



# 2805 PONTIAC LAKE ROAD WATERFORD, MI 48328

## FOR SALE/LEASE

- A two-story multi-tenant office building of 15,770 sq ft plus a 1,471 sq ft garage/storage structure on 1.98 acres.
- It was built as a multi-tenant with its user-owner occupying part of the 1st and 2nd floor and has two other tenants; Oakland Schools (intermediate school district-Administration), and Quantum Information Systems Solutions, a worldwide IT engineering consulting firm.
- The building has two internal stairwells and an elevator servicing both floors
- Heated perimeter sidewalks
- New roof - fall 2021
- Generator back-up to the communication/server room.
- Lease rate: \$13.50/SF
- Sale price: \$1,275,000
- Investment, especially for owner-user potential

- **Population**  
1 Mile: 9,318  
3 Mile: 75,661  
5 Mile: 167,343
- **Average Household Income**  
1 Mile: \$62,410  
3 Mile: \$69,821  
5 Mile: \$77,958
- **Household**  
1 Mile: 4,279  
3 Mile: 30,212  
5 Mile: 66,511
- **Annual Consumer Spending**  
1 Mile: \$103,004  
3 Mile: \$813,710  
5 Mile: \$1,901,438
- **Traffic Count**  
Pontiac Lake Road: 15,525

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