

FOR LEASE

GATEWAY COMMONS – NEW RETAIL DEVELOPMENT

6350 HIGHLAND RD, WHITE LAKE, MI 48383

1,600 SF - 6,000 SF
AVAILABLE

1.25 AC PAD SITE
AVAILABLE

RENDERING

PROPERTY DETAILS

1,600 SF – 6,000 SF

\$40.00/SF NNN

LOCATION:	6350 Highland Rd, White Lake, MI 48383
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Q1 2026
RENT:	\$40.00/SF NNN
NNN EXPENSE:	\$10.00/SF
BUILDING SIZE:	8,620 SF
BUILDING DIMENSIONS:	107' X 80' (80' FT Depths)
LOT SIZE:	5.4 AC
LOT DIMENSIONS:	Irregular
AVAILABLE SPACE:	1,600 SF (Minimum) – 6,000 SF (Maximum) * Can be combined for a total of 6,000 SF. 1.25 AC Pad Site *Ground Lease or Build-To-Suit (Contact Broker for Pricing)
ZONING:	GB
TRAFFIC COUNT:	Highland Rd (24,022 CPD) Bogie Lake Rd (12,387 CPD)

AVAILABLE SPACE

RENT

TENANT ROSTER



HIGHLIGHTS

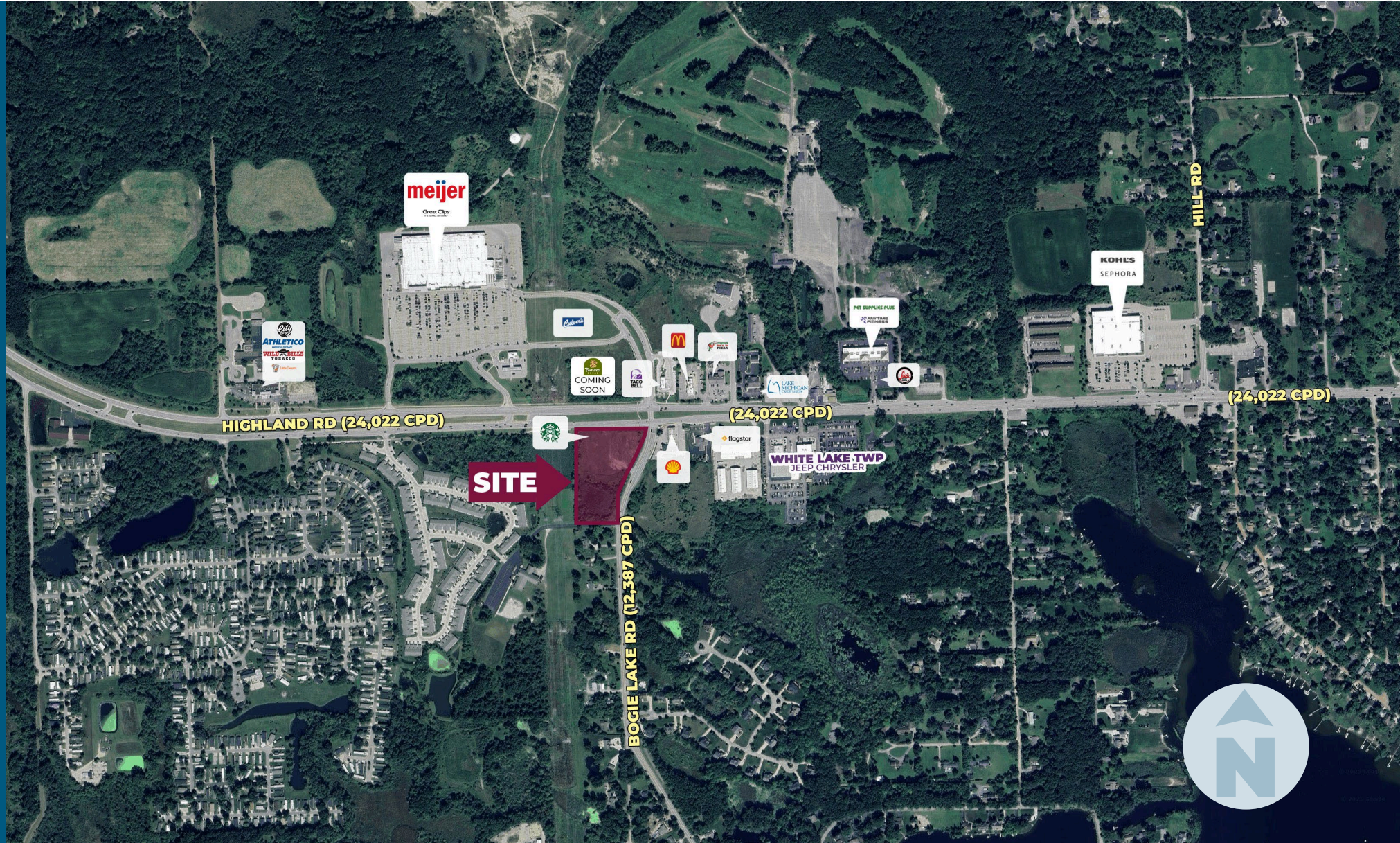
- New Retail Shopping Center
- Join Starbucks Coffee as the End Cap Drive-Thru Tenant
- 3 Units - Up to 6,000 SF Available For Lease
 - 1,600 SF – 6,000 SF
- Pad Site Available to the West
 - 1.25 AC for Ground Lease or Build-to-Suit
 - Up to 4,000 SF Building with Drive-Thru Available
 - Pad Site can Accommodate many Different Uses

