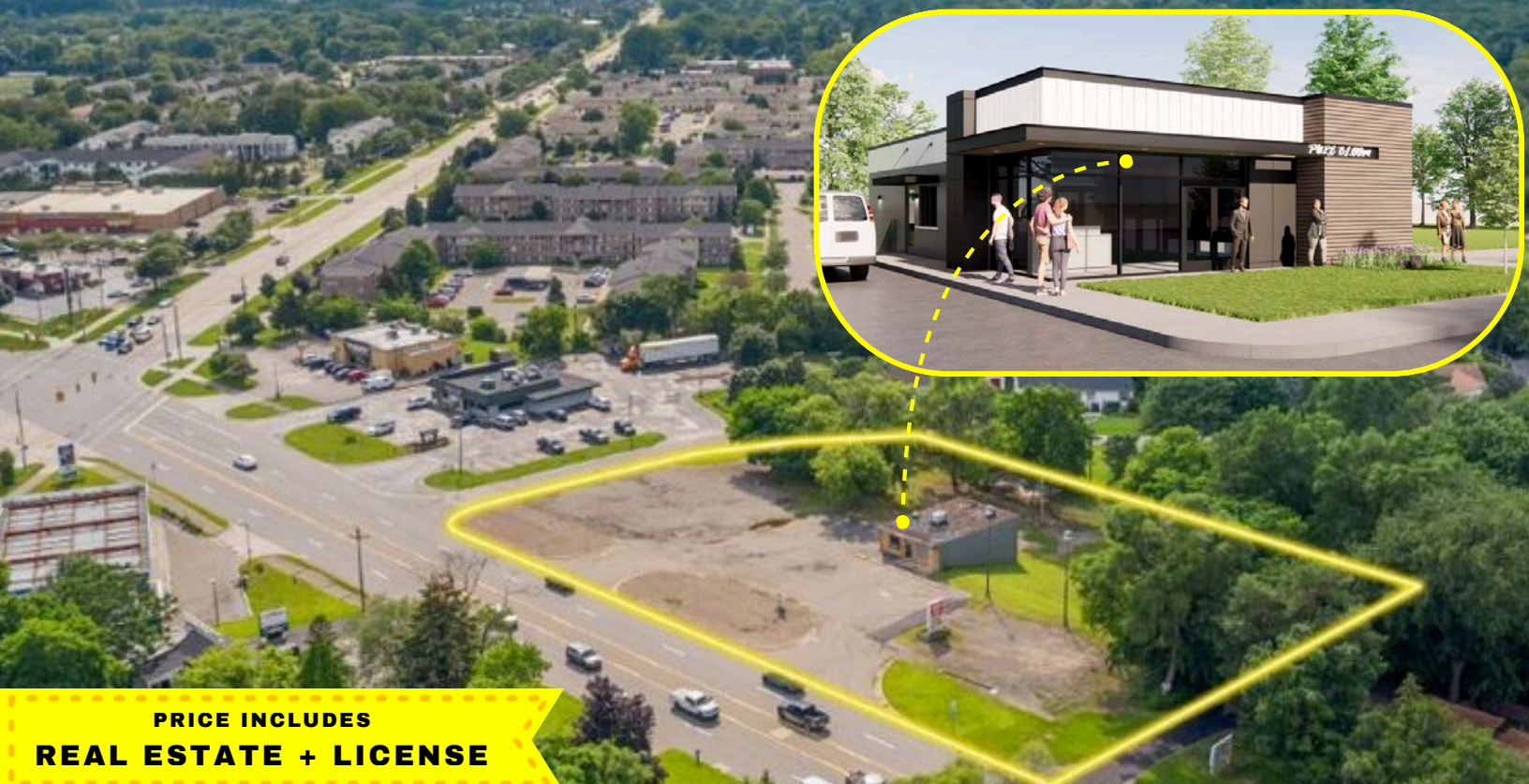




**PRICE INCLUDES
REAL ESTATE + LICENSE**

ADULT USE RETAIL FACILITY

2561 LAPEER RD. AUBURN HILLS, MI 48326

OVERVIEW

This location represents a rare opportunity to operate an adult use retail facility in one of the most sought-after cities in all of Michigan – Auburn Hills. This is a prime location less than two miles away from Oakland University and located among numerous big-box retailers (Great Lakes Crossing, Costco, Target and Meijer), fortune 500 companies (GM/Chrysler headquarters and numerous tier 1 auto suppliers) and QSRs such as McDonalds, Burger King, Wendy's, Culvers, Buddy's Pizza and many more. This location boasts a staggering 5-mile radius population of over 250,000 people and a 3-mile radius population of over 60,000 people. This location is directly passed by more than 20,000 cars per day and benefits from its close proximity to I-75, which has a daily traffic count exceeding 70,000 cars. Spread out across four parcels along busy