



BOUTROUS
C O M P A N I E S

5,000 - 84,180 SF AVAILABLE FOR LEASE

Lake Orion Plaza, 1025-1101 S. Lapeer Road, Lake Orion, MI 48360



PROPERTY FEATURES

- Anchored by a New State-of-the-Art 29,500 Square Foot Planet Fitness Center
- Kmart to Vacate by Early 2019. Space is Divisible.
- Approximately 50,000 Vehicles Per Day
- \$123,091 Average Income and Population of 69,411 within 5 Mile Radius
- Other Tenants Include: Weight Watchers, Jet's Pizza, Firehouse Subs, Dairy Queen, Grondin's, and more

For More Information:

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BOUTROUS
C O M P A N I E S

The Boutros Companies

596 N. Lapeer Rd, Lake Orion, MI 48362

p (248) 814-9910 | f (248) 814-9916

www.boutrouscos.com

EAST CLARKSTON-ORION ROAD



LEASING DATA

AREA	TENANT
84,180 SF	AVAILABLE
29,500 SF	PLANET FITNESS
5,000 SF	AVAILABLE
2,320 SF	WEIGHT WATCHERS
1,400 SF	JET'S PIZZA
1,200 SF	LE NAILS
2,400 SF	FIREHOUSE SUBS
1,200 SF	DAIRY QUEEN
1,158 SF	GRONDIN'S HAIR SALON

LAPERRE ROAD (M-24)



Demographic and Income Profile

1025 S Lapeer Rd, Lake Orion, Michigan, 48360
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 42.76671
 Longitude: -83.23975

Summary	Census 2010	2018	2023
Population	4,831	5,036	5,150
Households	1,815	1,902	1,951
Families	1,267	1,307	1,334
Average Household Size	2.66	2.64	2.64
Owner Occupied Housing Units	1,330	1,364	1,400
Renter Occupied Housing Units	485	538	551
Median Age	36.4	37.5	38.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.45%	0.25%	0.83%
Households	0.51%	0.29%	0.79%
Families	0.41%	0.16%	0.71%
Owner HHs	0.52%	0.40%	1.16%
Median Household Income	2.48%	2.56%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	114	6.0%	87	4.5%
\$15,000 - \$24,999	135	7.1%	109	5.6%
\$25,000 - \$34,999	138	7.3%	115	5.9%
\$35,000 - \$49,999	201	10.6%	181	9.3%
\$50,000 - \$74,999	300	15.8%	278	14.2%
\$75,000 - \$99,999	323	17.0%	325	16.7%
\$100,000 - \$149,999	359	18.9%	425	21.8%
\$150,000 - \$199,999	150	7.9%	173	8.9%
\$200,000+	182	9.6%	257	13.2%
Median Household Income	\$78,697		\$88,934	
Average Household Income	\$99,661		\$119,477	
Per Capita Income	\$37,734		\$45,337	

