EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1755 SHERWIN CT

1755 Sherwin Ct, Waterford, MI 48327



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1755 Sherwin Ct | Waterford, MI 48327



PROPERTY OVERVIEW

Multi-tenant office building featuring (5) suites ranging in size from 389 - 750 SF. Contiguous floor plan offers flexibility for larger footprint tenants.

OFFERING SUMMARY

Lease Rate:	$15 SF/yr (NNN)
Building Size:	3,032 SF
Available SF:	389 - 2,189 SF
Year Built:	1978
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Small footprint office suites
- Flexible floor plans
- Highly visible pylon signage opportunity provides exceptional exposure along a high-traffic M-59 corridor



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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 1755 Sherwin Ct | Waterford, MI 48327

BUILDING INFORMATION

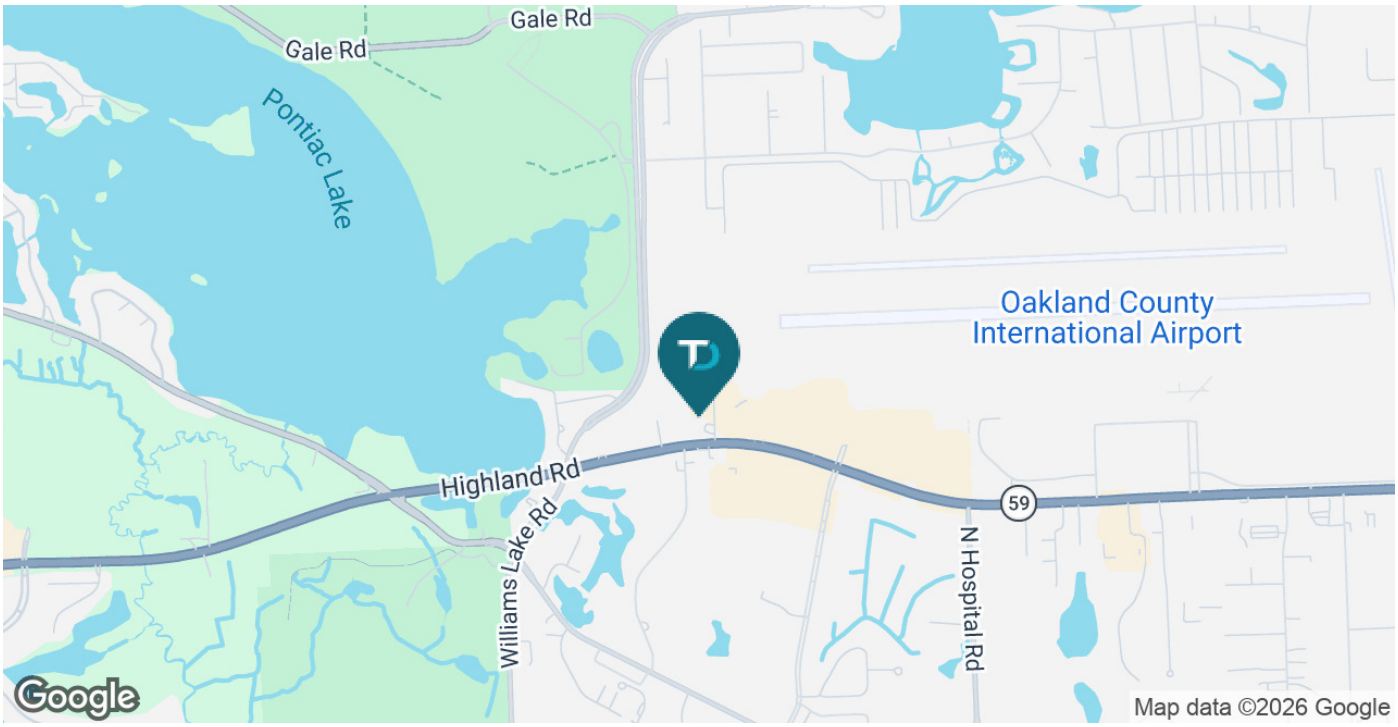
Price/SF:	$15.00/SF
Building Size:	3,032 SF
Year Built:	1978
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	17

PROPERTY INFORMATION

Lot Size:	0.39 AC
Property Type:	Office
Property Subtype:	Office Building
Zoning	C-2
Traffic Count:	38,597 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	13-18-376- 011

LOCATION INFORMATION

Situated just off M-59 near the Oakland County International Airport.