Lapeer Rd., this location has high visibility, is perfectly situated on a bustling corner and sits at the heart of one of the most desirable commercial areas in Oakland County.

This location houses a 3,000 square foot structure in excellent condition, requiring minimal interior renovation and only modest exterior upgrades. Currently designed as an open floor plan concept, with ample on-site parking, this site is primed to be first to market in Auburn Hills. Municipal and site plan approval contingencies will streamline this project and allow for almost immediate site work/renovation upon closing.

HIGHLIGHTS

- Municipally Approved for AU Retail Operations
- HIGHLY coveted Oakland County, MI location!
- Municipally Approved Plans
- 45+ Parking Spots

SALE PRICE	
Previously: \$3,495,000	
\$2,495,000	
BUILDING SIZE	LOT SIZE
3,000 sqft	1.36 Acres
TRAFFIC COUNTS	5-MILE RADIUS POP.
20,000+	250,000+

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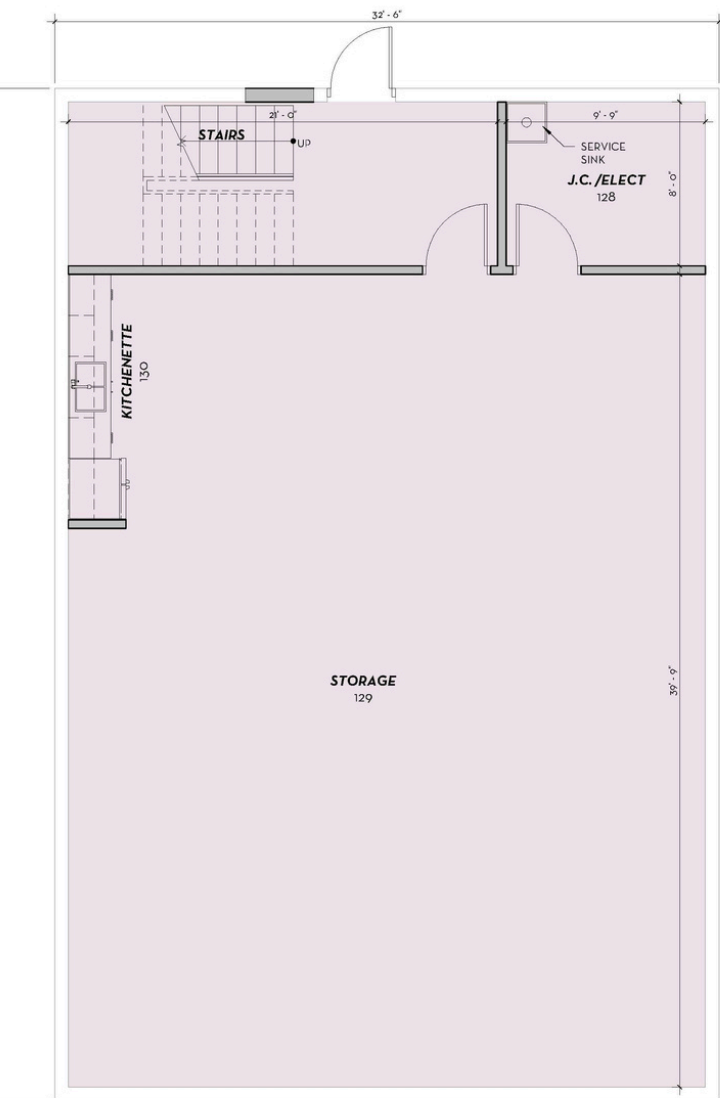