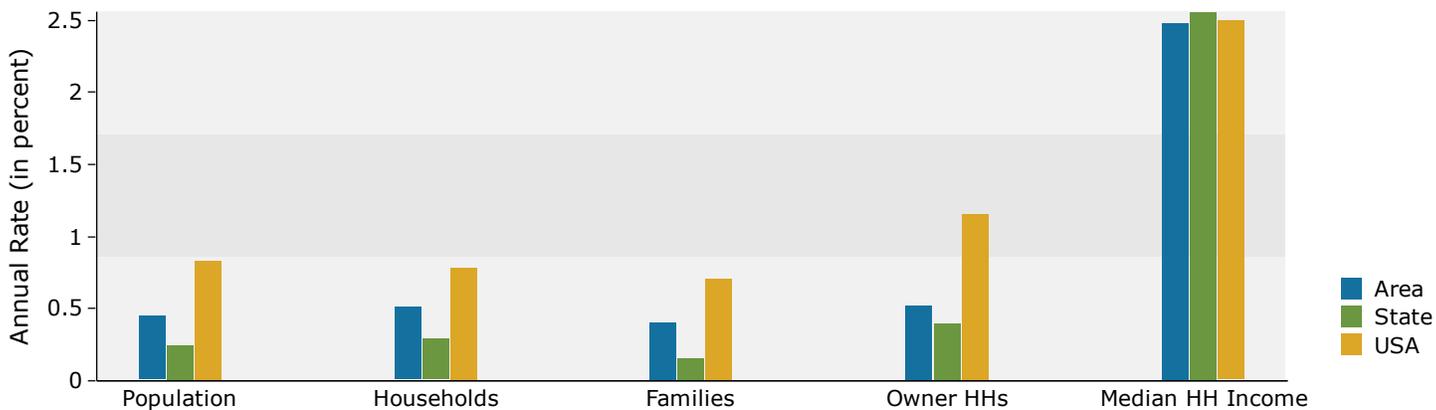
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	308	6.4%	303	6.0%	312	6.1%
5 - 9	324	6.7%	319	6.3%	319	6.2%
10 - 14	399	8.3%	366	7.3%	364	7.1%
15 - 19	363	7.5%	330	6.6%	324	6.3%
20 - 24	351	7.3%	313	6.2%	293	5.7%
25 - 34	575	11.9%	713	14.2%	719	14.0%
35 - 44	717	14.8%	718	14.3%	796	15.5%
45 - 54	855	17.7%	716	14.2%	675	13.1%
55 - 64	524	10.8%	661	13.1%	616	12.0%
65 - 74	262	5.4%	404	8.0%	485	9.4%
75 - 84	107	2.2%	132	2.6%	185	3.6%
85+	47	1.0%	59	1.2%	62	1.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,523	93.6%	4,633	92.0%	4,664	90.6%
Black Alone	100	2.1%	120	2.4%	139	2.7%
American Indian Alone	13	0.3%	13	0.3%	13	0.3%
Asian Alone	79	1.6%	119	2.4%	154	3.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	31	0.6%	41	0.8%	49	1.0%
Two or More Races	85	1.8%	110	2.2%	130	2.5%
Hispanic Origin (Any Race)	157	3.2%	203	4.0%	244	4.7%

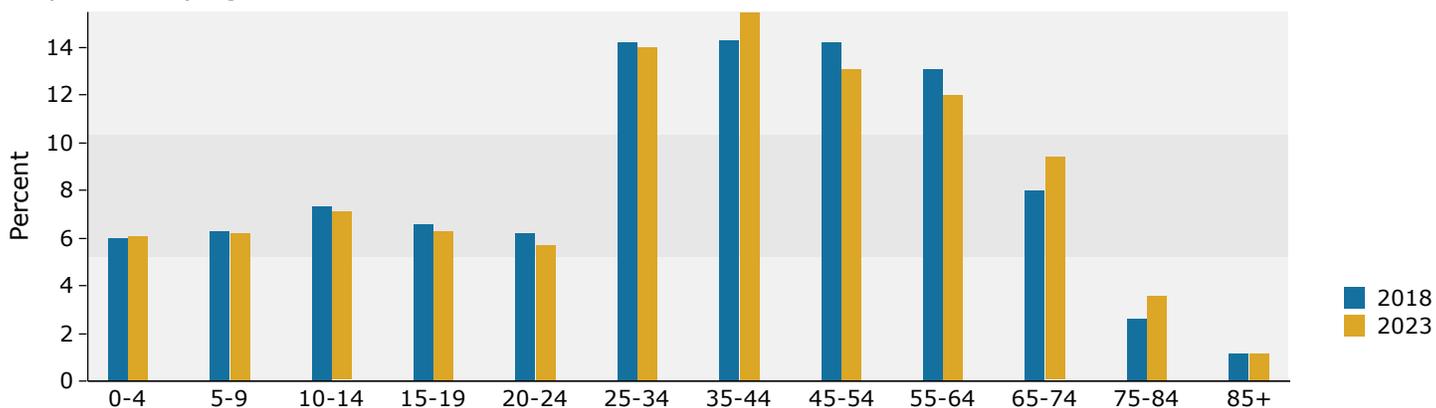
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

