

SPORTWAY - WATERFORD

4309-4355 Highland Road, Waterford, MI 48328



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
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Vice President
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OFFERING SUMMARY: 4309-4355 Highland Road | Waterford, MI 48328



PROPERTY OVERVIEW

This 21.3 acre assemblage consists of three parcels, including 7.54 acres zoned C-4 and 13.73 acres zoned R-1A. The property presents a significant redevelopment opportunity with a strategic mix of commercial and residential zoning.

OFFERING SUMMARY

Sale Price: \$1,750,000.00
Lot Size: 21.3 Acres
Zoning: C-4 & R-1A

PROPERTY HIGHLIGHTS

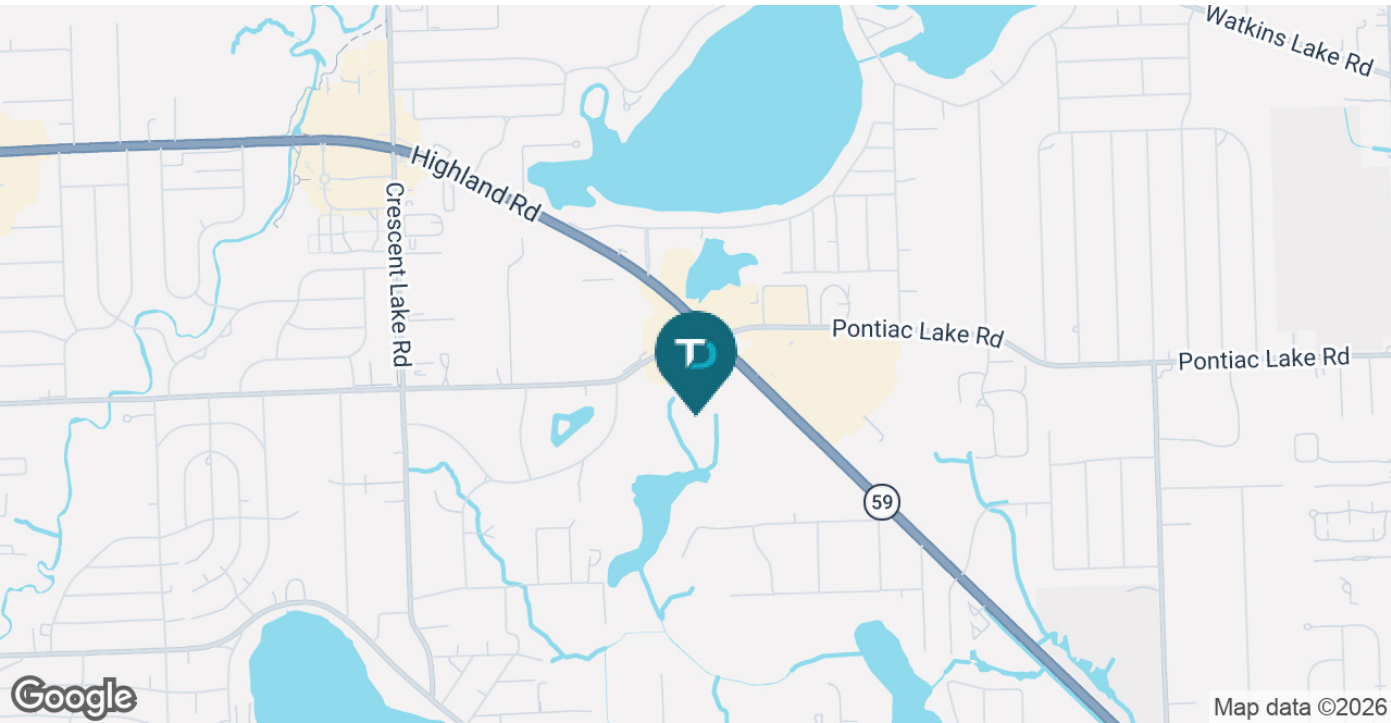
- Redevelopment Opportunity
- 21.3 Acres total acres
- 7.57 acres Zoned C-4, Extensive Business
- 13.73 acres undeveloped land, Zoned R-1A, Single Family Residential