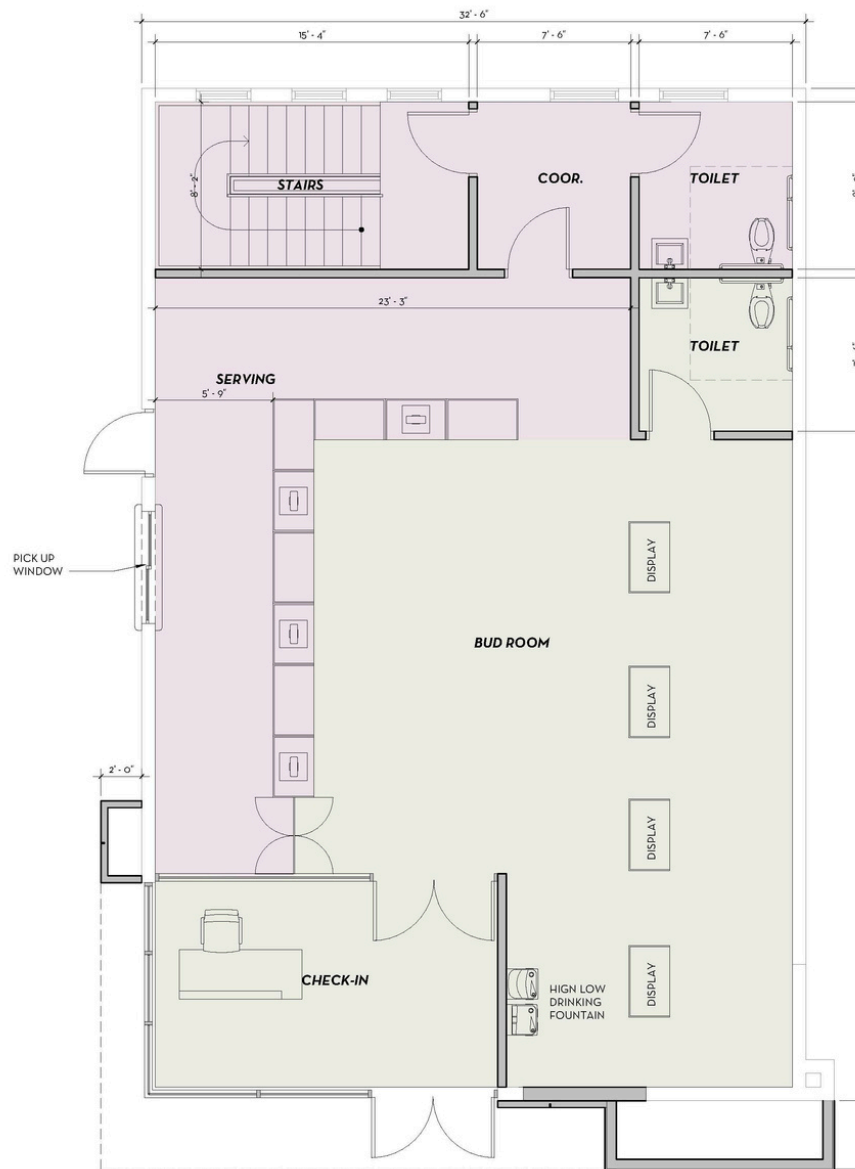
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FLOOR PLANS



