FOR LEASE/SALE

FREESTANDING RETAIL BUILDING ON BALDWIN RD

4956 S BALDWIN RD, ORION TOWNSHIP, MI 48359



ECODE #1119

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

$2,300,000.00	$45.00/SF	$11.00/SF
SALES PRICE	**RENT**	**NNN**

LOCATION:	4956 S Baldwin Rd, Orion Township, MI 48359
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	$45.00/SF
NNN EXPENSE:	$11.00/SF
SALE PRICE:	$2,300,000.00
TAXES:	$17,665.00
BUILDING SIZE:	3,150 SF
LOT SIZE:	0.40 AC
AVAILABLE SPACE:	3,150 SF
ZONING:	BV - Baldwin Village
TRAFFIC COUNT:	Baldwin Rd (29,418 CPD) Brown Rd (17,956 CPD)

EXCLUSIVELY LISTED BY:

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NEARBY TENANTS



HIGHLIGHTS

- Newly Constructed 3,150 SF Freestanding Building along Baldwin Road.
- Situated near Great Lakes Crossing Outlets, one of Michigan's premier shopping destinations.
- Minutes from I-75, providing convenient regional accessibility.
- Surrounded by strong national retailers including Costco, Target, Home Depot, Kohl's, HomeGoods, Ulta Beauty, Petco, and DSW.
- Strong regional accessibility serving Lake Orion, Auburn Hills, Rochester Hills, and surrounding communities.

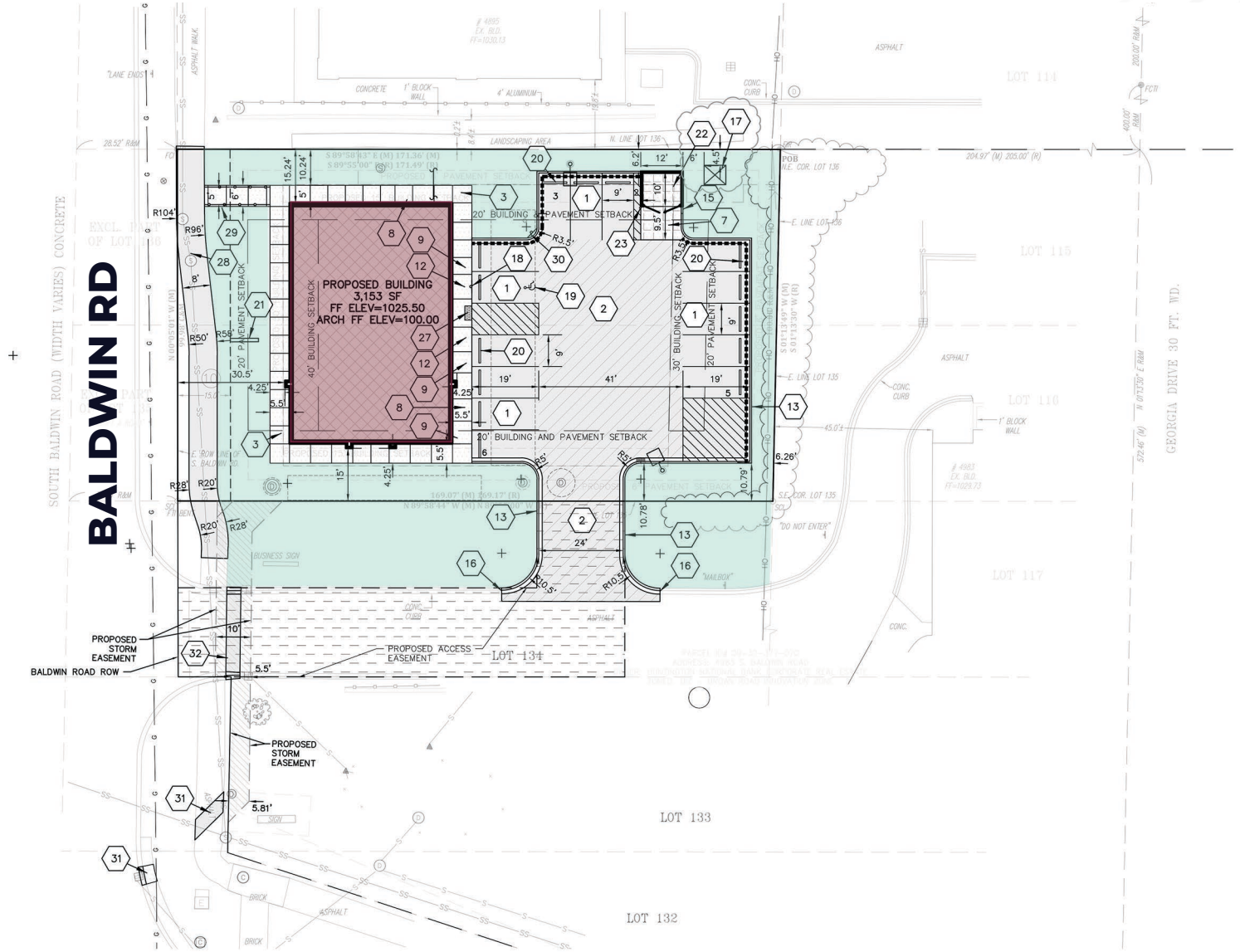
MICRO AERIAL



MACRO AERIAL



SITE PLAN


BALDWIN RD
PROPOSED BUILDING
3,153 SF
FF ELEV=1025.50
ARCH FF ELEV=100.00
20' BUILDING AND PAVEMENT SETBACK
40' BUILDING SETBACK
30' BUILDING SETBACK
20' PAVEMENT SETBACK
PROPOSED STORM EASEMENT
BALDWIN ROAD ROW
PROPOSED ACCESS EASEMENT
PROPOSED STORM EASEMENT
LOT 134
LOT 133
LOT 132
LOT 114
LOT 115
LOT 116
LOT 117
GEORGIA DRIVE 30 FT. WD.
SOUTH BALDWIN ROAD (WIDTH VARIES) CONCRETE
ASPHALT
CONC. CURB
"DO NOT ENTER"
"MAILBOX"
BUSINESS SIGN
1' BLOCK WALL
BRICK
SIGN

