

Industrial Building & Outdoor Storage

For Lease



637 Brown Road
Orion Township, Michigan

- 4,473 SF warehouse and office building
- 4.38 acres with BIZ zoning
- Fenced and gated yard, two grade-level doors, and radiant heat
- Within one mile of I-75 on/off ramps
- Lease: $8,000/month NNN
- Sale potential and assemblage opportunities up to 7.23 acres

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ORION TOWNSHIP, MICHIGAN

Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Potential Gross Revenue			
Total Population	1,355	37,746	129,647
Total Households	554	15,976	52,247
Total Family Households	357	9,511	31,974
Average Household Size	2.42	2.35	2.38
Median Age	41.6	37.0	37.6
Population Age 25+	987	26,011	88,585
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.60%	0.43%	0.62%
2020 – 2025 Population: Annual Growth Rate (CAGR)	3.24%	0.24%	-0.04%
5 Year Projected Trends: Annual Rate			
Population	1.21%	0.12%	0.04%
Households	1.71%	0.57%	0.47%
Families	1.63%	0.42%	0.31%
Median Household Income	2.96%	2.74%	3.37%
Current Year Population By Sex			
Male Population / % Male	696 / 51.4%	18,783 / 49.8%	64,779 / 50.0%
Female Population / % Female	659 / 48.6%	18,963 / 50.2%	64,868 / 50.0%
Income & Households Summary			
Median Household Income	$115,725	$76,514	$83,886
Average Household Income	$170,603	$107,145	$117,850
Per Capita Income	$68,282	$45,108	$47,981
Summary Business Data			
Total Businesses	337	1,274	4,155
Total Daytime Population	7,214	45,988	141,959
Daytime Population: Workers	6,578	26,876	75,291
Daytime Population: Residents	636	19,112	66,668



Building Size	4,473 SF
Land Area	4.38 Acres
Clear Height	15’
Grade Level Doors	Two (2) 12’ X 14’ Doors
Road Frontage	150’
HVAC	Radiant Heat in Shop, Air-Conditioned Office
Floor Drains	Yes
Security System	Installed
Yard	Gated, Gravel
Zoning	BIZ
Lease Rate	$8,000 / Month



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