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

PLAN LEGEND:

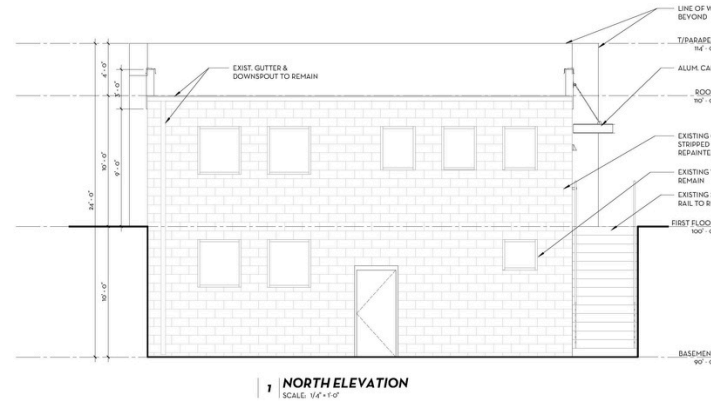
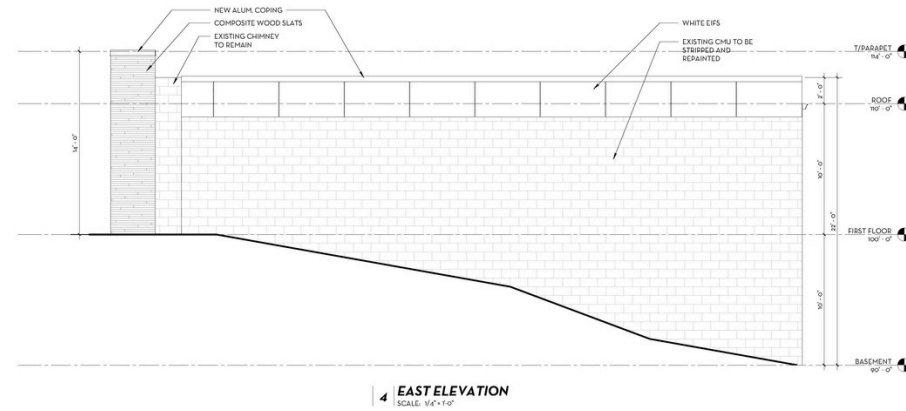
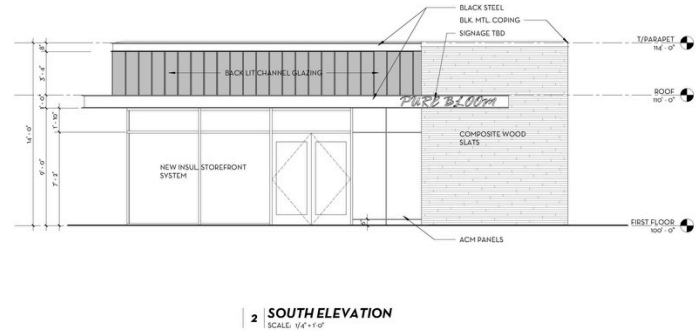
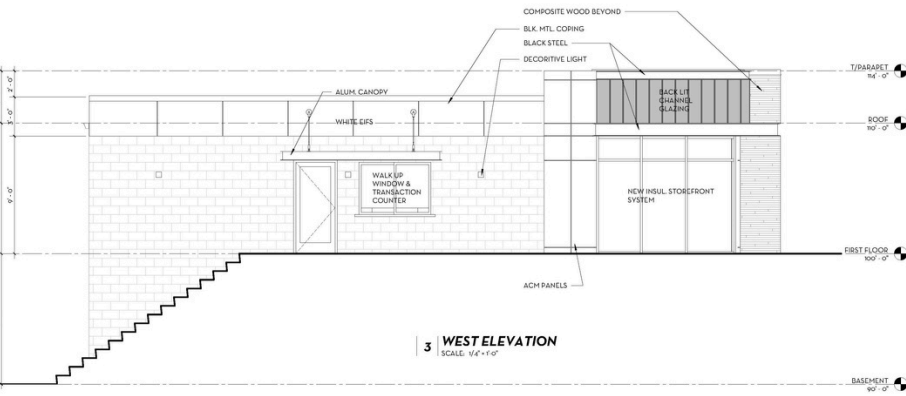


