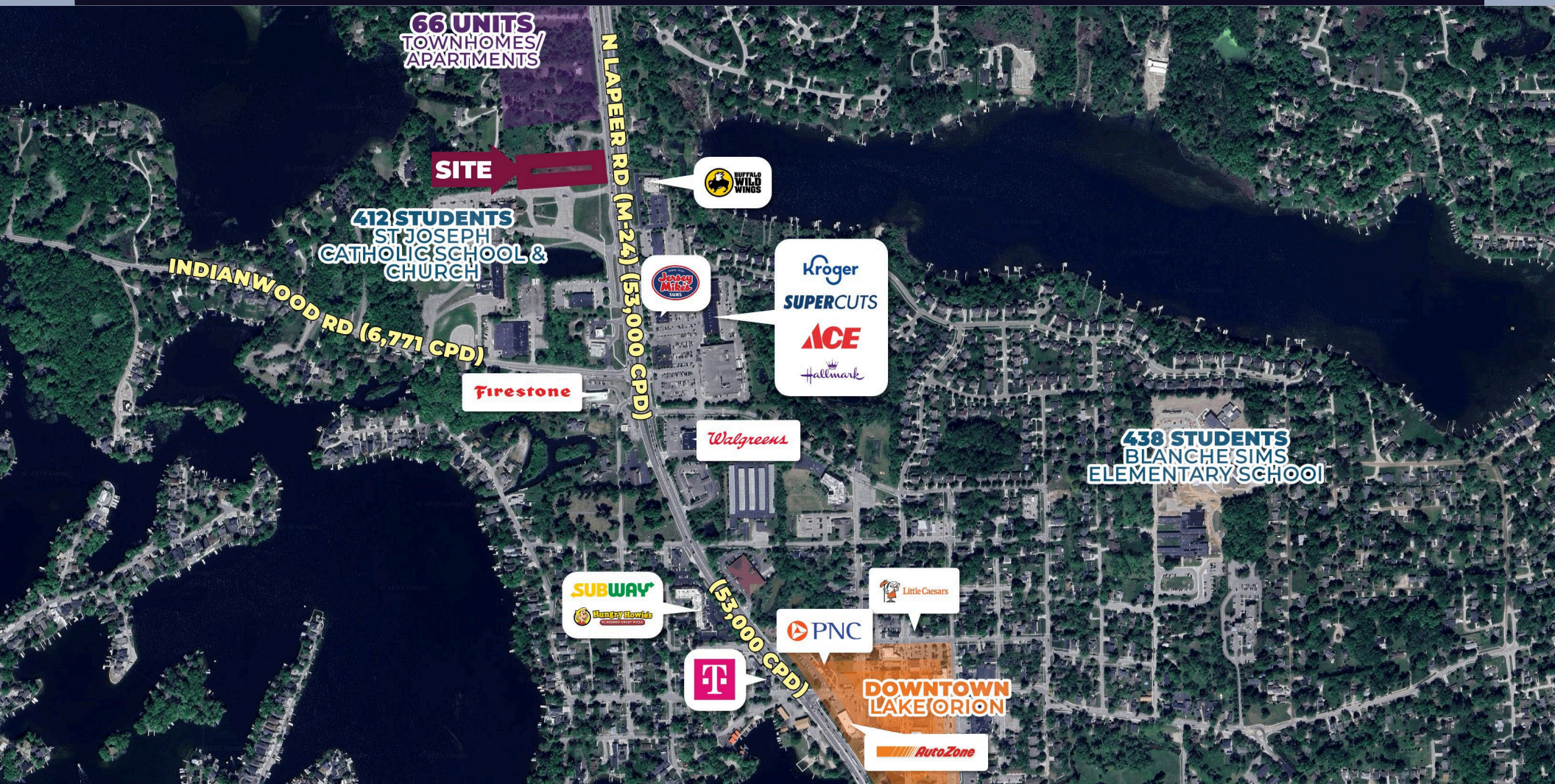


FOR LEASE/SALE  
**VILLAGES OF ORION TWP**  
823 N LAPEER RD, LAKE ORION, MI 48362





## PROPERTY DETAILS

LOCATION:	823 N Lapeer Rd, Lake Orion, MI 48362
PROPERTY TYPE:	Vacant Land
SALES PRICE:	\$1,299,000.00
LEASE PRICE:	Contact Broker
PROPERTY TAXES:	TBD
LOT SIZE:	1.50 AC
LOT DIMENSIONS:	150' x 438'
ZONING:	Consent Judgement
TRAFFIC COUNT:	N Lapeer Rd (M-24) (53,000 CPD) Indianwood Rd (6,771 CPD)

\$1,299,000.00

CONTACT BROKER

**SALES PRICE**

**LEASE PRICE**

### NOTABLE RETAILERS IN TRADE AREA



### HIGHLIGHTS

#### Location

Situated on the west side of M-24, just north of Indianwood Rd, offering high visibility and easy access.