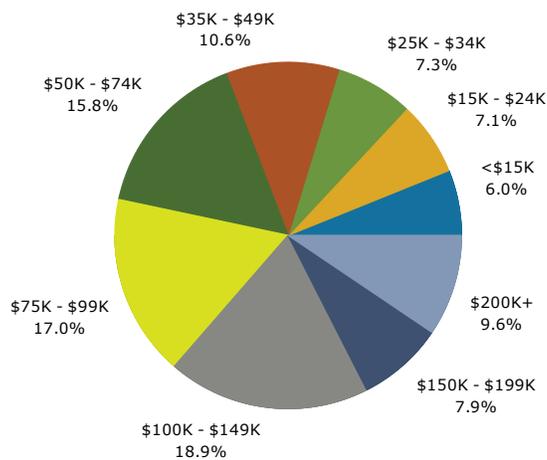
Trends 2018-2023



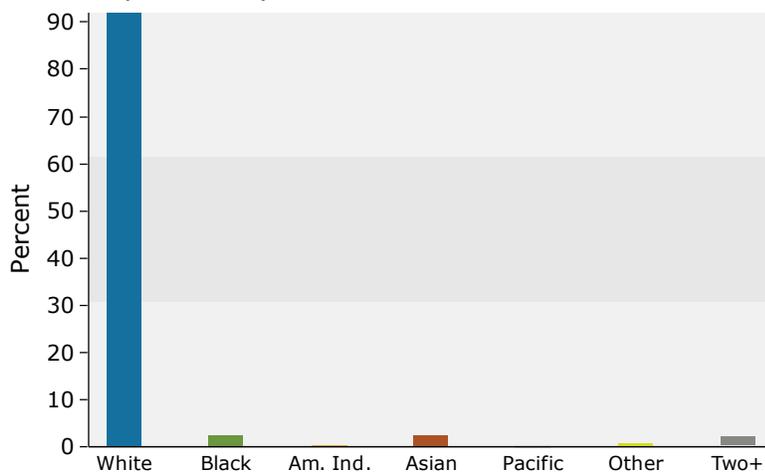
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.0%



Demographic and Income Profile

1025 S Lapeer Rd, Lake Orion, Michigan, 48360
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 42.76671
 Longitude: -83.23975

Summary	Census 2010	2018	2023
Population	25,338	26,425	27,248
Households	9,319	9,727	10,034
Families	6,846	7,022	7,204
Average Household Size	2.70	2.69	2.69
Owner Occupied Housing Units	7,444	7,637	7,920
Renter Occupied Housing Units	1,875	2,090	2,113
Median Age	39.0	40.5	41.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.62%	0.25%	0.83%
Households	0.62%	0.29%	0.79%
Families	0.51%	0.16%	0.71%
Owner HHs	0.73%	0.40%	1.16%
Median Household Income	2.70%	2.56%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	532	5.5%	404	4.0%
\$15,000 - \$24,999	460	4.7%	371	3.7%
\$25,000 - \$34,999	582	6.0%	493	4.9%
\$35,000 - \$49,999	828	8.5%	740	7.4%
\$50,000 - \$74,999	1,514	15.6%	1,401	14.0%
\$75,000 - \$99,999	1,475	15.2%	1,453	14.5%
\$100,000 - \$149,999	2,067	21.3%	2,335	23.3%
\$150,000 - \$199,999	981	10.1%	1,098	10.9%
\$200,000+	1,288	13.2%	1,739	17.3%
Median Household Income	\$89,333		\$102,076	
Average Household Income	\$115,086		\$136,185	
Per Capita Income	\$42,635		\$50,395	