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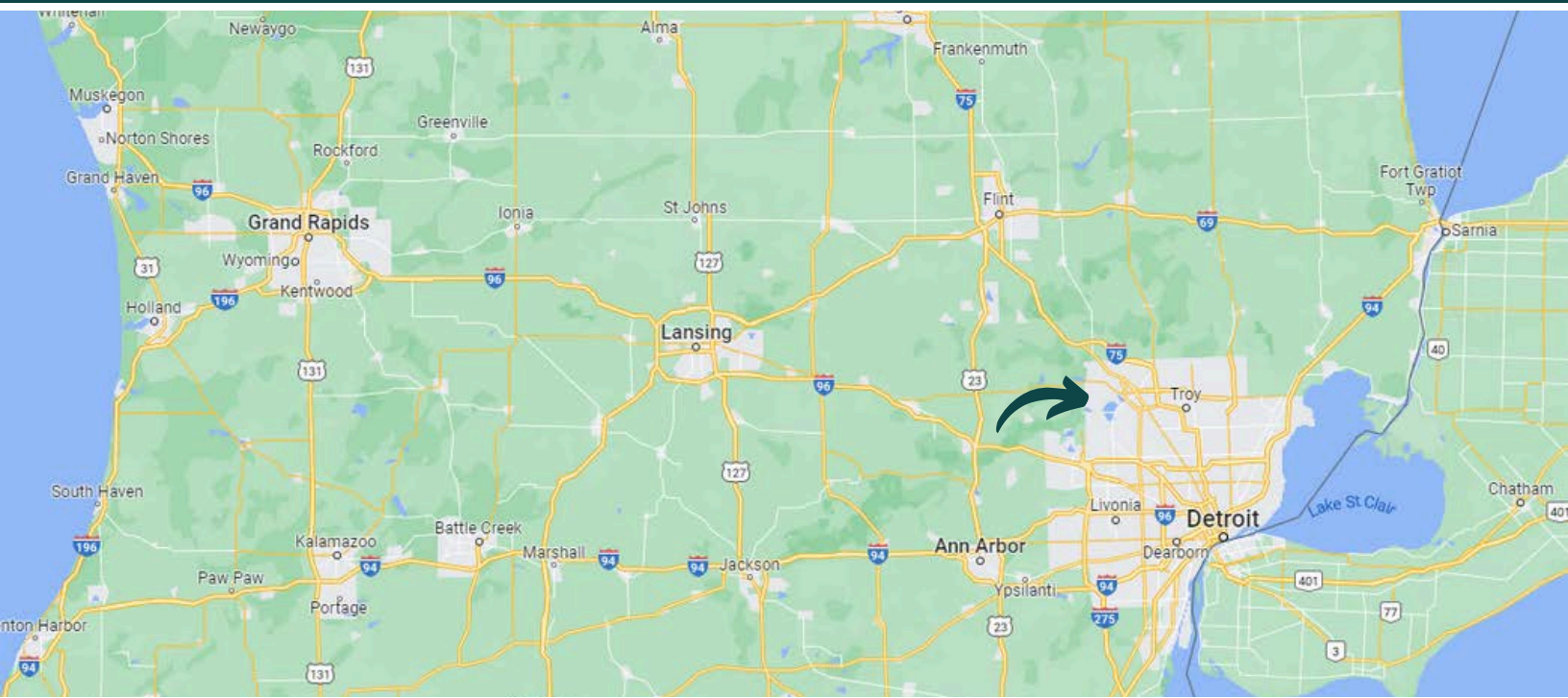