Property Information: 4309-4355 Highland | Waterford, MI 48328

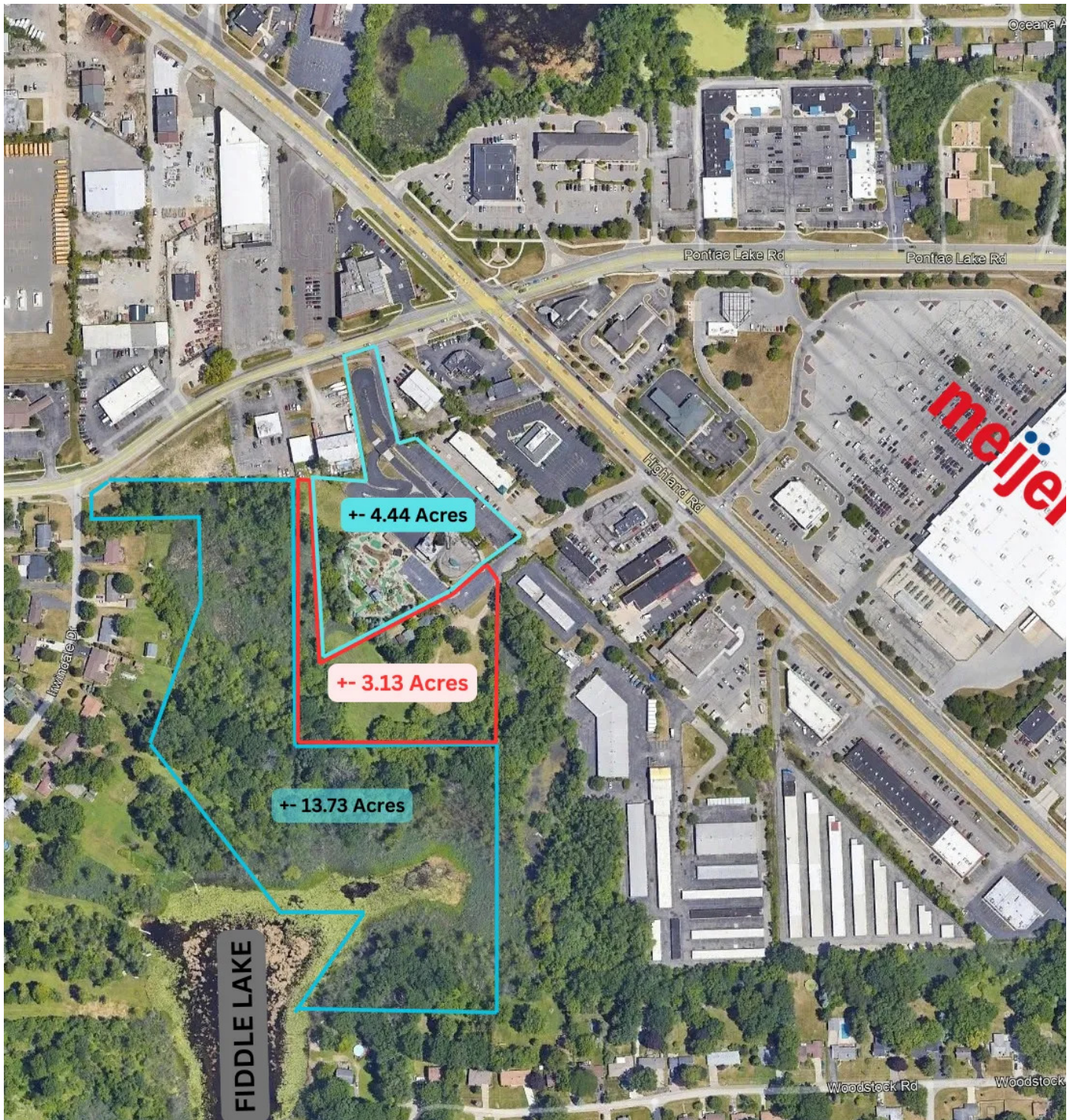
PROPERTY INFORMATION		PROPERTY INFORMATION	
Building Size:	1,839 SF	Lot Size:	21.3 Acres Total
Utilities:	All utilities located on site	Zoning	C-4 & R-1A
Parking Spaces:	82 parking spots	Traffic Count:	Highland Road (M-59): 34,848 VPD
		School District:	Waterford School District
		Legal Description:	Available upon request.
		Taxes (Combined):	2026 Summer - \$10,233.54 2025 Winter - \$4,310.80
		APN:	13-22-401-021 13-22-401-024 13-22-401-025

LOCATION INFORMATION

Located behind the southeast corner of M-59 and Pontiac Lake Road. It has direct access to Pontiac Lake Road and easement access to Highland Road (M-59).



