

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1755 SHERWIN CT

1755 Sherwin Ct, Waterford, MI 48327



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1755 Sherwin Ct | Waterford, MI 48327

**PROPERTY OVERVIEW**

Multi-tenant office building featuring (5) suites ranging in size from 389 - 750 SF. Contiguous floor plan offers flexibility for larger footprint tenants.

OFFERING SUMMARY

Lease Rate: \$15 SF/yr (NNN)
Building Size: 3,032 SF
Available SF: 389 - 2,189 SF
Year Built: 1978
Zoning: C-2

PROPERTY HIGHLIGHTS

- Small footprint office suites
- Flexible floor plans
- Highly visible pylon signage opportunity provides exceptional exposure along a high-traffic M-59 corridor



BUILDING/PROPERTY INFORMATION: 1755 Sherwin Ct | Waterford, MI 48327

BUILDING INFORMATION

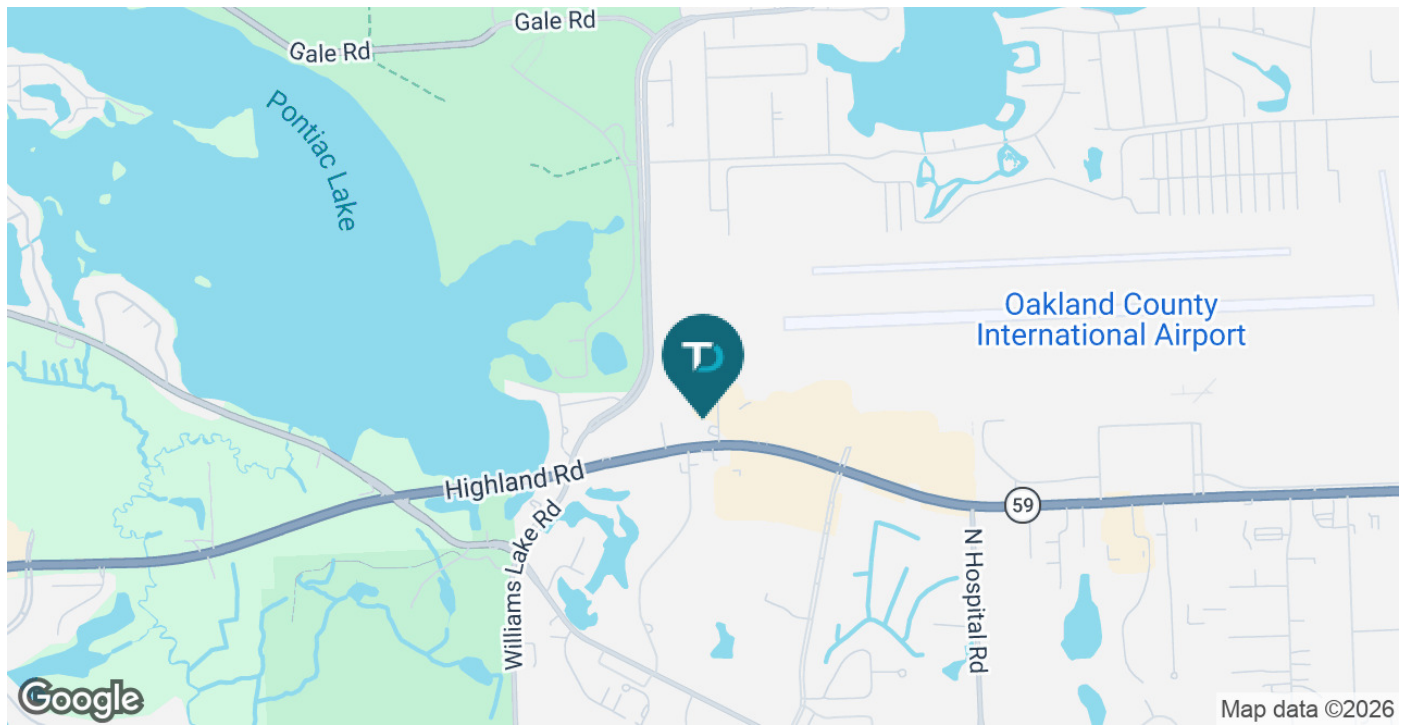
Price/SF:	\$15.00/SF
Building Size:	3,032 SF
Year Built:	1978
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	17

