EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

SPORTWAY - WATERFORD

4309-4355 Highland Road, Waterford, MI 48328



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFER

Vice President

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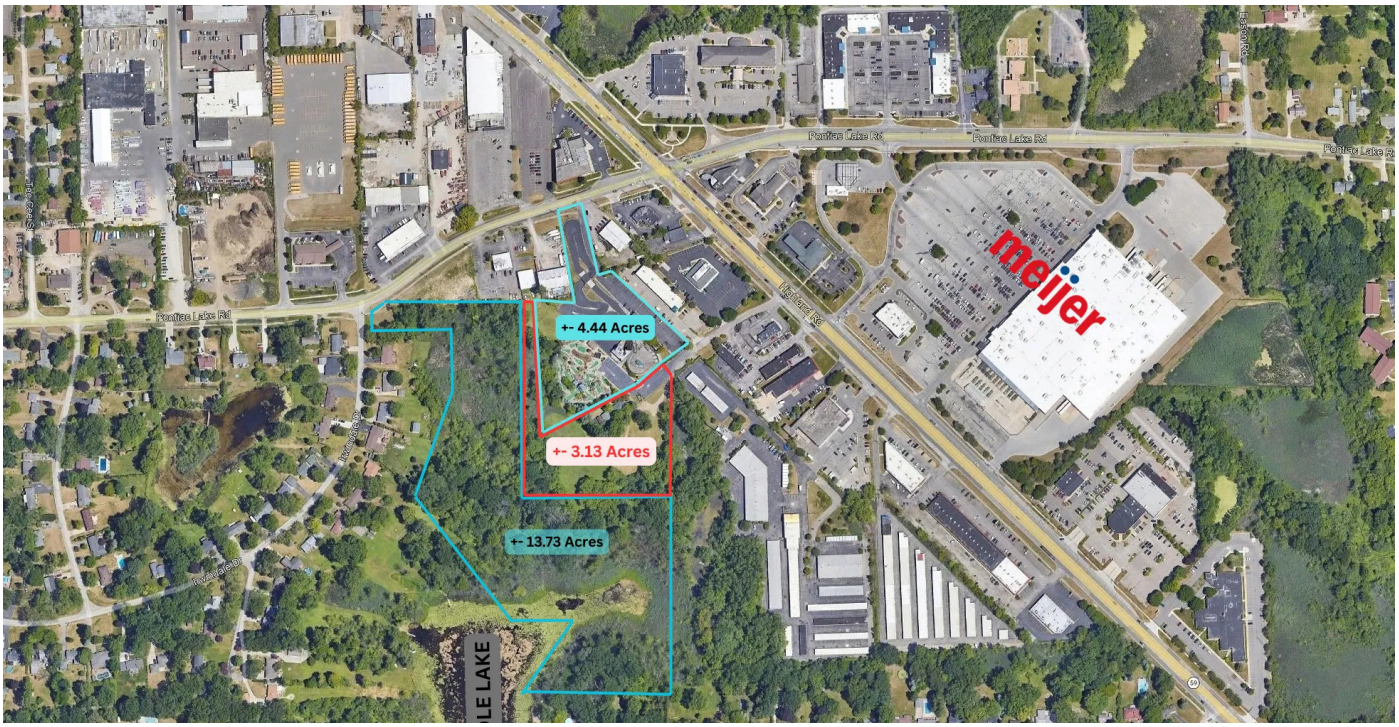
OFFERING SUMMARY: 4309-4355 Highland Road | Waterford, MI 48328



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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

