

# AVAILABLE FOR LEASE

990 S. LAPEER RD. OXFORD, MI

PREPARED BY AQRE ADVISORS

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AQRE  
ADVISORS



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- 1 COVER PAGE
- 2 TABLE OF CONTENTS
- 3 INVESTMENT OVERVIEW
- 4 SITE PLAN
- 5 MARKET OVERVIEW
- 6 AERIAL OVERVIEW
- 7 PROPERTY PHOTOS
- 8 DEMOGRAPHICS HH INCOME
- 9 DEMOGRAPHICS
- 10 CONTACT



# INVESTMENT OVERVIEW

990 S LAPEER RD. OXFORD, MI

AQRE Advisors is pleased to present the opportunity to acquire or lease a 1.76-acre parcel in Oxford, MI, including a former Chase Bank and adjacent land.

The Property is positioned on the North West corner of Lapeer and Drahner Rd. and includes the adjacent residential parcel. Given its strategic positioning and exposure to high traffic volume, this parcel emerges as an exceptionally opportune site for quick service restaurants and many other retailers.



**COMBINED  
LAND SIZE**  
1.76 AC



**PROPERTY  
ZONING**  
"O" OFFICE



**EXISTING  
BUILDING SIZE**  
2,815 SF








**TRAFFIC  
COUNTS**  
34,577 VPD



**FOR LEASE**  
Contact Broker

## INVESTMENT HIGHLIGHTS

-  Former Chase Bank available for lease on the hard corner of Lapeer and W. Drahner Roads.
-  Property is situated on 1.76 Acres, with access to both roads. The existing building is 2,815 SF and equipped with a Drive thru.
-  Ideal location for QSR's, Medical Users, Veterinarian clinics and many other retailers.
-  Nearby retailers include: Kroger, Meijer, Tractor Supply, CVS Pharmacy and Rite Aid.
-  Ground Lease opportunity available, contact broker for additional information.





# SITE PLAN

## 990 S. LAPEER RD. OXFORD, MI

### LEGAL DESCRIPTION:

(Per Fidelity National Title Insurance Company, Commitment Number A0793640, Revision 2, Commitment Date August 9, 2023)

Land Situated in the State of Michigan, County of Oakland, Township of Oxford.

#### PARCEL 1:

Lot 28 of Berne and Oliva's Oxford Area, a subdivision of part of the Southeast 1/4 of Section 26, Town 5 North, Range 10 East, Oakland Township, Oakland County, Michigan, according to the plat hereon and Libers 19, Page 2 of Pitsa, Oakland County Records, except that part described as follows: Commencing at the Southeast corner of said Lot 28, thence South 86 deg 20' 00" West along the South line of Lot 28, a distance of 16.00 feet, thence North 26 deg 17' 52" East a distance of 14.94 feet to point on the East line of said Lot 28, thence South 33 deg 50' 27" East along said East line a distance of 15.00 feet to the point of beginning of this description line, ALSO except a triangular part of Lot 28 of Berne and Oliva's Oxford Area, a subdivision of part of the Southeast 1/4 of Section 26, Town 5 North, Range 10 East, Oakland Township, Oakland County, Michigan, as recorded in Libers 10 of Pitsa, Page 2, Oakland County Records, said triangular part being more particularly described as beginning at the Southeast corner of said Lot 28, thence South 86 deg 20' 00" West, along the South line of Lot 28, a distance of 40.00 feet, thence Northerly to a point on the East line of said Lot 28, said point being distant Northwest 40.00 feet from the Southeast corner, thence South along said East line a distance of 40.00 feet to the point of beginning, except that part described as follows: which has been deeded to the Michigan State Highway Department, Commencing at the Southeast corner of said Lot 28, thence South 86 deg 20' 00" West, along the South line of Lot 28, a distance of 15.00 feet, thence North 26 deg 17' 52" East a distance of 14.94 feet to a point on the East line of said Lot 28, thence South 33 deg 50' 27" East, along said East line a distance of 15.00 feet to the point of beginning.

#### PARCEL 2:

The South 1/2 of Lot 27 of Berne and Oliva's Oxford Area, being a subdivision of part of the Southwest 1/4 of Section 26, Town 5 North, Range 10 East, Oakland Township, Oakland County, Michigan, as recorded in Libers 19, Page 2 of Pitsa, Oakland County Records.