PROPERTY INFORMATION

Lot Size:	0.39 AC
Property Type:	Office
Property Subtype:	Office Building
Zoning	C-2
Traffic Count:	38,597 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	13-18-376- 011

LOCATION INFORMATION

Situated just off M-59 near the Oakland County International Airport.



LEASE SPACES: 1755 Sherwin Ct | Waterford, MI 48327



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	389 - 2,189 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	389 SF	NNN	\$15.00 SF/yr	-
2	Available	750 SF	NNN	\$15.00 SF/yr	Includes additional 692 SF basement
3	Available	512 SF	NNN	\$15.00 SF/yr	-
4	Available	538 SF	NNN	\$15.00 SF/yr	-

ADDITIONAL PHOTOS: 1755 Sherwin Ct | Waterford, MI 48327



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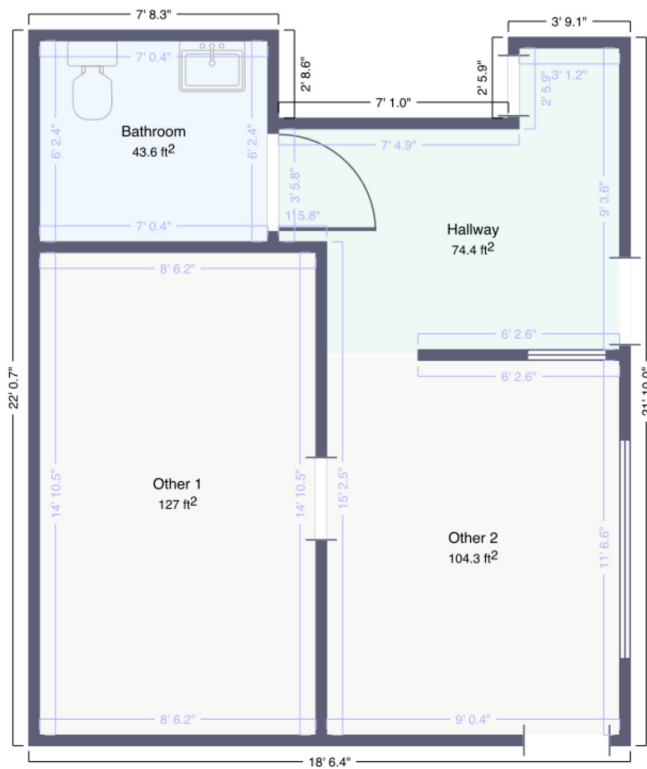