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LEASE SPACES: 1755 Sherwin Ct | Waterford, MI 48327



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	389 - 2,189 SF	Lease Rate:	$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	389 SF	NNN	$15.00 SF/yr	-
2	Available	750 SF	NNN	$15.00 SF/yr	Includes additional 692 SF basement
3	Available	512 SF	NNN	$15.00 SF/yr	-
4	Available	538 SF	NNN	$15.00 SF/yr	-

ADDITIONAL PHOTOS: 1755 Sherwin Ct | Waterford, MI 48327





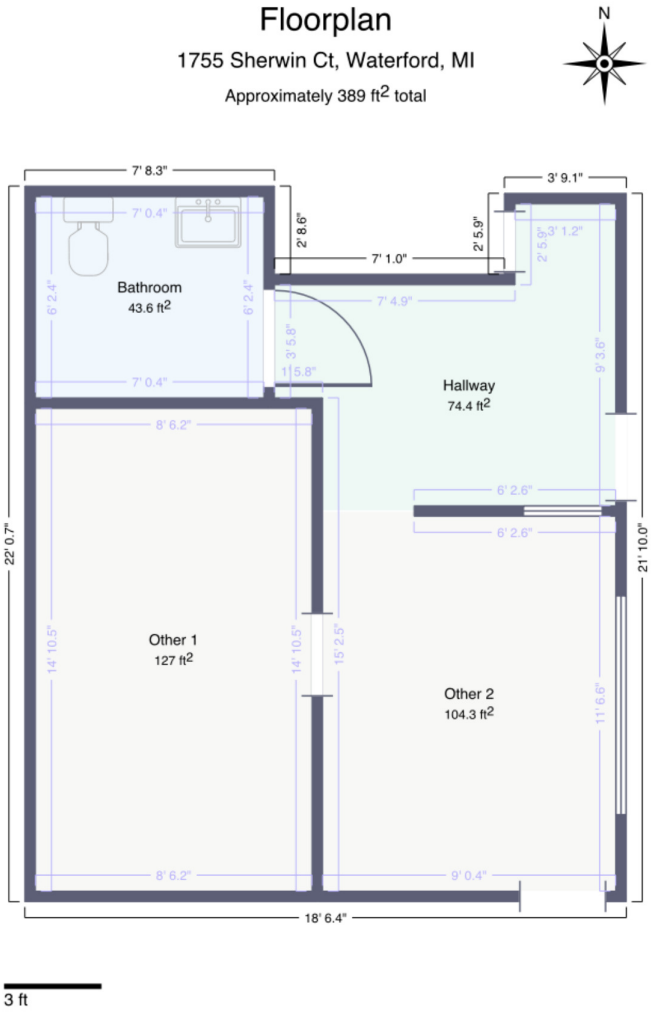


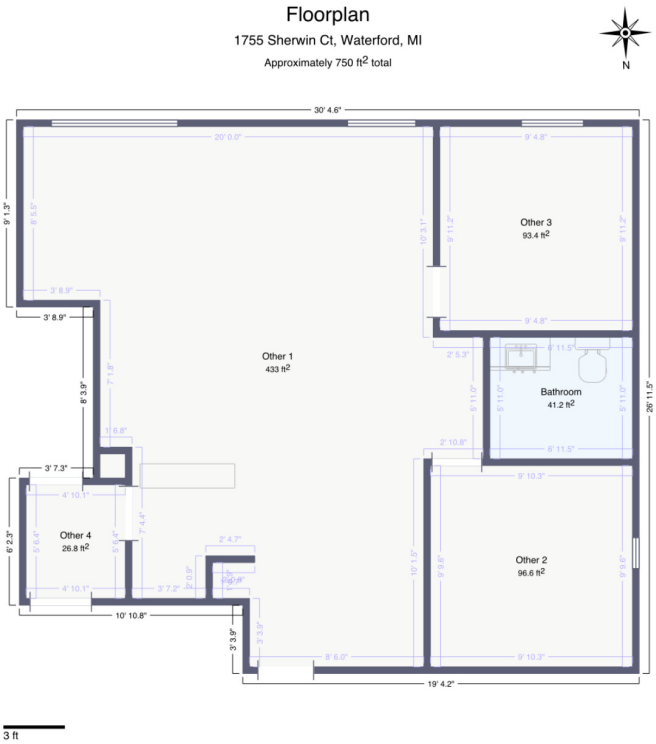
ADDITIONAL PHOTOS: 1755 Sherwin Ct | Waterford, MI 48327