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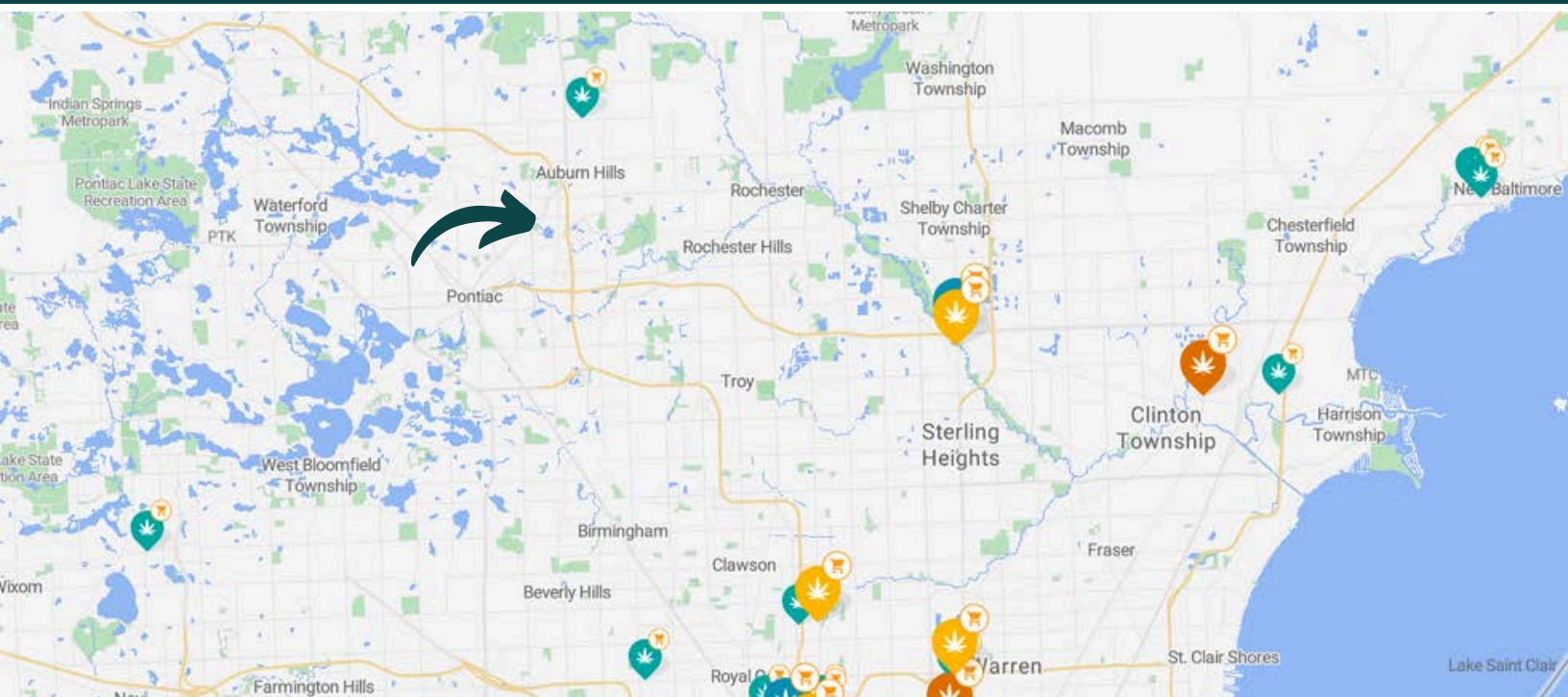
ELEVATIONS