### SCHEDULE B-II EXCEPTIONS:

(Per Fidelity National Title Insurance Company, Commitment Number A0793640, Revision 2, Commitment Date August 9, 2023)

Items 1-11 are not plottable or survey items

- 12 Comments, conditions, restrictions and easements but omitting any comments or restrictions, if any, including but not limited to those based upon race, color, religion, sex, marital status, ancestry, or source of income, as set forth in applicable state or federal law, except to the extent that said comment or restriction is permitted by applicable law, as set forth in the document.  
Recording No: Liber 492, Page 46; Liber 44 Miscellaneous Records, Page 533 and Liber 4094, Page 437 [AFFECTS ALL OF THE SUBJECT PROPERTY]
- 13 Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document in favor of Michigan State Highway Commission.  
Recording No: Liber 5325, Page 189 (as to Lot 28) (PARCEL 1) [AS PLOTTED]
- 14 Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document in favor of County of Oakland for sanitary sewer.  
Recording No: Liber 5635, Page 252 (PARCEL 1) [AS PLOTTED]
- 15 Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document in favor of Michigan Bell Telephone Company, a Michigan corporation.  
Recording No: Liber 4447, Page 771 (PARCEL 1) [AS PLOTTED]
- 16 Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document in favor of Board of County Road Commissioners, County of Oakland.  
Recording No: Liber 1282, Page 416 (PARCEL 1) [AS PLOTTED]
- 17 Easement and Right of Way Grant.  
Recording Date: August 13, 2009.  
Recording No: Liber 41408, Page 69 (PARCEL 1) [AS PLOTTED]
- 18 Quit Chain Conveyance of Fee Simple Property, Easements and Right-of-Way for Water Supply System and Sanitary Sewer System Facilities and Improvement.  
Recording Date: October 15, 2019.  
Recording No: Liber 53375, Page 19 (PARCEL 1) [AS PLOTTED]
- 19 Safety Path Easement.  
Recording Date: October 21, 2019.  
Recording No: Liber 53397, Page 674 (PARCEL 1) [AS PLOTTED]
- 20 Water Supply System Easement.  
Recording Date: October 21, 2019.  
Recording No: Liber 53397, Page 682 (PARCEL 1) [AS PLOTTED]
- 21 Terms and conditions contained in Notice of Lis Pendens as recorded in Liber 5567, Page 871 (PARCEL 1) [AS PLOTTED, TEMPORARY EASEMENTS NOT PLOTTED]
- 22 Temporary Construction Right of way in favor of the County of Oakland.  
Recording No: Liber 5522, Page 372 (PARCEL 2) [NOT PLOTTED, MAY BE EXPIRED]
- 23 Grant of Permanent Easement for Water Supply System and Safety Path.  
Recording Date: April 25, 2019.  
Recording No: Liber 52785, Page 371 (PARCEL 2) [AS PLOTTED]

**FLOODPLAIN NOTE:**  
AN UNDESIGNED FLOOD HAZARD AREA HAS BEEN DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN. THE FLOODPLAIN IDENTIFICATION MAP NUMBER AND DATE OF SEPTEMBER 21, 2006.

### SURVEYORS GENERAL NOTES:

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon the land abutting said property except as shown hereon.

This map or plat and the survey on which it is based were made in accordance with laws regarding surveying in the State of Michigan.

The property described herein is the same property described in First American Title Insurance Company Commitment Number 088965, Commitment Date April 20, 2023 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

The property shown hereon has direct access to Lapeer Road (M-24) and W. Drainer Road, dedicated public roads, maintained by the Oakland County Road Commission.

Except as shown, all visible utilities serving the subject property enter through adjoining public street(s) and/or recorded public utility easement(s).

There is no visible evidence of earth moving work or construction of any kind on the subject property at the time of survey.

There is no visible evidence of the property being used as a solid waste dump, sump, or sanitary landfill.

There is possible water main within the water main easement along the northeastern side of the subject property. No documentation has been provided.

### PARKING SPACES

35 REGULAR SPACES  
2 HANDICAP SPACES

### CERTIFICATE OF SURVEY

To: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
DRAWING DEVELOPMENT, LLC a Michigan limited liability company  
FARMERS & MERCHANTS STATE BANK, its successors and/or assigns or their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Michigan Department of Transportation's ALTA/NSPS Land Title Surveying, jointly established and adopted by ALTA and NSPS in 2021, and includes items 2, 3, 4, 5, 6, 10(a), 11, and 16 of Table A thereof. Subject to the provisions of the Standards of Accuracy by ALTA and NSPS and in effect on the date of this certification, the accuracy of the lines, areas, and bearings shown on this map or plat and the survey on which it is based is guaranteed and warranted to the extent of the survey, and no caveat that which is specified therein. The field work was completed on April 25, 2023.





Drawn by: Matthew PE No. 400702680 DATE: \_\_\_\_\_  
Agent for: PEA, Inc.