AERIAL PHOTO: 4309-4355 Highland Road | Waterford, MI 48328

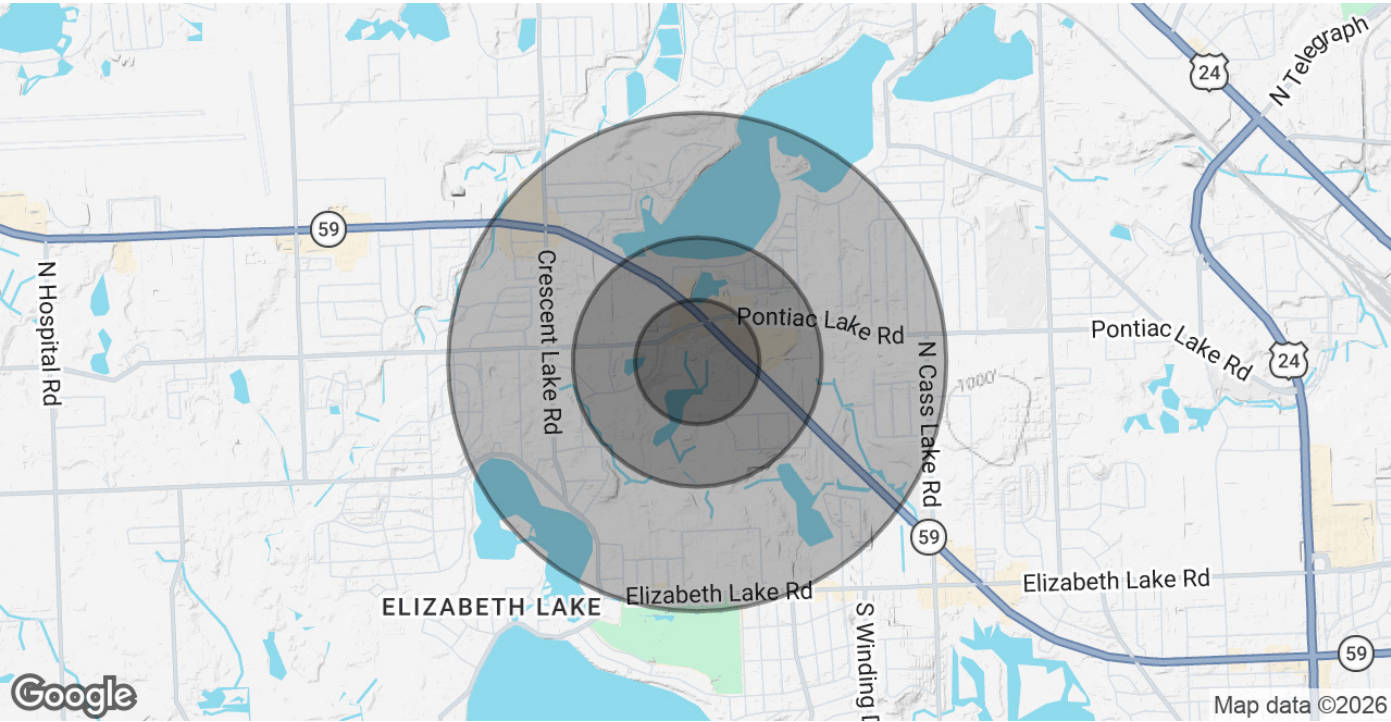


RETAILER MAP: 4309-4355 Highland Road | Waterford, MI 48328



DEMOGRAPHICS MAP & REPORT:

4309-4355 Highland Road | Waterford, MI 48328



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	343	1,401	6,683
Average Age	39.3	40.8	41.1
Average Age (Male)	39.9	41.7	41.2
Average Age (Female)	36.1	37.1	39.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	142	612	3,062
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$90,233	\$97,374	\$95,215
Average House Value	\$245,637	\$249,832	\$249,480
2023 American Community Survey (ACS)			