LOCATION



COMPETITION



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DAILY TRAFFIC COUNT

LAPEER RD | 20,000+ CARS PER DAY

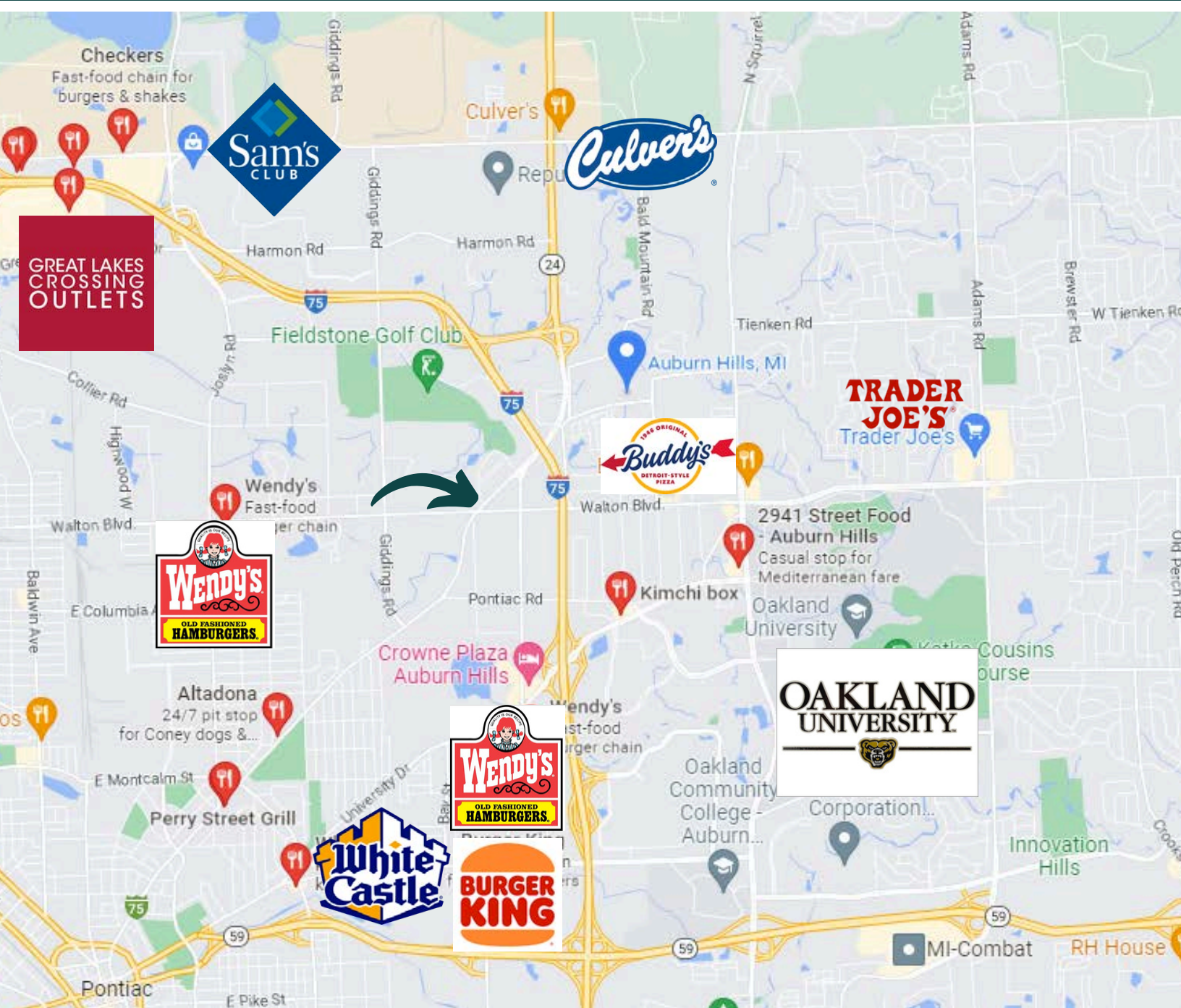


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RETAILER LOCATIONS



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POPULATION

5-MILE RADIUS: 250,000+ POPULATION



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