**LEGEND:**

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- POLYETHYLENE PIPE (1866" DIA)
- POLYETHYLENE PIPE (1872" DIA)
- POLYETHYLENE PIPE (1878" DIA)
- POLYETHYLENE PIPE (1884" DIA)
- POLYETHYLENE PIPE (1890" DIA)
- POLYETHYLENE PIPE (1896" DIA)
- POLYETHYLENE PIPE (1902" DIA)
- POLYETHYLENE PIPE (1908" DIA)
- POLYETHYLENE PIPE (1914" DIA)
- POLYETHYLENE PIPE (1920" DIA)
- POLYETHYLENE PIPE (1926" DIA)
- POLYETHYLENE PIPE (1932" DIA)
- POLYETHYLENE PIPE (1938" DIA)
- POLYETHYLENE PIPE (1944" DIA)
- POLYETHYLENE PIPE (1950" DIA)
- POLYETHYLENE PIPE (1956" DIA)
- POLYETHYLENE PIPE (1962" DIA)
- POLYETHYLENE PIPE (1968" DIA)
- POLYETHYLENE PIPE (1974" DIA)
- POLYETHYLENE PIPE (1980" DIA)
- POLYETHYLENE PIPE (1986" DIA)
- POLYETHYLENE PIPE (1992" DIA)
- POLYETHYLENE PIPE (1998" DIA)
- POLYETHYLENE PIPE (2004" DIA)
- POLYETHYLENE PIPE (2010" DIA)
- POLYETHYLENE PIPE (2016" DIA)
- POLYETHYLENE PIPE (2022" DIA)
- POLYETHYLENE PIPE (2028" DIA)
- POLYETHYLENE PIPE (2034" DIA)
- POLYETHYLENE PIPE (2040" DIA)
- POLYETHYLENE PIPE (2046" DIA)
- POLYETHYLENE PIPE (2052" DIA)
- POLYETHYLENE PIPE (2058" DIA)
- POLYETHYLENE PIPE (2064" DIA)
- POLYETHYLENE PIPE (2070" DIA)
- POLYETHYLENE PIPE (2076" DIA)
- POLYETHYLENE PIPE (2082" DIA)
- POLYETHYLENE PIPE (2088" DIA)
- POLYETHYLENE PIPE (2094" DIA)
- POLYETHYLENE PIPE (2100" DIA)
- POLYETHYLENE PIPE (2106" DIA)
- POLYETH

# MARKET OVERVIEW

## OXFORD, MI

-  Oxford, MI is an upscale community boasting household incomes in excess of \$100,000 in a 2-mile radius. It is home to +/- 136,602 residents and 4,132 businesses (based on a 5-mile radius of the Subject Property).
-  Beaumont Health, SE Michigan's largest healthcare system, is constructing a brand new 117-bed \$140 million hospital a half mile away from the subject property. The aim is to fulfill Oxford Township's rapidly increasing population.
-  Ongoing developments in Oxford's neighboring township, Lake Orion, will feature new homes and a \$4 billion General Motors Co. EV-truck producing plant. It will provide thousands of new jobs and economic upside to the greater area.
-  Oxford Crossing benefits from the traffic generated from nearby national retailers: Meijer, McDonald's, Tim Horton's, Tractor Supply Company, Kroger, Dollar Tree, and more.