SITE PHOTOS



SITE PHOTOS



MARKET OVERVIEW

ABOUT ORION TOWNSHIP

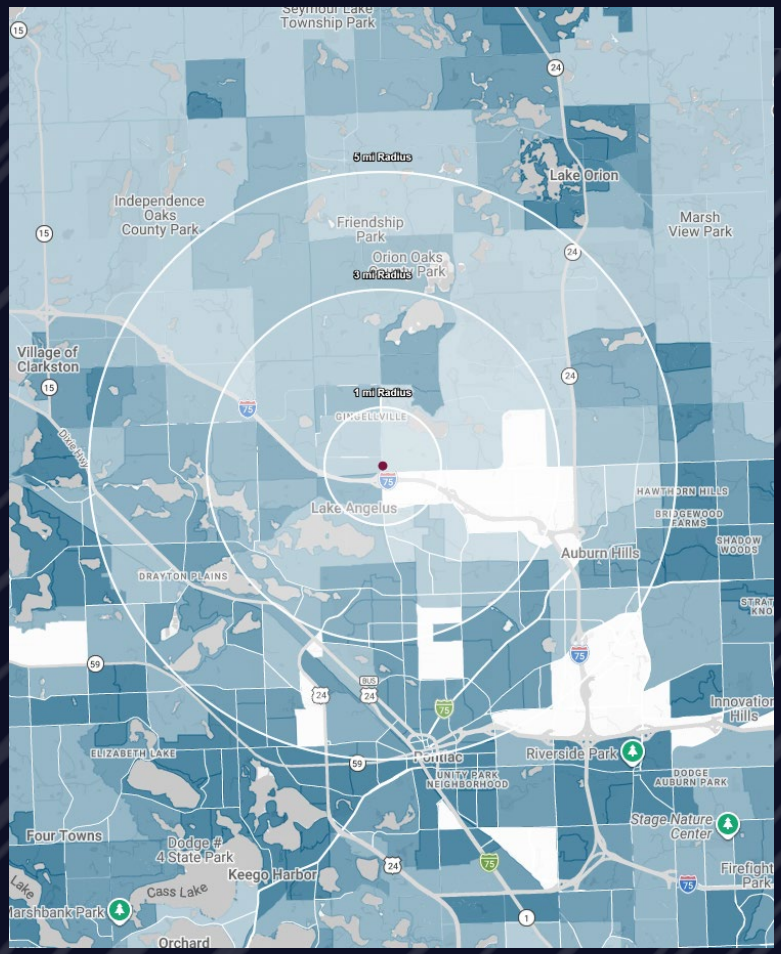
- Orion Township is a thriving suburban community located in northern Oakland County, Michigan, approximately 35 miles north of downtown Detroit. Positioned within one of Southeast Michigan's most affluent and rapidly growing regions, the township benefits from its proximity to Auburn Hills, Rochester Hills, Lake Orion, and Oxford.
- The area offers a desirable blend of strong residential neighborhoods, quality schools, recreational amenities, and a growing commercial base, making it an attractive destination for both residents and businesses.

ECONOMY

- Orion Township's retail market is supported by strong household incomes, continued population growth, and convenient access via I-75, M-24, and M-59, attracts consumers.
- Major corridors along Baldwin Road and Lapeer Road feature a mix of national retailers, restaurants, and entertainment destinations, bolstered by nearby regional draws such as Great Lakes Crossing Outlets and Auburn Hills employment centers.
- With an affluent consumer base and ongoing residential growth, Orion Township offers retailers access to a stable, high-spending market within the Metro Detroit region.



DEMOGRAPHICS



FREESTANDING RETAIL BUILDING ON BALDWIN RD

4956 S Baldwin Rd,
Orion Township, MI 48359

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	3,341	40,077	130,656
2031 Projected Population	3,722	40,063	130,294
2020 Census Population	2,903	40,124	129,169
2010 Census Population	2,713	37,960	120,987
Projected Annual Growth 2026 to 2031	2.3%	-	-
Historical Annual Growth 2010 to 2026	1.4%	0.3%	0.5%
HOUSEHOLDS			
2026 Estimated Households	1,523	16,464	53,727
2031 Projected Households	1,709	16,558	53,862
2020 Census Households	1,266	15,783	50,955
2010 Census Households	1,131	14,631	46,319
Projected Annual Growth 2026 to 2031	2.4%	0.1%	-
Historical Annual Growth 2010 to 2026	2.2%	0.8%	1.0%
RACE			
2026 Est. White	72.0%	69.2%	64.7%
2026 Est. Black	9.2%	13.1%	17.3%
2026 Est. Asian or Pacific Islander	8.5%	5.4%	6.0%
2026 Est. American Indian or Alaska Native	0.3%	0.5%	0.4%
2026 Est. Other Races	10.0%	11.8%	11.6%
INCOME			
2026 Est. Average Household Income	$143,323	$119,294	$112,265
2026 Est. Median Household Income	$122,588	$92,639	$86,949
2026 Est. Per Capita Income	$65,359	$49,078	$46,311
BUSINESS			
2026 Est. Total Businesses	311	1,249	4,768
2026 Est. Total Employees	4,083	32,426	92,156

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