

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

<b>LOCATION:</b>	6350 Highland Rd, White Lake, MI 48383
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	Q1 2026
<b>RENT:</b>	\$40.00/SF NNN
<b>NNN EXPENSE:</b>	\$5.00/SF
<b>BUILDING SIZE:</b>	8,620 SF
<b>BUILDING DIMENSIONS:</b>	107' X 80' (80' FT Depths)
<b>LOT SIZE:</b>	5.4 AC
<b>LOT DIMENSIONS:</b>	Irregular
<b>AVAILABLE SPACE:</b>	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)
<b>ZONING:</b>	GB
<b>TRAFFIC COUNT:</b>	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

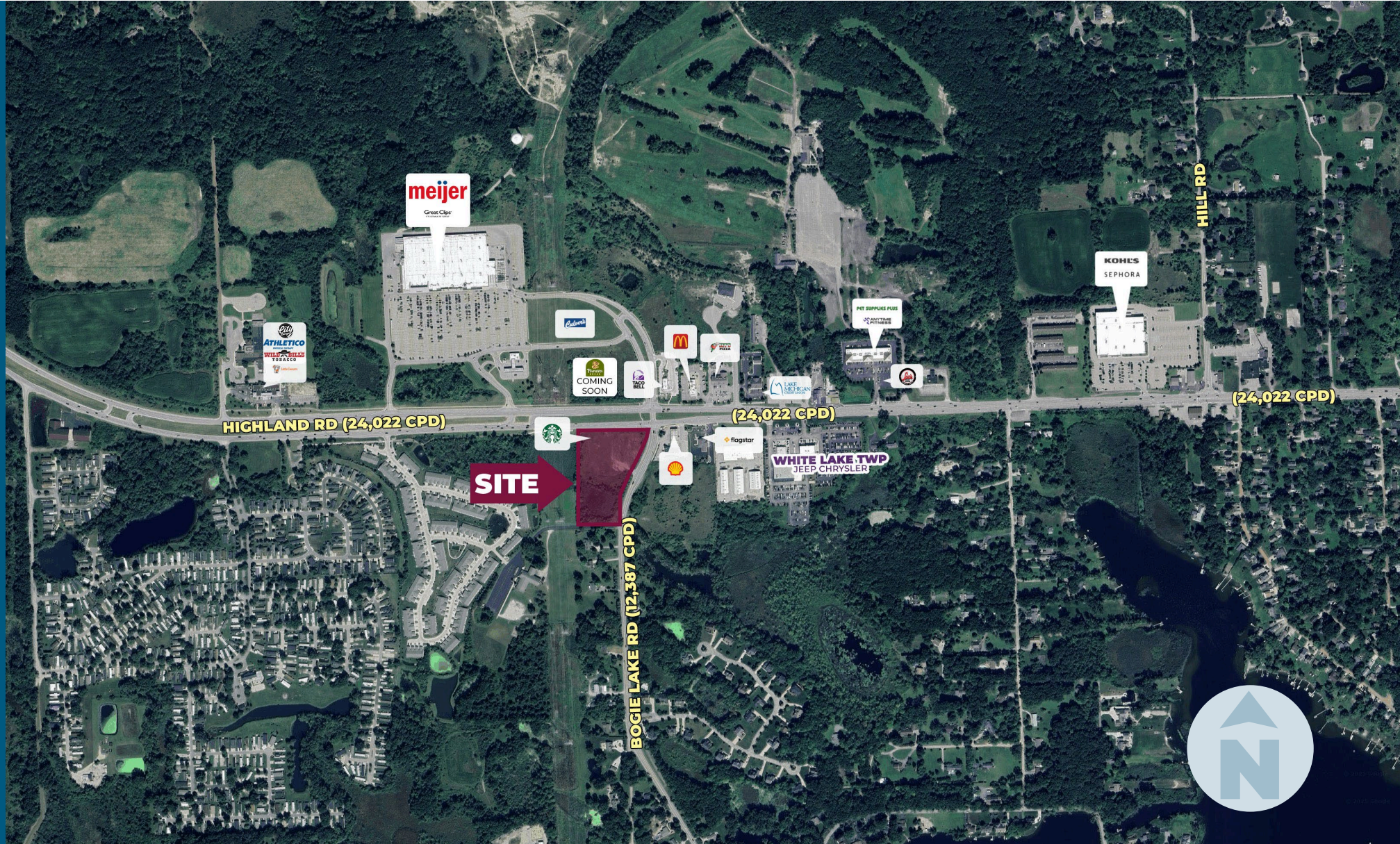
EXCLUSIVELY LISTED BY:



**LOUIS J.  
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Managing Director  
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248 488 2620



# MICRO AERIAL





The map displays the proposed site location in White Lake Twp. The site is situated on Bogie Lake Rd, which has a traffic volume of 12,387 CPD. To the north, Highland Rd has a traffic volume of 24,022 CPD. Other nearby roads include Hill Rd, Telegraph Rd (8,161 CPD), Pontiac Lake Rd (5,659 CPD), and Elizabeth Lake Rd (15,663 CPD). The map shows a mix of commercial and residential areas, with various businesses marked by logos. A red arrow points to the 'SITE' location. A north arrow is located in the bottom right corner.