# AERIAL OVERVIEW

990 S. LAPEER RD. OXFORD, MI





# PROPERTY PHOTOS

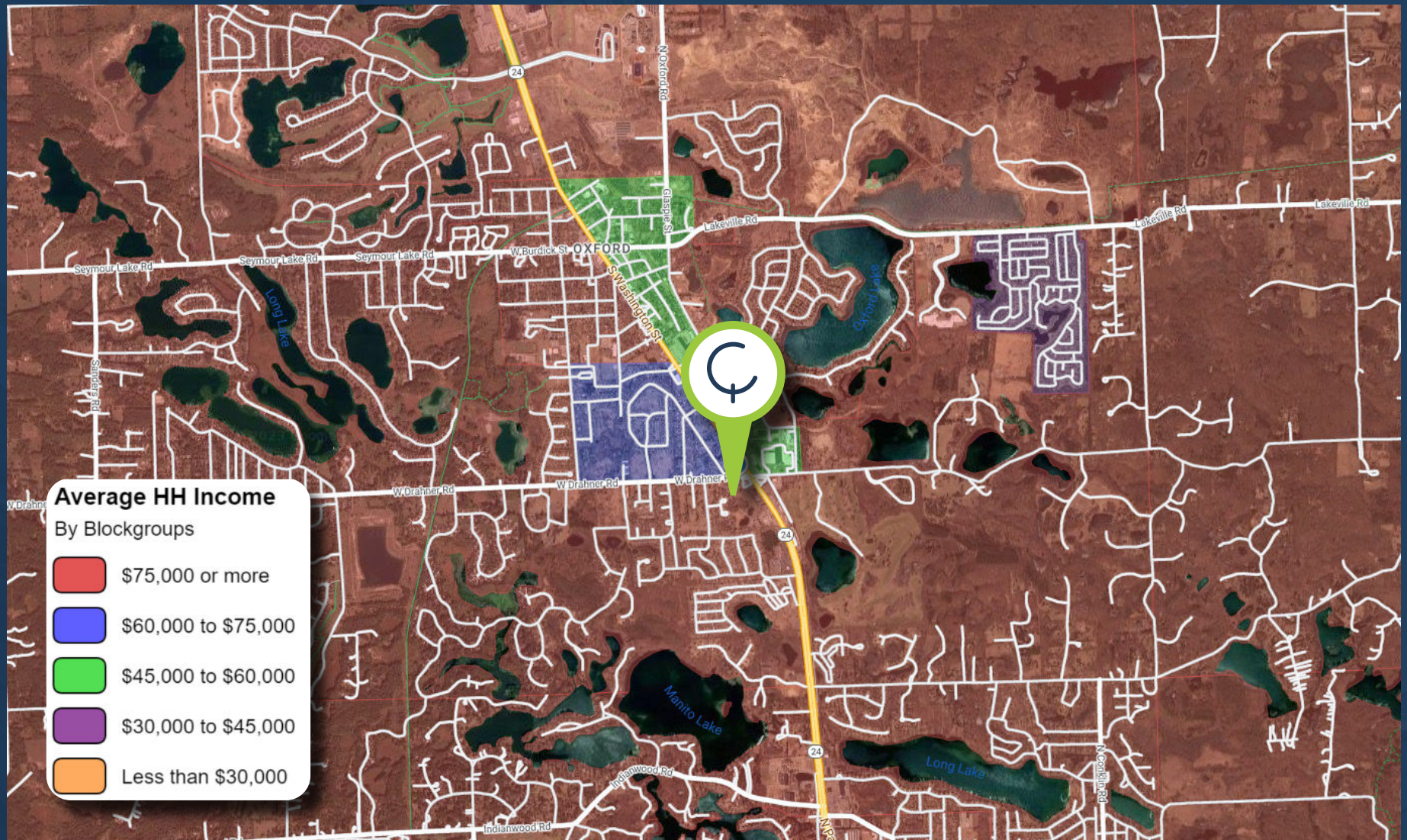
990 S. LAPEER RD. OXFORD, MI





# DEMOGRAPHICS AVERAGE HH INCOME

WARREN, MI





# DEMOGRAPHICS | 990 S LAPEER RD. OXFORD, MI

\*Data provided by CoStar 2023

	2 mile radius	5 mile radius	10 mile radius
Population	17,956	48,558	197,688
Average HH Income	\$117,299	\$118,633	\$122,658
Population Median Age	40.5	41.2	41
Households	6,713	17,744	73,445
Total Businesses	758	1,675	6,103

## KEY FACTS



48.5K  
POPULATION

1.6K

TOTAL  
BUSINESSES

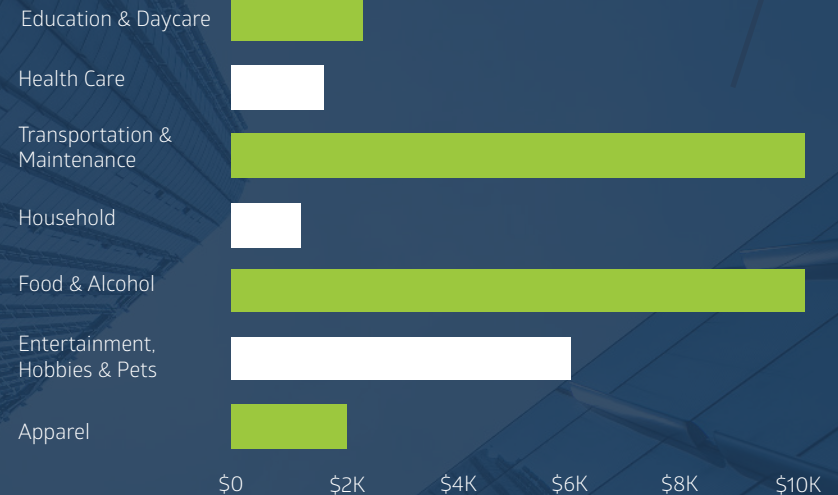


17,744  
NUMBER OF  
HOUSEHOLDS

\$118.6K  
AVG. HH  
INCOME

\*BASED ON 5 MILE RADIUS

### Avg. Household Spending - 5 Mile Radius 2022





# CONTACT

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