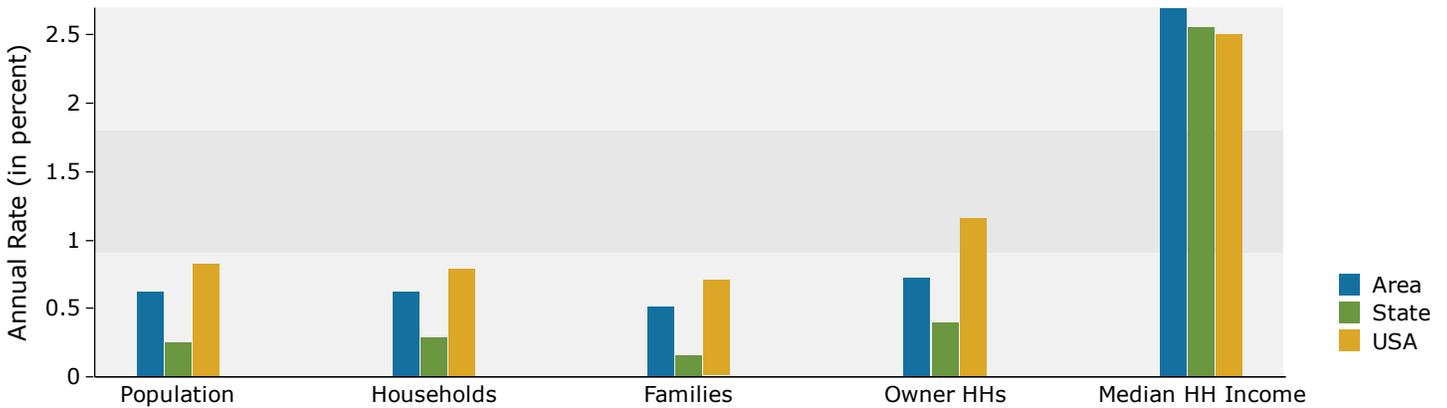
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,500	5.9%	1,429	5.4%	1,452	5.3%
5 - 9	1,929	7.6%	1,658	6.3%	1,609	5.9%
10 - 14	2,151	8.5%	2,016	7.6%	1,907	7.0%
15 - 19	1,879	7.4%	1,863	7.1%	1,830	6.7%
20 - 24	1,333	5.3%	1,419	5.4%	1,344	4.9%
25 - 34	2,524	10.0%	3,062	11.6%	3,169	11.6%
35 - 44	3,912	15.4%	3,371	12.8%	3,672	13.5%
45 - 54	4,623	18.2%	4,238	16.0%	3,821	14.0%
55 - 64	3,011	11.9%	3,829	14.5%	3,974	14.6%
65 - 74	1,471	5.8%	2,335	8.8%	2,868	10.5%
75 - 84	665	2.6%	802	3.0%	1,180	4.3%
85+	340	1.3%	403	1.5%	421	1.5%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,342	92.1%	23,817	90.1%	24,078	88.4%
Black Alone	640	2.5%	746	2.8%	865	3.2%
American Indian Alone	72	0.3%	75	0.3%	77	0.3%
Asian Alone	713	2.8%	1,054	4.0%	1,360	5.0%
Pacific Islander Alone	5	0.0%	7	0.0%	9	0.0%
Some Other Race Alone	174	0.7%	221	0.8%	261	1.0%
Two or More Races	394	1.6%	505	1.9%	597	2.2%
Hispanic Origin (Any Race)	800	3.2%	1,020	3.9%	1,225	4.5%

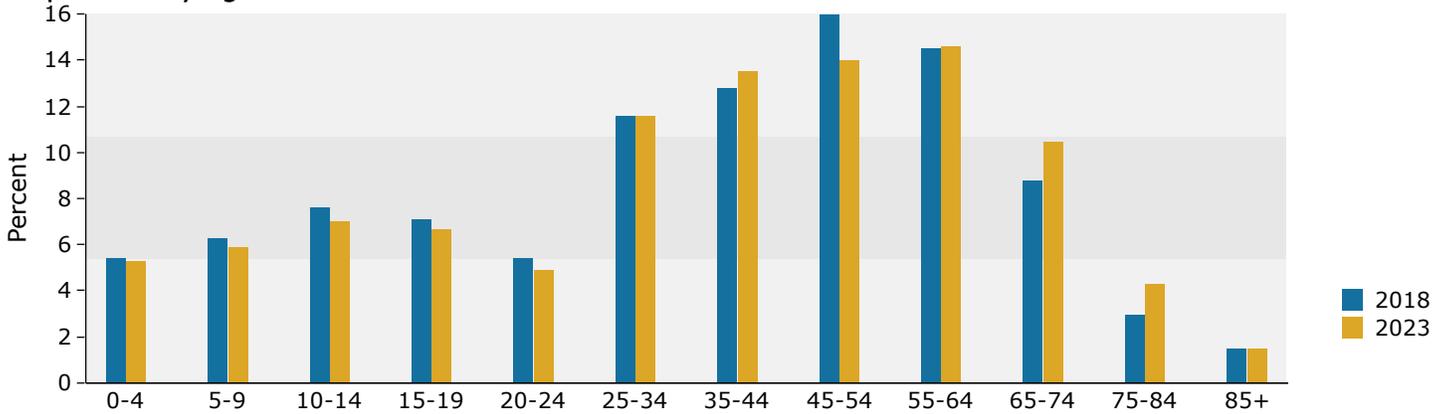
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

