

FOR SALE
OR LEASE

FORMER AUDETTE CADILLAC

7100 ORCHARD LAKE ROAD, WEST BLOOMFIELD, MICHIGAN

Retail **24/7.**



Former Audette Cadillac car dealership situated on approximately **9.15 acres** of land. The building is comprised of **48,341 ± SF** and includes an enclosed service write-up area, customer waiting area, gallery, 760± SF car wash, parts department and ample offices throughout the building. Excellent reuse or redevelopment opportunity. One of the busiest areas in Oakland County.

Asking Price: \$4,990,000
Asking Rent: Negotiable

ADDITIONAL FEATURES:

- 307' of main road frontage on Orchard Lake Road
- Equipped with 16 grade level doors
- Abundant parking, plus additional lot
- Built in 1974
- Zoning: B-1 - General Business
- Real Estate taxes are currently under appeal
- Traffic Count: Orchard Lake Road: 51,381 ADT



2009 Est. Demographics

1 mile

3 miles

5 miles

POPULATION	8,566	62,061	153,125
ESTIMATED HOUSEHOLDS	3,755	23,692	61,607
AVERAGE HH INCOME	\$102,011	\$120,580	\$114,882
DAYTIME POPULATION	10,129	45,146	116,862

**FOR MORE
INFORMATION
PLEASE
CONTACT**

Scott Young

Retail Properties
Vice President
248.936.6832

scott.young@cbre.com

Eugene J. Agnone, III

Brokerage Services
Senior Associate
248.351.2024

eugene.agnone@cbre.com

Arthur Itkis

Retail Properties
Associate
248.351.2017

arthur.itkis@cbre.com

FOR SALE
OR LEASE

FORMER AUDETTE CADILLAC

7100 ORCHARD LAKE ROAD, WEST BLOOMFIELD, MICHIGAN

Retail **24/7.**



FOR MORE
INFORMATION
PLEASE
CONTACT

Scott Young
Retail Properties
Vice President
248.936.6832
scott.young@cbre.com

Eugene J. Agnone, III
Brokerage Services
Senior Associate
248.351.2024
eugene.agnone@cbre.com

Arthur Itkis
Retail Properties
Associate
248.351.2017
arthur.itkis@cbre.com

CB Richard Ellis | 2000 Town Center | Suite 500 | Southfield, MI 48075 | www.cbre.com/detroit

©2010 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

CBRE
CB RICHARD ELLIS

FOR SALE
OR LEASE

FORMER AUDETTE CADILLAC

7100 ORCHARD LAKE ROAD, WEST BLOOMFIELD, MICHIGAN

Retail 24/7.



FOR MORE
INFORMATION
PLEASE
CONTACT

Scott Young
Retail Properties
Vice President
248.936.6832
scott.young@cbre.com

Eugene J. Agnone, III
Brokerage Services
Senior Associate
248.351.2024
eugene.agnone@cbre.com

Arthur Itkis
Retail Properties
Associate
248.351.2017
arthur.itkis@cbre.com

CB Richard Ellis | 2000 Town Center | Suite 500 | Southfield, MI 48075 | www.cbre.com/detroit

©2010 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

CBRE
CB RICHARD ELLIS

