



FOR LEASE | OXFORD MILLS SHOPPING CENTER

1350-1530 SOUTH LAPEER ROAD | OXFORD, MI

4,287– 28,151 SF AVAILABLE WITHIN AN ANCHORED CENTER ALONG HIGH TRAFFIC CORRIDOR



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PROPERTY SUMMARY

- ✓ Excellent Opportunity for Retail, Office, or Medical Users
- ✓ Oxford Mills Center, Anchored by Harbor Freight and Located on a High Traffic Road
- ✓ Suites from 4,287SF to 28,151 SF Available
- ✓ 2.4MM SF of Retail, Office, and Industrial Companies within a 2 Mile Radius
- ✓ 52,797 Cars Per Day and \$129,499 Avg. HH Income
- ✓ Large Parking Field, Spaces Highly Visibility On The Main Road, Pylon Sign
- ✓ Immediate Area Includes Meijer, Kroger, Ace, Dunham's Sports, Starbucks, Sit-Down National, Regional and Local Restaurants, QSR's, Banks, USPS, to name a few.
- ✓ Strong Residential and Commercial Synergy
- ✓ Minutes from I-75 and M-59.



LEASE TYPE
NNN



LEASE RATE
Contact Broker



AVAILABLE SPACE
4,287- 28,151 SF



CONTIGUOUS SF
28,151 SF

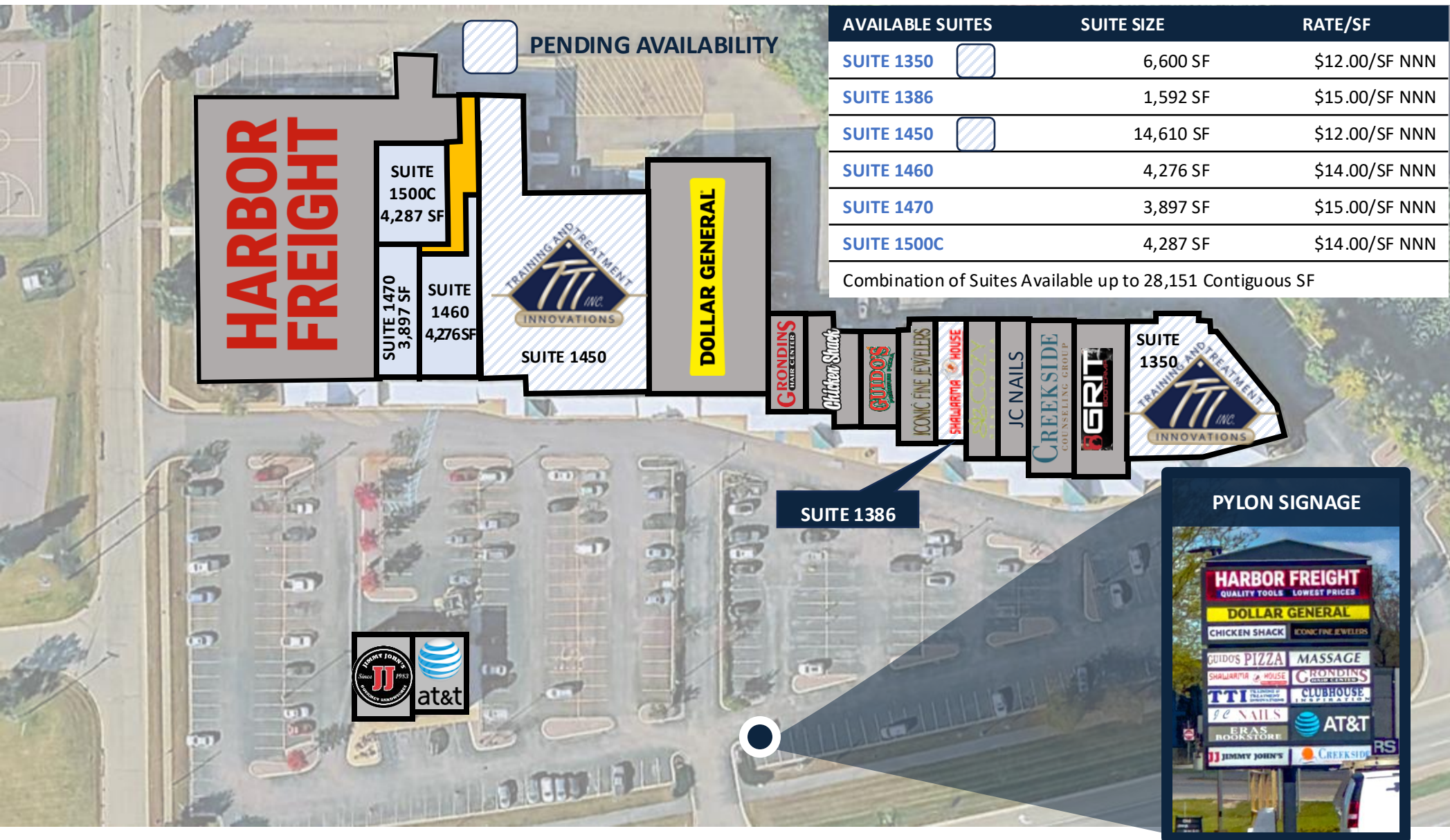
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PROPERTY SITE PLAN