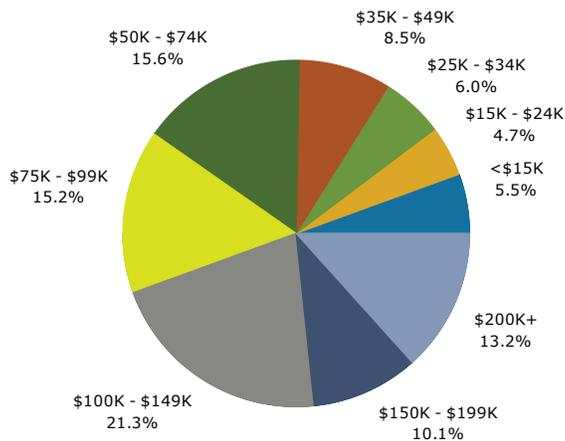
Trends 2018-2023



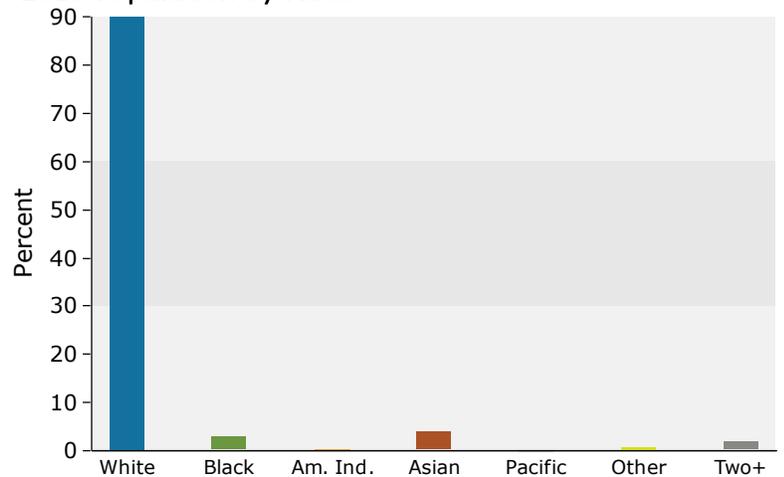
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

1025 S Lapeer Rd, Lake Orion, Michigan, 48360
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 42.76671
 Longitude: -83.23975

Summary	Census 2010	2018	2023
Population	65,284	69,411	71,707
Households	23,626	25,169	26,037
Families	17,803	18,715	19,263
Average Household Size	2.74	2.73	2.73
Owner Occupied Housing Units	19,706	20,701	21,503
Renter Occupied Housing Units	3,920	4,469	4,534
Median Age	39.6	41.1	41.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.65%	0.25%	0.83%
Households	0.68%	0.29%	0.79%
Families	0.58%	0.16%	0.71%
Owner HHs	0.76%	0.40%	1.16%
Median Household Income	2.11%	2.56%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,363	5.4%	1,040	4.0%
\$15,000 - \$24,999	1,188	4.7%	960	3.7%
\$25,000 - \$34,999	1,543	6.1%	1,324	5.1%
\$35,000 - \$49,999	2,059	8.2%	1,866	7.2%
\$50,000 - \$74,999	3,453	13.7%	3,223	12.4%
\$75,000 - \$99,999	3,439	13.7%	3,376	13.0%
\$100,000 - \$149,999	5,682	22.6%	6,380	24.5%
\$150,000 - \$199,999	2,759	11.0%	3,073	11.8%
\$200,000+	3,684	14.6%	4,796	18.4%
Median Household Income	\$95,801		\$106,359	
Average Household Income	\$123,091		\$143,912	
Per Capita Income	\$45,051		\$52,703	