#### Adjacent Development

66 new townhomes/ apartments currently under construction next door, providing a steady influx of potential customers.

#### Retail Pad

A 1.50-acre parcel ideal for development, with potential uses including car wash or retail drive-thru with outdoor patio seating.

#### Strong Retail Synergy

Located near established retailers such as Kroger, Buffalo Wild Wings, and Ace Hardware creating an attractive environment for customers and businesses alike.

EXCLUSIVELY LISTED BY:



**LOUIS J.  
CIOTTI**

Managing Director  
[lcotti@landmarkres.com](mailto:lcotti@landmarkres.com)  
248 488 2620



# MACRO AERIAL

## STRATEGIC LOCATION ON M-24

M-24 is a major commuter route for workers traveling from Lapeer County to the southern parts of Michigan. With over 50,000 daily vehicles passing through the corridor, it serves as a primary thoroughfare for those commuting to larger employment hubs in Oakland, Macomb, and Wayne counties, ensuring consistent foot traffic and high visibility for retail developments.





## MICRO AERIAL





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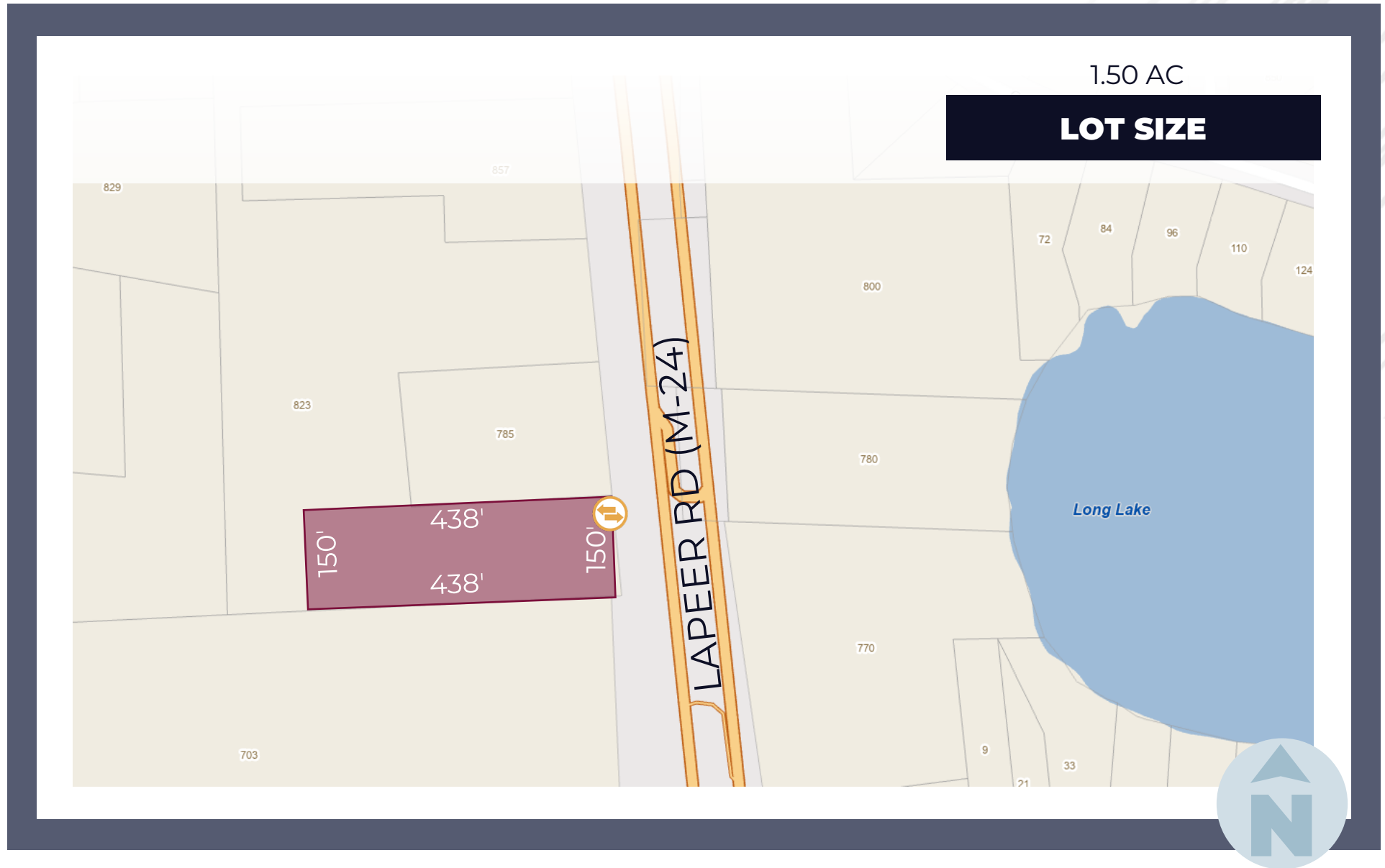
SITE PLAN OVERLAY