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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MICRO AERIAL



Commercial Corridors and Surrounding Areas:

- Highland Rd (24,022 CPD):** Primary commercial corridor running horizontally across the center of the map.
- Bogie Lake Rd (12,387 CPD):** Commercial corridor running vertically on the left side of the map.
- Hill Rd:** Commercial corridor running vertically in the center-left.
- Telegraph Rd (8,561 CPD):** Commercial corridor running vertically on the right side of the map.
- Pontiac Lake Rd (5,659 CPD):** Commercial corridor running horizontally at the top right.
- Elizabeth Lake Rd (15,663 CPD):** Commercial corridor running horizontally at the bottom right.

Key Features and Landmarks:

- White Lake Twp:** Labeled in the center, with a specific area marked for "JEEP CHRYSLER".
- Site Location:** Indicated by a red arrow pointing to a location on Bogie Lake Rd.
- Commercial Establishments:** Numerous logos are placed along the corridors, including Meijer, Koh's, Sephora, Dunkin', and others.
- North Arrow:** Located in the bottom right corner of the map.

SITE PLAN

5.4 AC

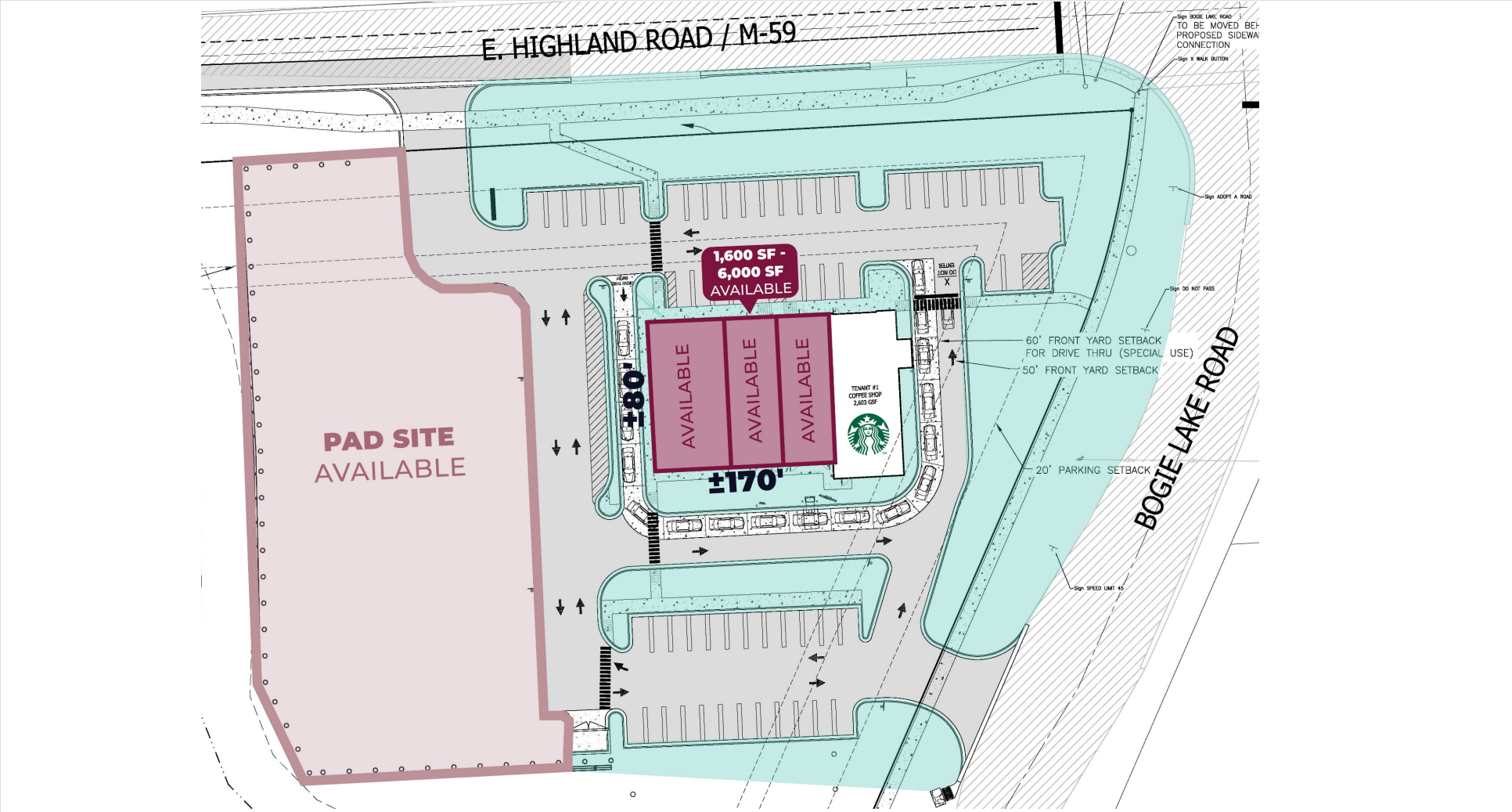
1,600 SF – 6,000 SF

1.25 AC

LOT SIZE

AVAILABLE SPACE

AVAILABLE PAD SITE



CONCEPT PLANS

GATEWAY COMMONS

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**1,000 SF - 6,000 SF
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RENDERING