FLOOR PLANS: 1755 Sherwin Ct | Waterford, MI 48327





Unit 1	Unit 2 (incudes additional 692 SF basement)

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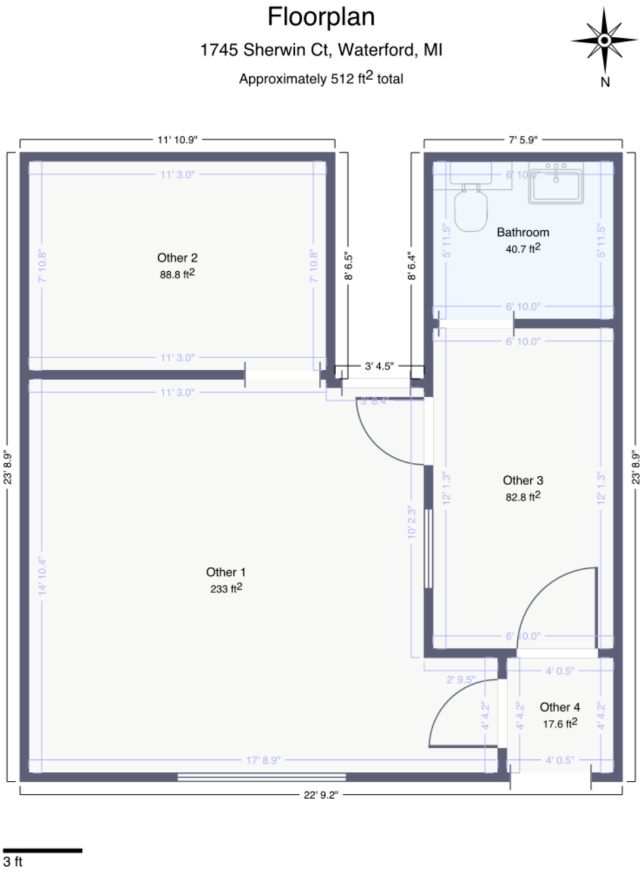
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FLOOR PLANS: 1755 Sherwin Ct | Waterford, MI 48327