# SITE PLAN

5.4 AC

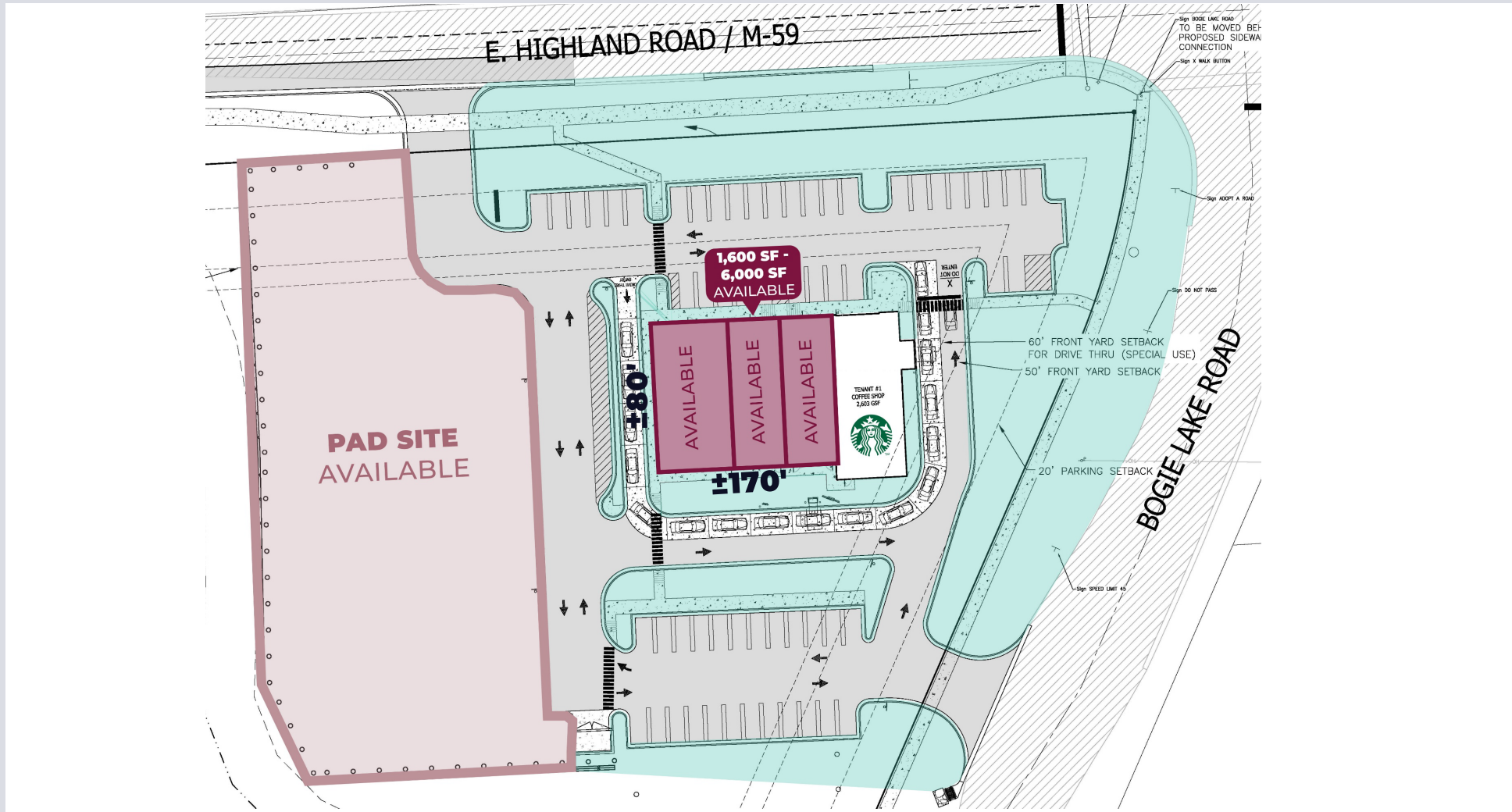
1,600 SF – 6,000 SF

1.25 AC

**LOT SIZE**

**AVAILABLE SPACE**

**AVAILABLE PAD SITE**





## CONCEPT PLANS

### **GATEWAY COMMONS**

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**1,000 SF - 6,000 SF  
AVAILABLE**