PLAT

5.4 AC

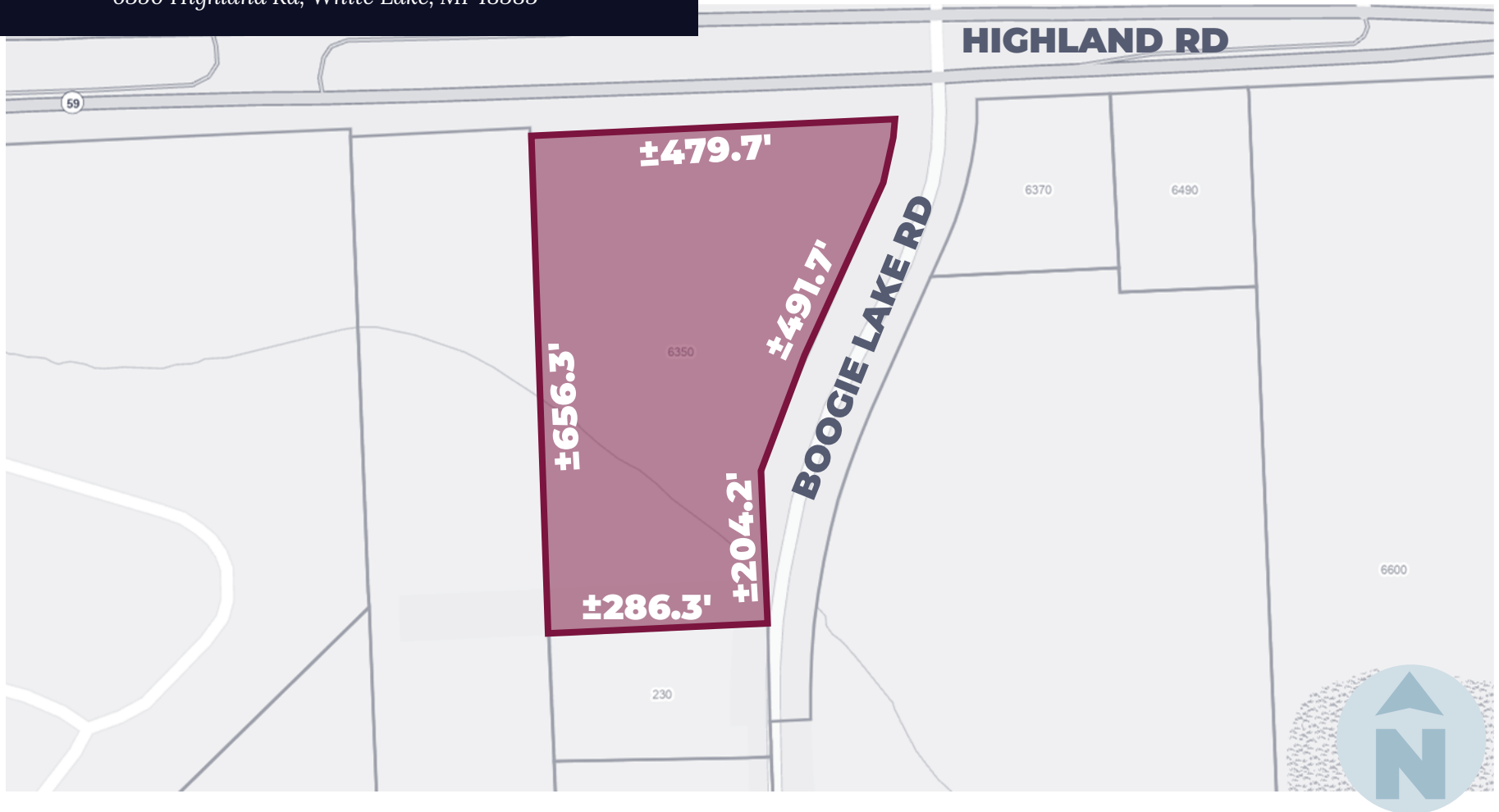
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LOT SIZE

AVAILABLE SPACE

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DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	3,335	20,964	64,607
2029 Projected Population	3,366	20,978	65,121
2020 Census Population	3,631	21,748	65,982
2010 Census Population	3,094	20,526	63,245
Projected Annual Growth 2024 to 2029	0.2%	-	0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.2%	0.2%

HOUSEHOLDS

2024 Estimated Households	1,356	8,309	25,421
2029 Projected Households	1,367	8,297	25,573
2020 Census Households	1,330	8,152	24,942
2010 Census Households	1,110	7,532	23,396
Projected Annual Growth 2024 to 2029	0.2%	-	0.1%
Historical Annual Growth 2010 to 2024	1.6%	0.7%	0.6%

RACE

2024 Est. White	88.7%	90.9%	90.2%
2024 Est. Black	2.4%	2.3%	2.7%
2024 Est. Asian or Pacific Islander	1.6%	1.6%	2.2%
2024 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2024 Est. Other Races	7.0%	4.9%	4.8%

INCOME

2024 Est. Average Household Income	\$95,324	\$131,217	\$134,778
2024 Est. Median Household Income	\$84,084	\$108,477	\$110,329
2024 Est. Per Capita Income	\$38,836	\$52,050	\$53,077

BUSINESS

2024 Est. Total Businesses	79	490	1,533
2024 Est. Total Employees	599	3,153	10,925

CONTACT US



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