Floorplan

1745 Sherwin Ct, Waterford, MI

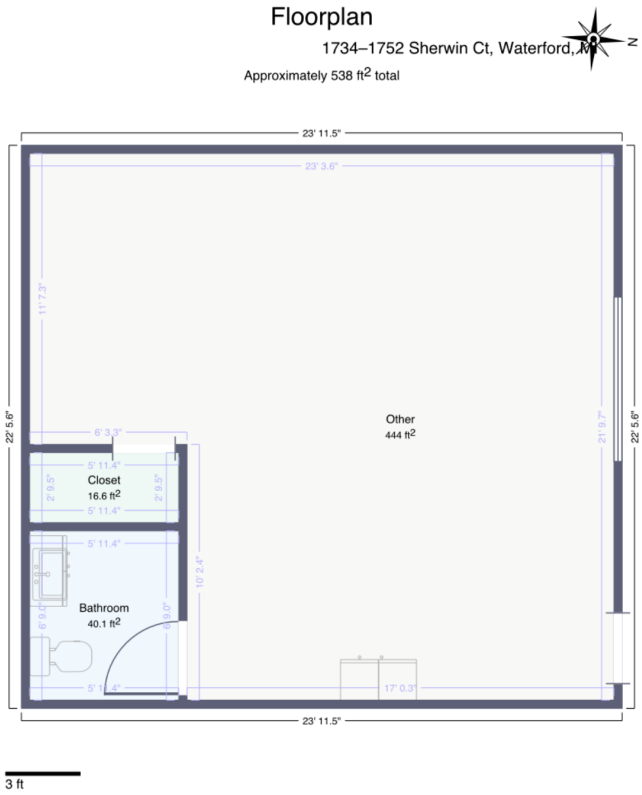
Approximately 512 ft^2 total



Floorplan

1734–1752 Sherwin Ct, Waterford, MI

Approximately 538 ft^2 total



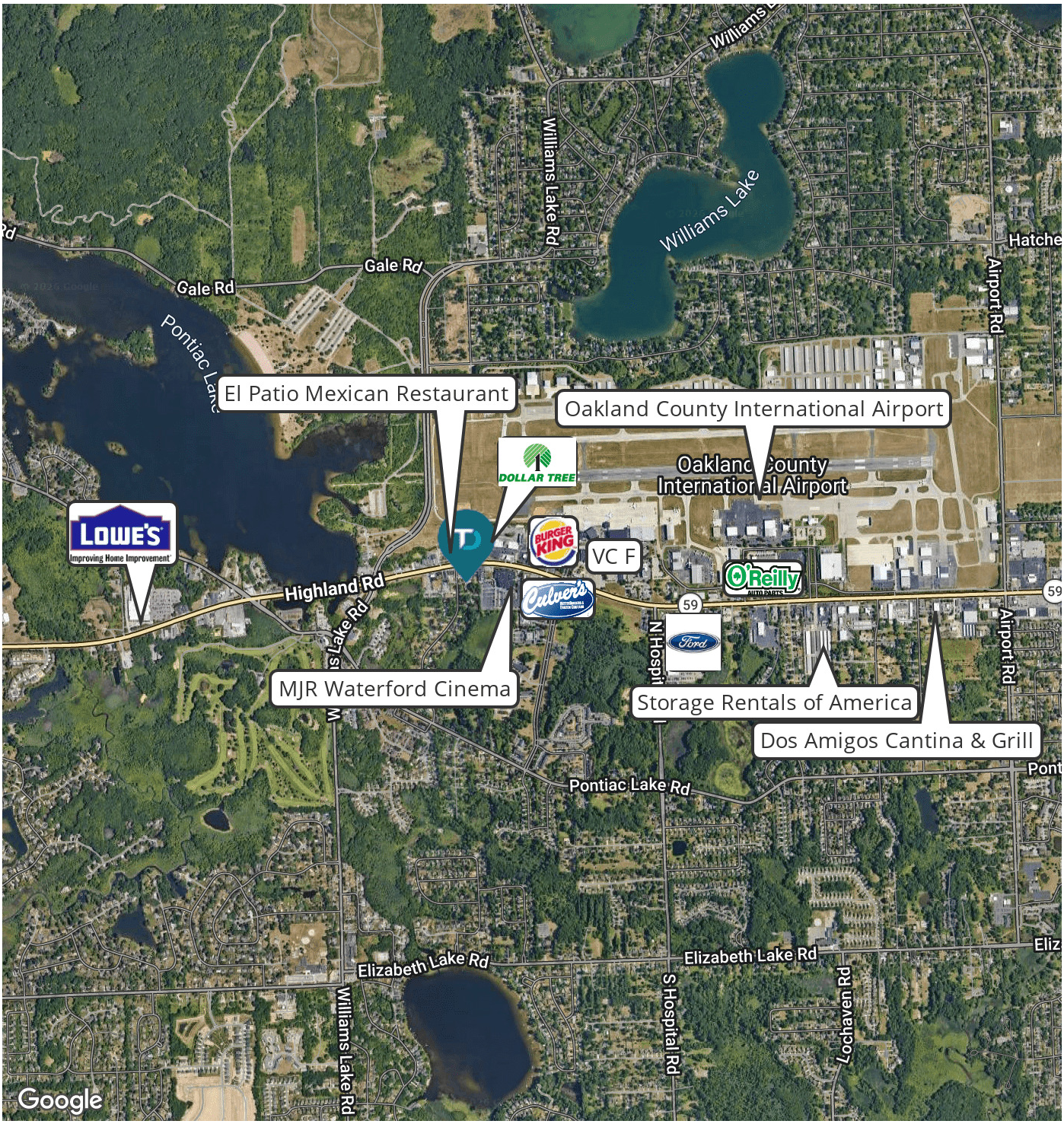
Unit 3

Unit 4

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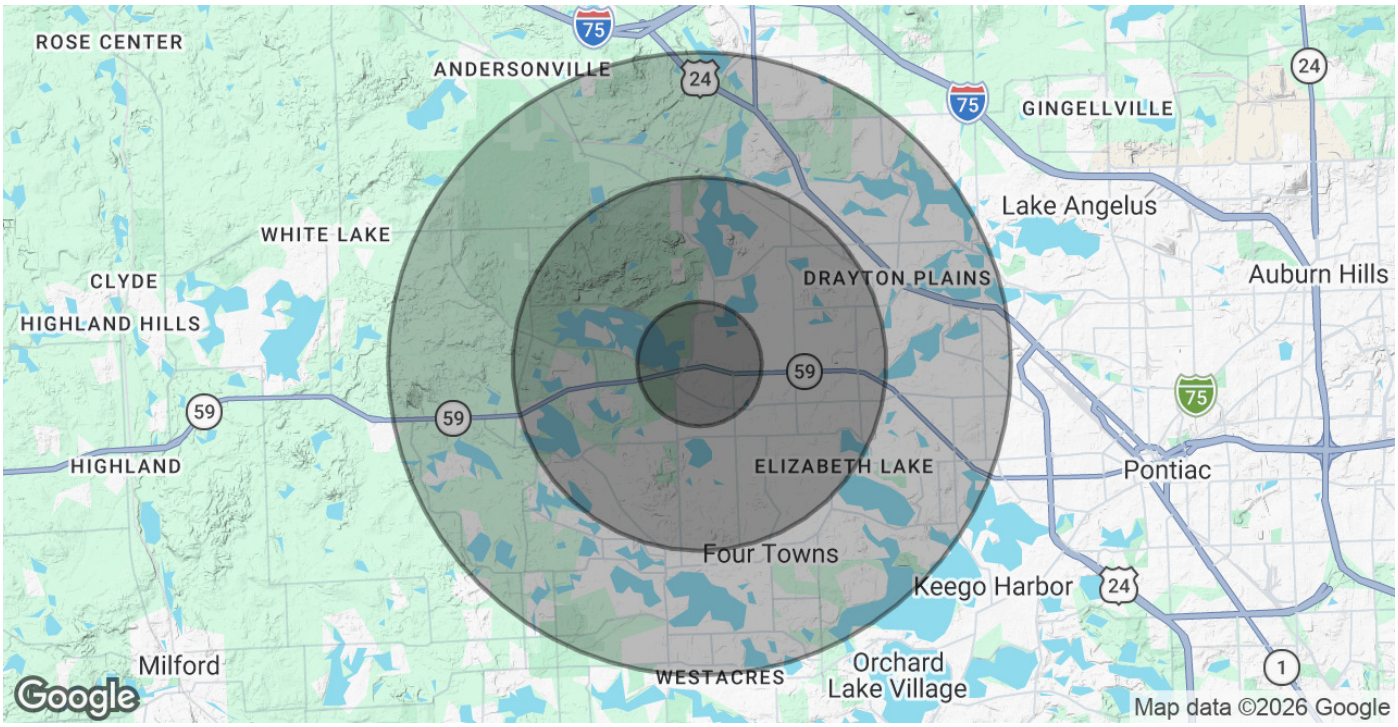
RETAILER MAP: 1755 Sherwin Ct | Waterford, MI 48327



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DEMOGRAPHICS MAP & REPORT: 1755 Sherwin Ct | Waterford, MI 48327



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	2,966	41,720	111,455
Average Age	49.9	44.6	44.4
Average Age (Male)	47.4	42.4	43.1
Average Age (Female)	51.7	45.8	44.9

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,449	17,913	46,849
# of Persons per HH	2.0	2.3	2.4
Average HH Income	$102,447	$100,116	$110,657
Average House Value	$289,011	$280,613	$302,422

2023 American Community Survey (ACS)