



OFFERING MEMORANDUM

3,600 SF Freestanding Building

31006 Orchard Lake Road | Farmington Hills, Michigan

Contact Broker for Pricing | Ground or Direct Lease | Build to Suit



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Freestanding Building | Farmington Hills, Michigan

Executive Summary

Colliers is pleased to exclusively present for lease **31006 Orchard Lake Road**, a **±3,600 square foot freestanding building** in Farmington Hills, Michigan, positioned directly across Orchard Lake Road from Hunter's Square, one of Oakland County's largest retail redevelopments.

The Property offers a rare opportunity in one of metro Detroit's strongest retail corridors. With 165 feet of frontage on Orchard Lake Road, two points of ingress and egress, and a signalized hard corner trade area carrying more than 49,000 vehicles per day, the site is suited to a wide range of national and regional users. **Ownership will entertain a ground lease, a build-to-suit, or a direct lease, and the site carries potential for drive-thru reconfiguration subject to municipal approval.**

Across the street, **Hunter's Square** is undergoing a **\$50 million redevelopment** into a refreshed regional destination anchored by Meijer, Nordstrom Rack, and Total Wine & More, with restaurant and small shop tenants including First Watch, Cava, Five Guys, and Buffalo Wild Wings. The subject Property is ideally positioned to benefit from the substantial national and regional demand this redevelopment is generating along the corridor.

With an affluent trade area averaging \$165,516 in household income within three miles and a daytime population exceeding 200,000 within five miles, 31006 Orchard Lake Road represents a premier opportunity to establish a high visibility presence at the center of a transforming retail node.