FLOOR PLANS: 1755 Sherwin Ct | Waterford, MI 48327

Floorplan

1755 Sherwin Ct, Waterford, MI

Approximately 389 ft² total

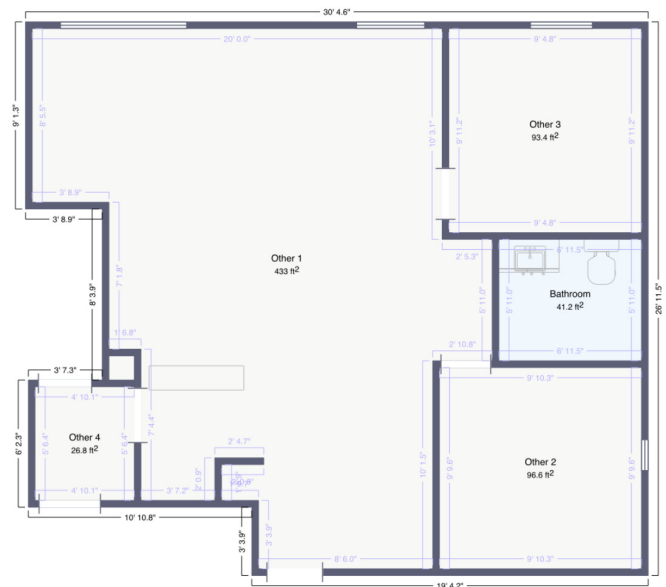


3 ft

Floorplan

1755 Sherwin Ct, Waterford, MI

Approximately 750 ft² total



3 ft

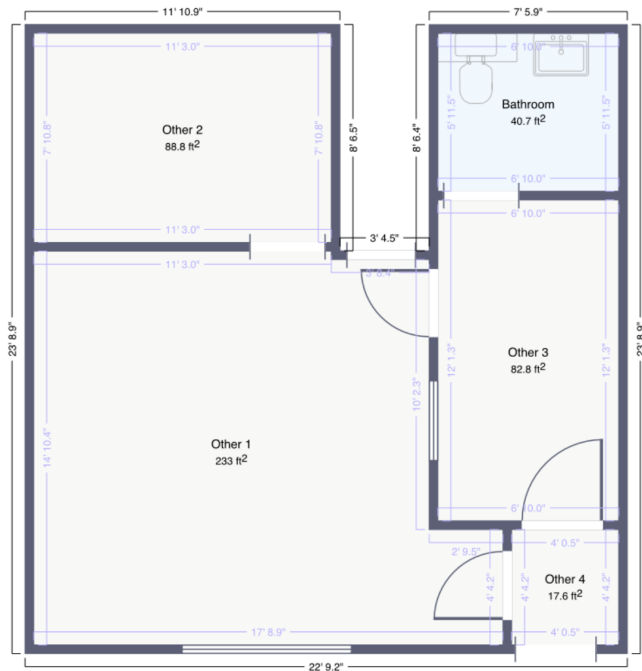
Unit 1

Unit 2 (includes additional 692 SF basement)

FLOOR PLANS: 1755 Sherwin Ct | Waterford, MI 48327

Floorplan

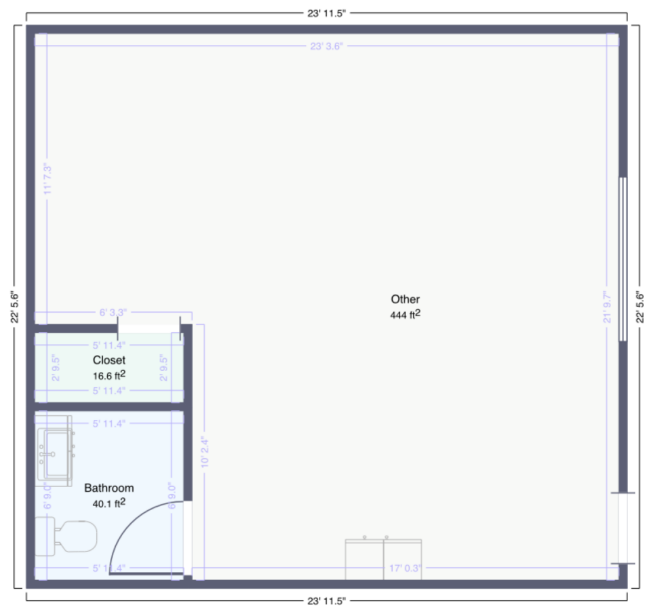
1745 Sherwin Ct, Waterford, MI
Approximately 512 ft² total