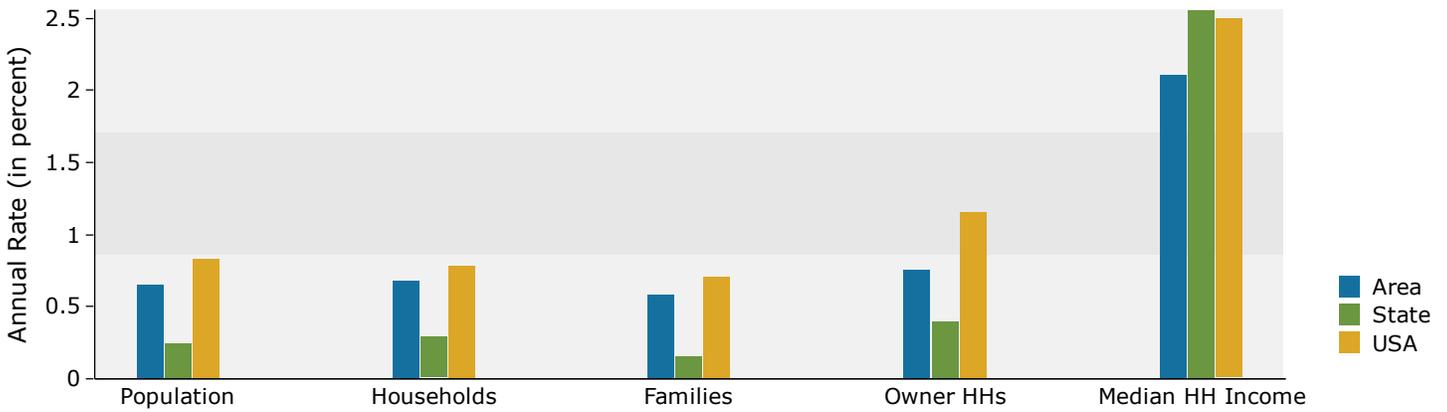
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,881	5.9%	3,740	5.4%	3,795	5.3%
5 - 9	5,012	7.7%	4,496	6.5%	4,402	6.1%
10 - 14	5,524	8.5%	5,272	7.6%	5,018	7.0%
15 - 19	4,975	7.6%	4,872	7.0%	4,748	6.6%
20 - 24	3,124	4.8%	3,618	5.2%	3,268	4.6%
25 - 34	6,084	9.3%	7,585	10.9%	8,005	11.2%
35 - 44	10,033	15.4%	8,703	12.5%	9,581	13.4%
45 - 54	11,897	18.2%	10,968	15.8%	9,902	13.8%
55 - 64	8,179	12.5%	10,427	15.0%	10,664	14.9%
65 - 74	4,113	6.3%	6,479	9.3%	7,930	11.1%
75 - 84	1,772	2.7%	2,339	3.4%	3,382	4.7%
85+	691	1.1%	912	1.3%	1,013	1.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,009	91.9%	62,350	89.8%	63,122	88.0%
Black Alone	1,656	2.5%	2,006	2.9%	2,330	3.2%
American Indian Alone	185	0.3%	192	0.3%	197	0.3%
Asian Alone	1,831	2.8%	2,761	4.0%	3,566	5.0%
Pacific Islander Alone	16	0.0%	24	0.0%	31	0.0%
Some Other Race Alone	509	0.8%	666	1.0%	787	1.1%
Two or More Races	1,078	1.7%	1,412	2.0%	1,674	2.3%
Hispanic Origin (Any Race)	2,193	3.4%	2,859	4.1%	3,442	4.8%