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AVAILABLE SPACES



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PROPERTY PHOTOS



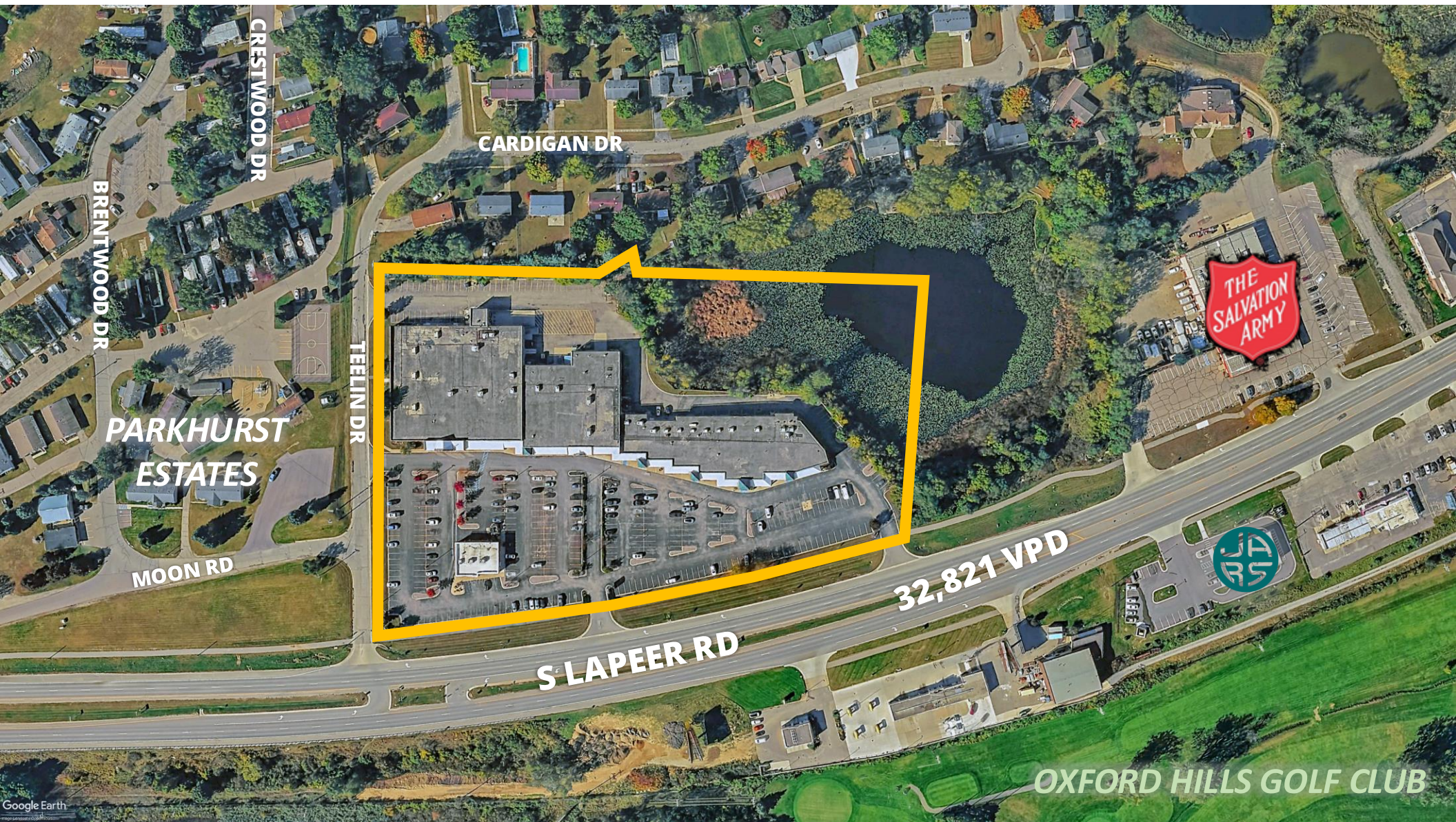
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PROPERTY PHOTOS



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PROPERTY OUTLINE



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AERIAL VIEWS



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LOCAL OVERVIEW



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LOCATION OVERVIEW

Oxford, Michigan offers an appealing blend of small-town character and strategic growth potential that is increasingly attractive to real estate developers and investors. Located in northern Oakland County—one of Southeast Michigan’s most economically stable and affluent regions—Oxford benefits from proximity to major employment hubs such as Auburn Hills, Troy, and Detroit while maintaining a distinct, low-density charm. The area features a growing population base, strong household incomes relative to surrounding regions, and a pro-development local climate that has supported a steady expansion of residential communities, retail pockets, and mixed-use opportunities. With available land parcels, evolving infrastructure, and demand for newer housing stock, Oxford represents a compelling setting for projects that balance suburban lifestyle with accessibility to regional commerce corridors.

Adjacent Lake Orion enhances the overall market appeal by adding a lifestyle-driven component that significantly elevates property values and absorption rates. Known for its all-sports lake, vibrant downtown village, and established residential desirability, Lake Orion attracts buyers seeking waterfront living, walkable amenities, and a community-oriented environment. The synergy between Oxford’s land availability and Lake Orion’s established desirability creates a favorable dynamic for developers—allowing for a range of product types from entry-level suburban housing to higher-end or lifestyle-focused developments. Together, the two markets benefit from continued inward migration from denser metro areas, making them well-positioned for long-term appreciation, diversified housing demand, and strategic investment returns in Southeast Michigan’s evolving residential landscape.



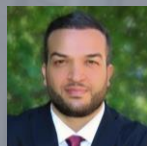
Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	3,671	30,712	50,717
Total Households	1,544	12,332	19,941
Total Family Households	1,045	8,534	14,381
Average Household Size	2.37	2.48	2.53
Median Age	43.5	41.2	41.8
Population Age 25+	2,603	21,620	35,664
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.52%	0.35%	0.57%
Average Household Income	\$142,332	\$137,119	\$148,008
Total Businesses	138	966	1,371
Total Daytime Population	3,477	24,690	40,527
Daytime Population: Workers	1,540	10,005	15,862
Daytime Population: Residents	1,937	14,685	24,665

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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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