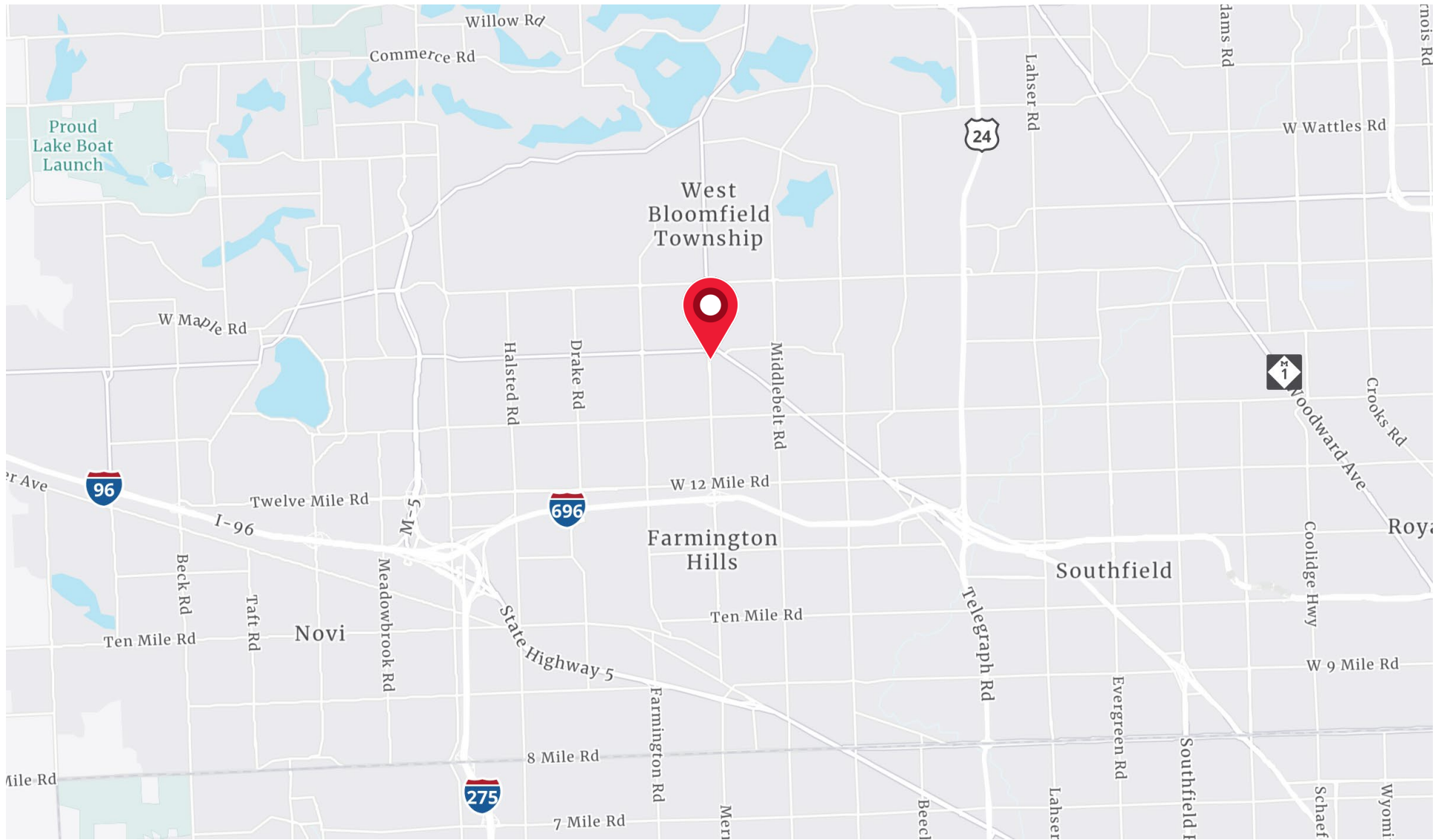
Property Aerial



Nearby Retailers



Location Map



Building Specs

Property Type	Freestanding Retail Building
Building Size	±3,600 SF (single story)
Building Height	21'
Land Area	±0.47 Acres (20,625 SF)
Frontage	165' on Orchard Lake Road
Access	Two points, Orchard Lake Road and Ludden Street
Year Built	1981 (Former Restaurant)
Construction	Masonry
Tenancy	Single Tenant
Zoning	Commercial, confirm permitted use with City
Drive-Thru	Reconfiguration potential (subject to approval)
Parcel (APN)	22-23-02-105-027
Owner	Bone Yard II Real Estate, LLC



Opportunity Highlights

Directly Across from a \$50M+ Redevelopment. The Property sits immediately across Orchard Lake Road from Hunter's Square, anchored by a new Meijer, Nordstrom Rack, and Total Wine & More, one of the largest retail redevelopments in Oakland County and the single greatest value driver for this corner.

Freestanding Building with Independent Identity. A genuinely standalone single tenant building offering its own frontage, access, signage, and structural control.

Flexible Deal Structures. Ownership will entertain a ground lease, build-to-suit, or direct lease, allowing a tenant or developer to structure the transaction to fit their model.

Drive-Thru Potential. Two points of access (Orchard Lake Road and Ludden Street) create the opportunity to reconfigure the site for a drive-thru concept, subject to municipal approval, a meaningful value add lever.

Exceptional Visibility and Access. 165 feet of frontage on Orchard Lake Road within a signalized hard corner trade area carrying 49,000+ vehicles per day.

Affluent, Established Trade Area. Average household income of \$165,516 within three miles and a five-mile daytime population exceeding 200,000, top tier retail demographics for metro Detroit.

Adjacent to Dominant Power Center. Neighboring the established power center anchored by Marshalls, HomeGoods, Burlington, and Aldi, generating consistent daily co-traffic.

Pro-Development Municipality. Farmington Hills has prioritized retail investment along the Orchard Lake corridor, identified in the City's strategic plan as its primary dining and shopping district.

The Property's freestanding configuration, frontage, access, and drive-thru potential accommodate a broad range of users across multiple structures.

IDEAL USES

QSR. Coffee, quick service, and fast casual concepts seeking a high visibility building.

Restaurant and Fast-Casual. Freestanding restaurant users drawn to the corridor's emergence as Farmington Hills' dining destination.

Financial. Bank and credit union branches seeking a signalized corner with frontage and access.

Medical and Service. Urgent care, dental, and specialty health users serving an affluent, growing trade area.

Specialty Retail. Wireless, fitness, and specialty concepts seeking standalone identity and signage.

FARMINGTON HILLS, MICHIGAN



Location Overview

Farmington Hills is an affluent, established community in Oakland County and one of metro Detroit's strongest retail markets. The Orchard Lake corridor, identified in the City's strategic plan as its primary dining and shopping district, is the focus of significant retail investment, anchored by the Hunter's Square redevelopment directly across from the Property.

Architectural Digest named Farmington Hills one of the 25 best places to live in the United States in 2025, and the City carries a AAA bond rating.

Metric	1 Mile	3 Miles	5 Miles
Total Population	8,521	63,643	166,964
Total Households	3,798	25,796	72,007
Avg. Household Income	\$146,242	\$165,516	\$156,166
Total Daytime Employees	12,840	75,314	200,568

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