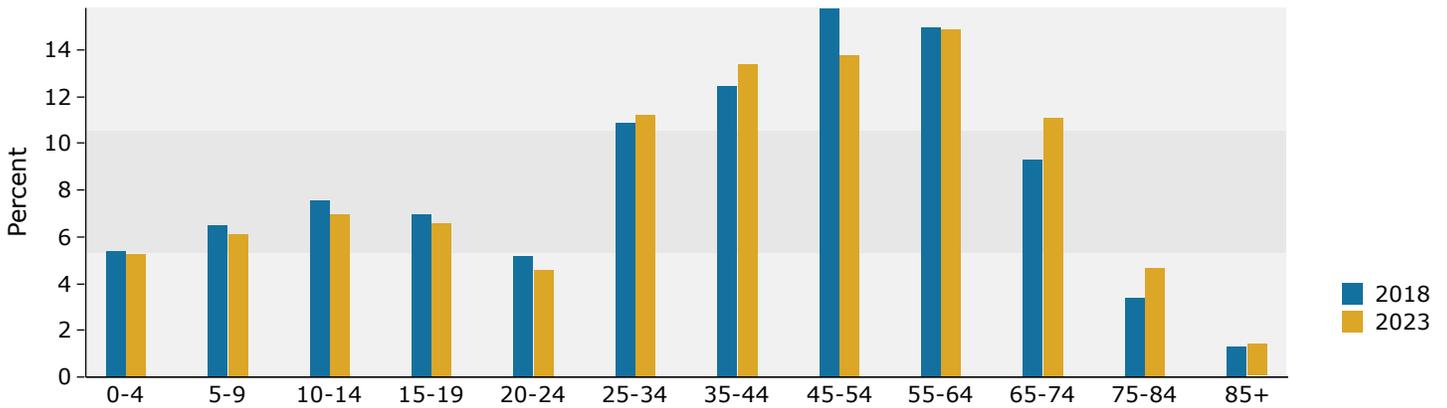
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

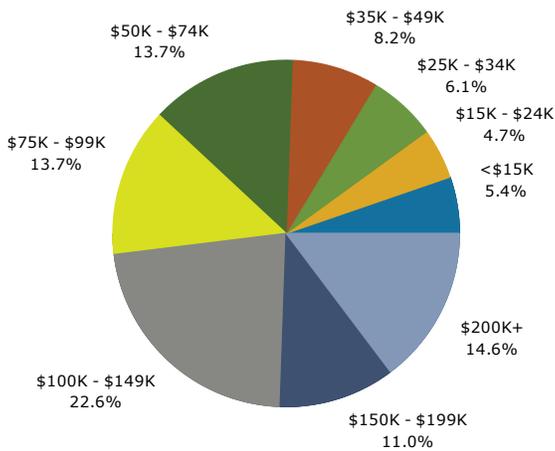
Trends 2018-2023



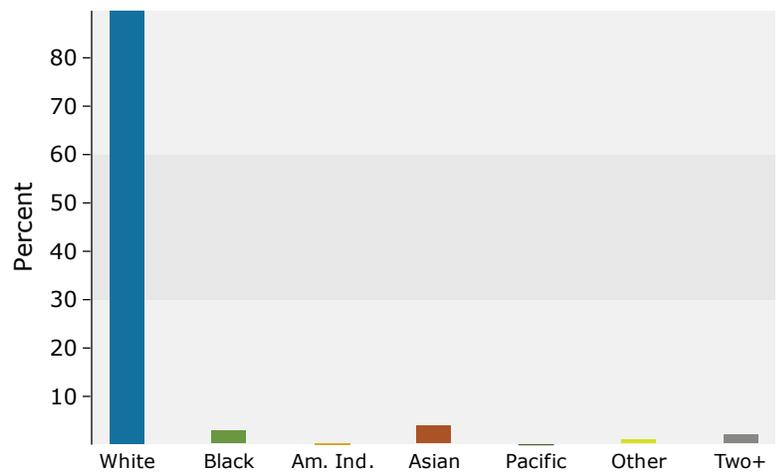
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.