**RENDERING**



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PLAT

5.4 AC

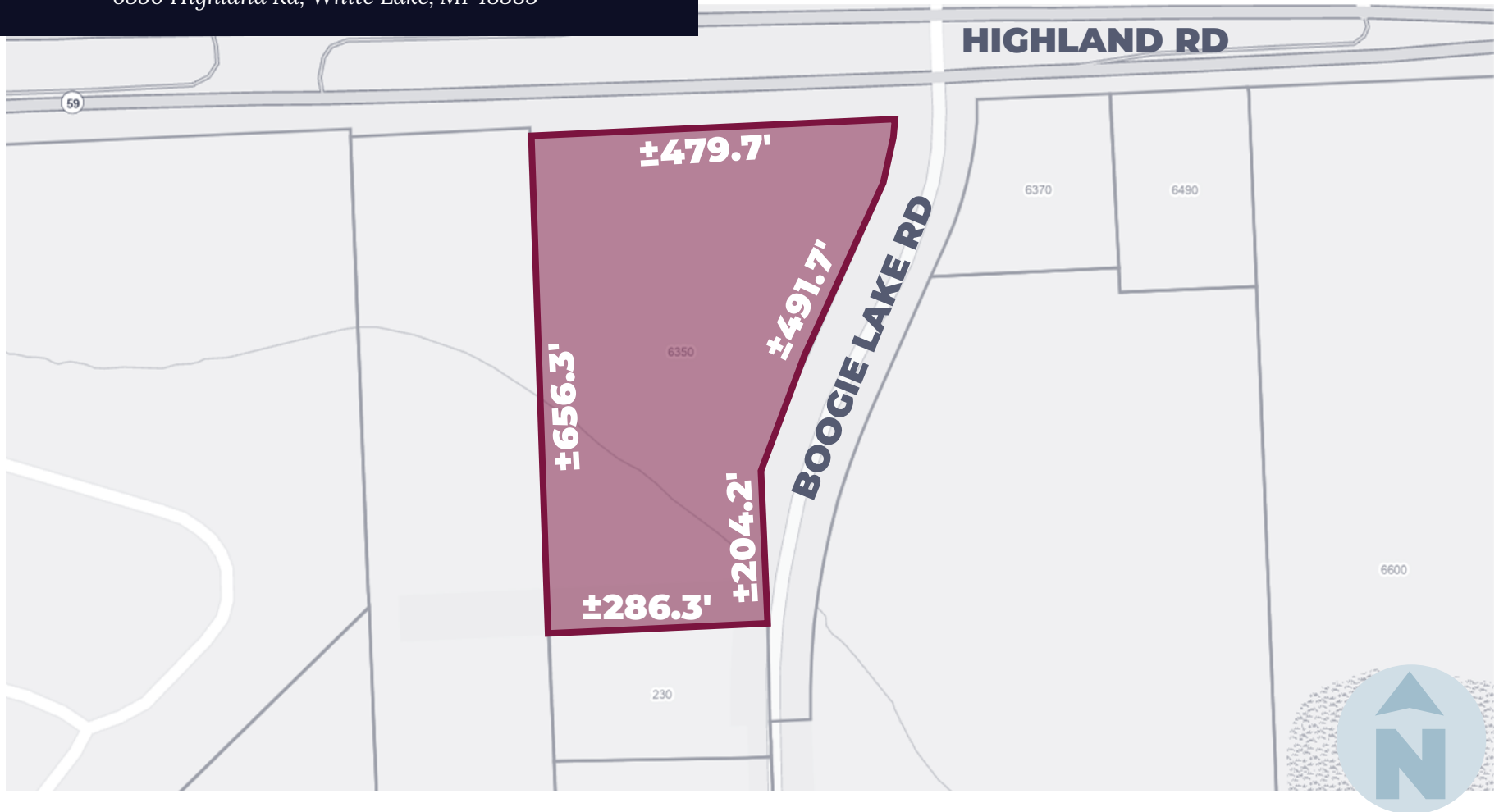
1,600 SF – 6,000 SF

**LOT SIZE**

**AVAILABLE SPACE**

**GATEWAY COMMONS**

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# DEMOGRAPHICS



## GATEWAY COMMONS – NEW RETAIL DEVELOPMENT

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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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