1.50 AC  
**LOT SIZE**

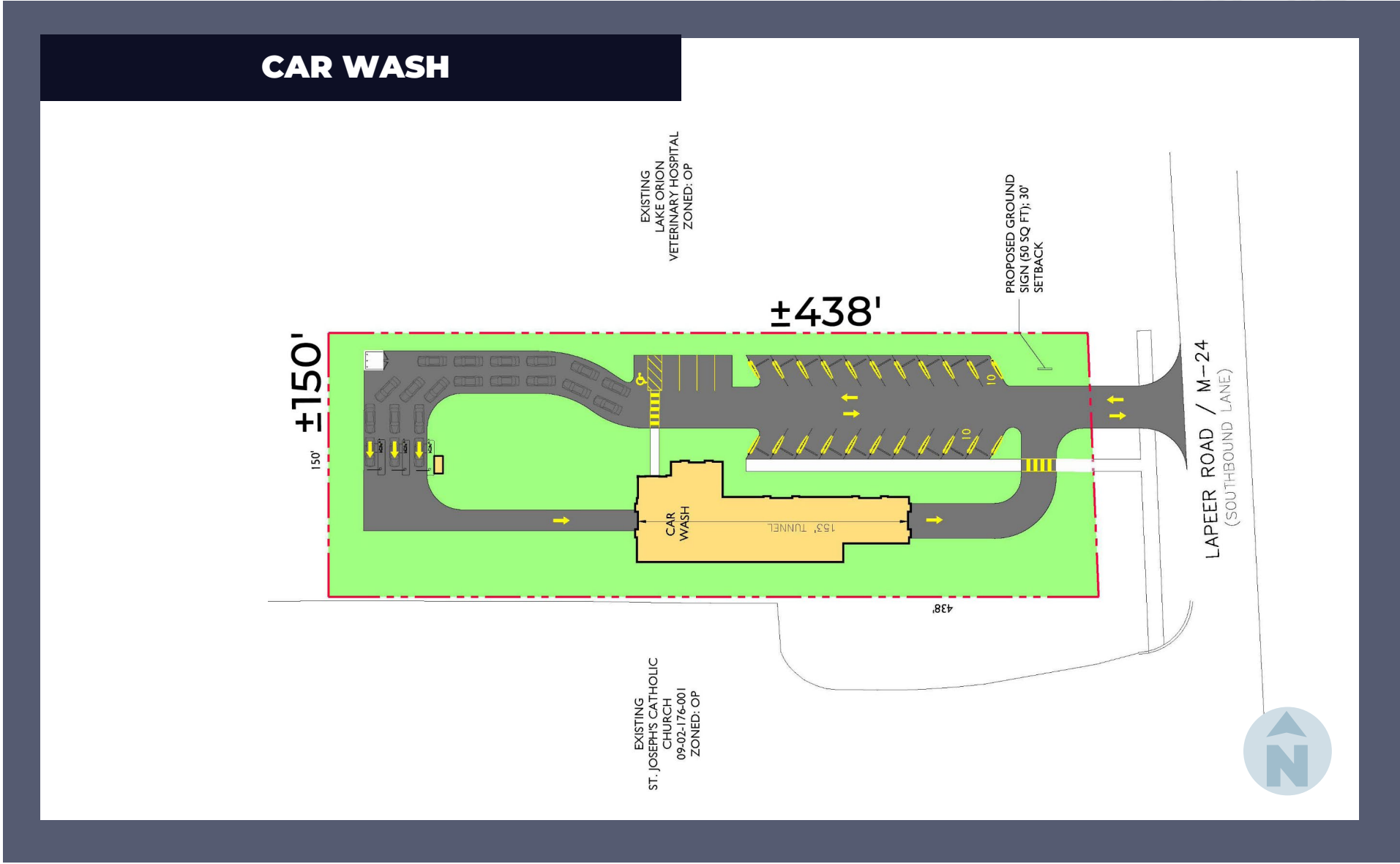


# PLAT MAP





# CONCEPTUAL PLAN – CAR WASH

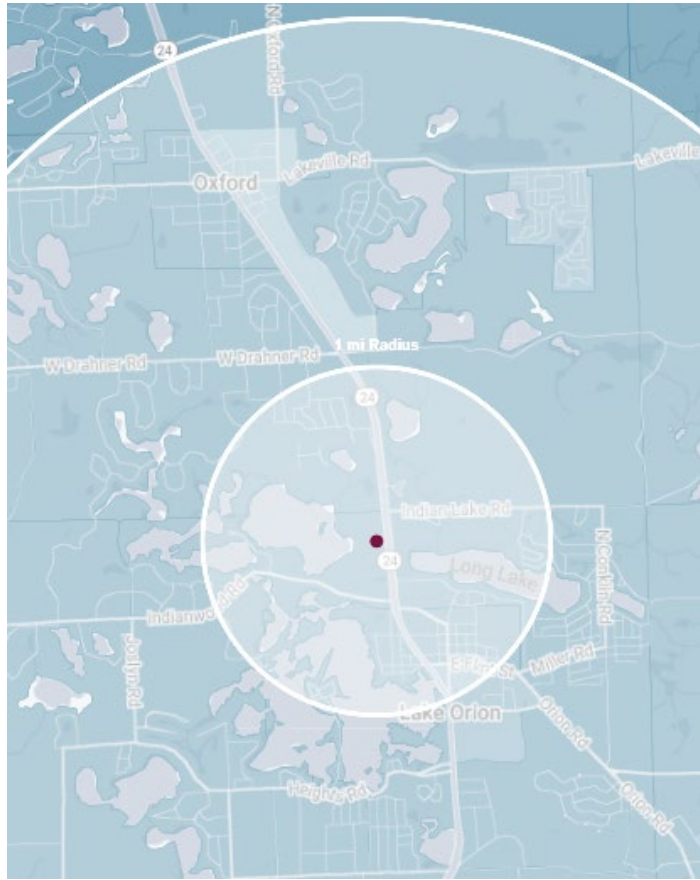




## RETAIL DRIVE-THRU W/PATIO



# DEMOGRAPHICS



## VILLAGES OF ORION TWP

823 N Lapeer Rd, Lake Orion, MI 48362

# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	5,513	33,057	59,072
2029 Projected Population	5,578	33,379	59,671
2020 Census Population	5,260	33,141	58,997
2010 Census Population	5,268	32,051	55,357
Projected Annual Growth 2024 to 2029	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.5%

## HOUSEHOLDS

2024 Estimated Households	2,160	12,883	22,427
2029 Projected Households	2,178	12,976	22,610
2020 Census Households	2,030	12,620	21,940
2010 Census Households	1,975	11,870	20,002
Projected Annual Growth 2024 to 2029	0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.7%	0.6%	0.9%

## RACE

2024 Est. White	89.8%	89.5%	87.2%
2024 Est. Black	2.2%	2.5%	2.9%
2024 Est. Asian or Pacific Islander	2.0%	2.3%	4.0%
2024 Est. American Indian or Alaska Native	0.3%	0.2%	0.1%
2024 Est. Other Races	5.6%	5.6%	5.7%

## INCOME

2024 Est. Average Household Income	\$144,520	\$133,168	\$147,257
2024 Est. Median Household Income	\$107,339	\$106,158	\$115,589
2024 Est. Per Capita Income	\$56,770	\$51,949	\$55,955

## BUSINESS

2024 Est. Total Businesses	236	1,106	1,658
2024 Est. Total Employees	1,890	8,919	13,501



## CONTACT US



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CIOTTI**

*Managing Director*

[lciotti@landmarkcres.com](mailto:lciotti@landmarkcres.com)

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