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

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

PROPERTY INFORMATION

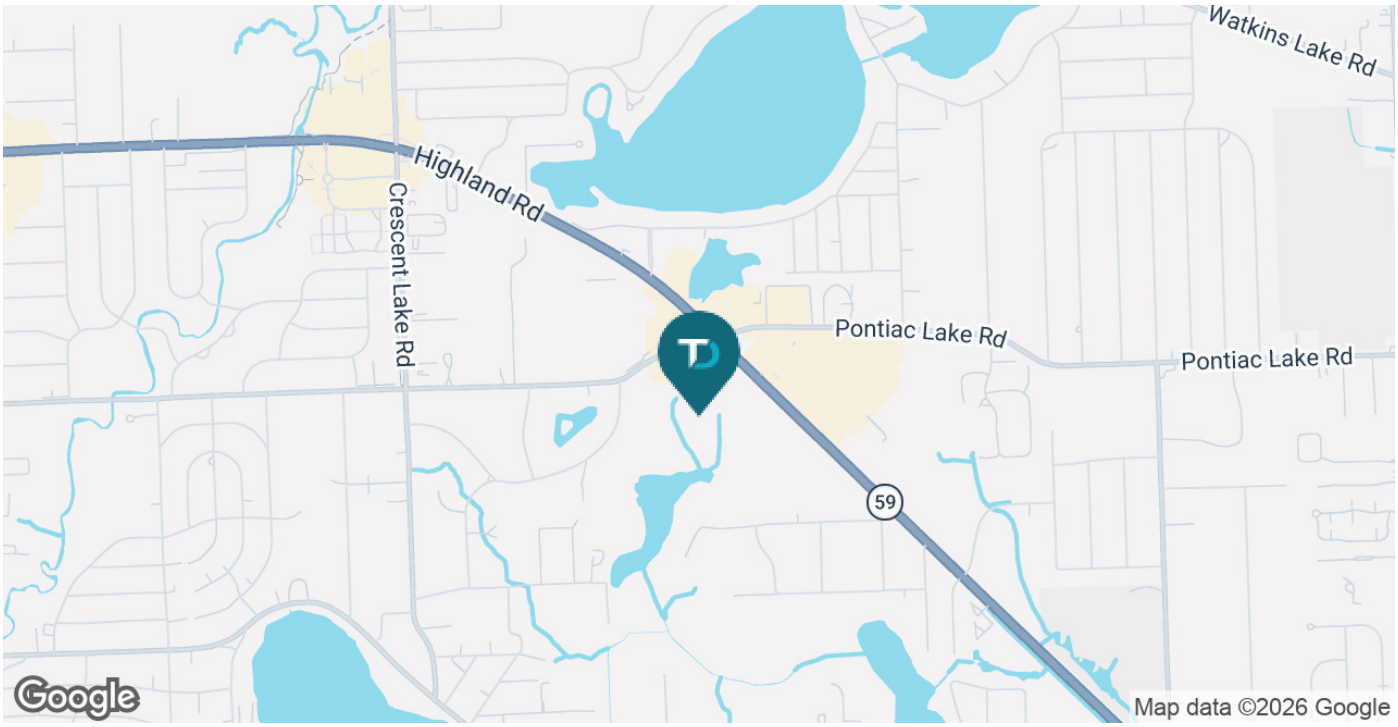
Building Size:	1,839 SF
Utilities:	All utilities located on site
Parking Spaces:	82 parking spots

PROPERTY INFORMATION

Lot Size:	21.3 Acres Total
Zoning	C-4 & R-1A
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).



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



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



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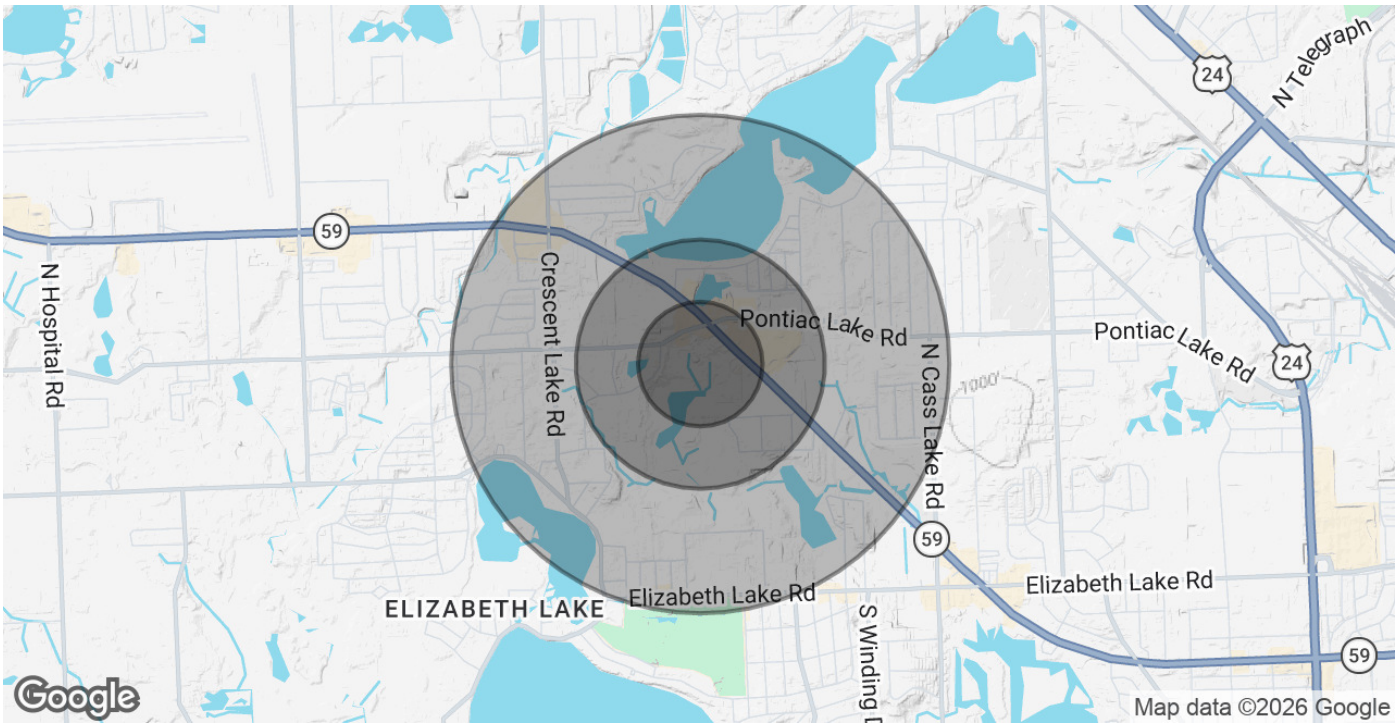
DEMOGRAPHICS MAP & REPORT: 4309-4355 Highland Road | Waterford, MI 48328



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)