3 ft

Floorplan

1734-1752 Sherwin Ct, Waterford, MI
Approximately 538 ft² total

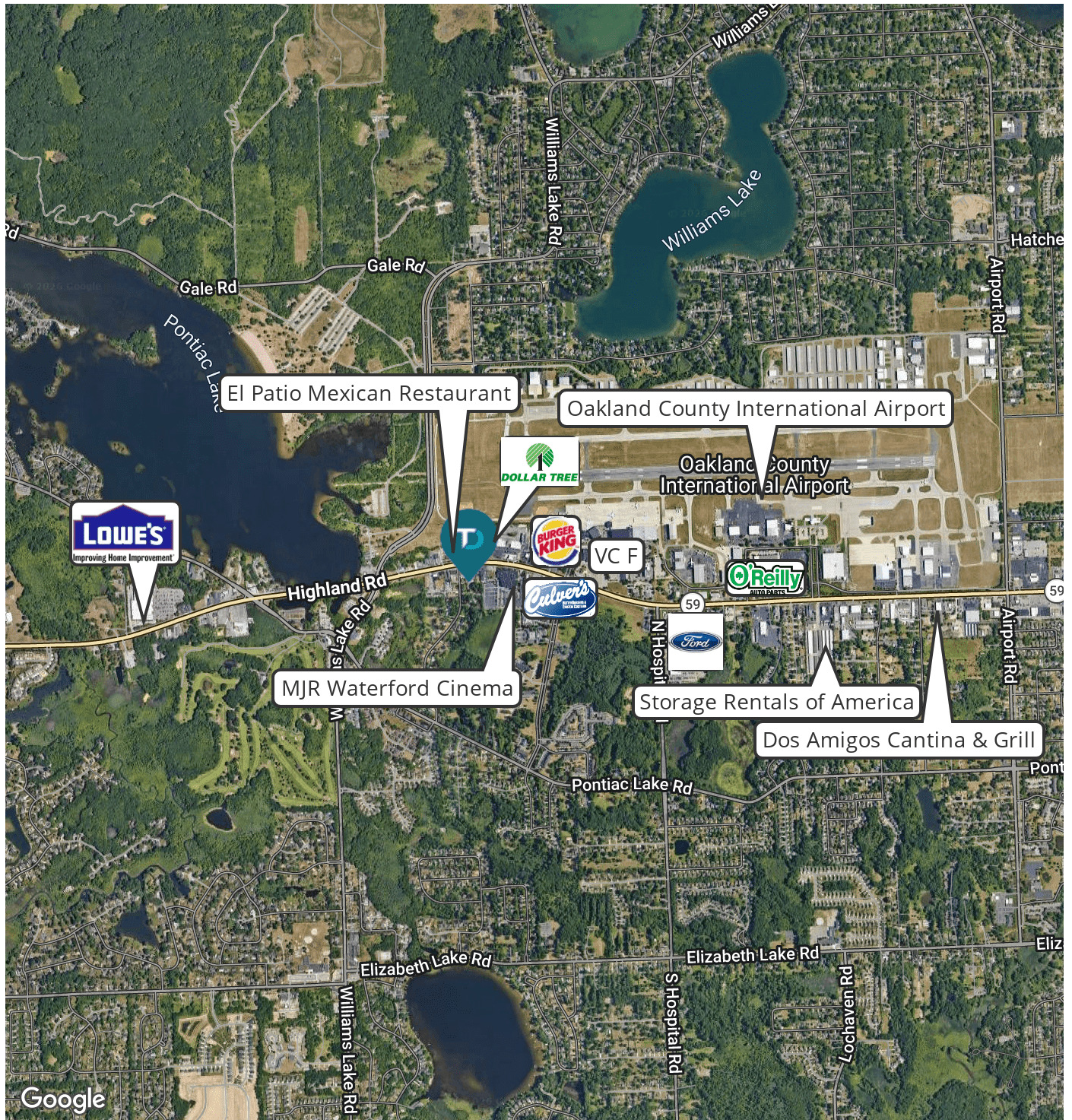


3 ft

Unit 3

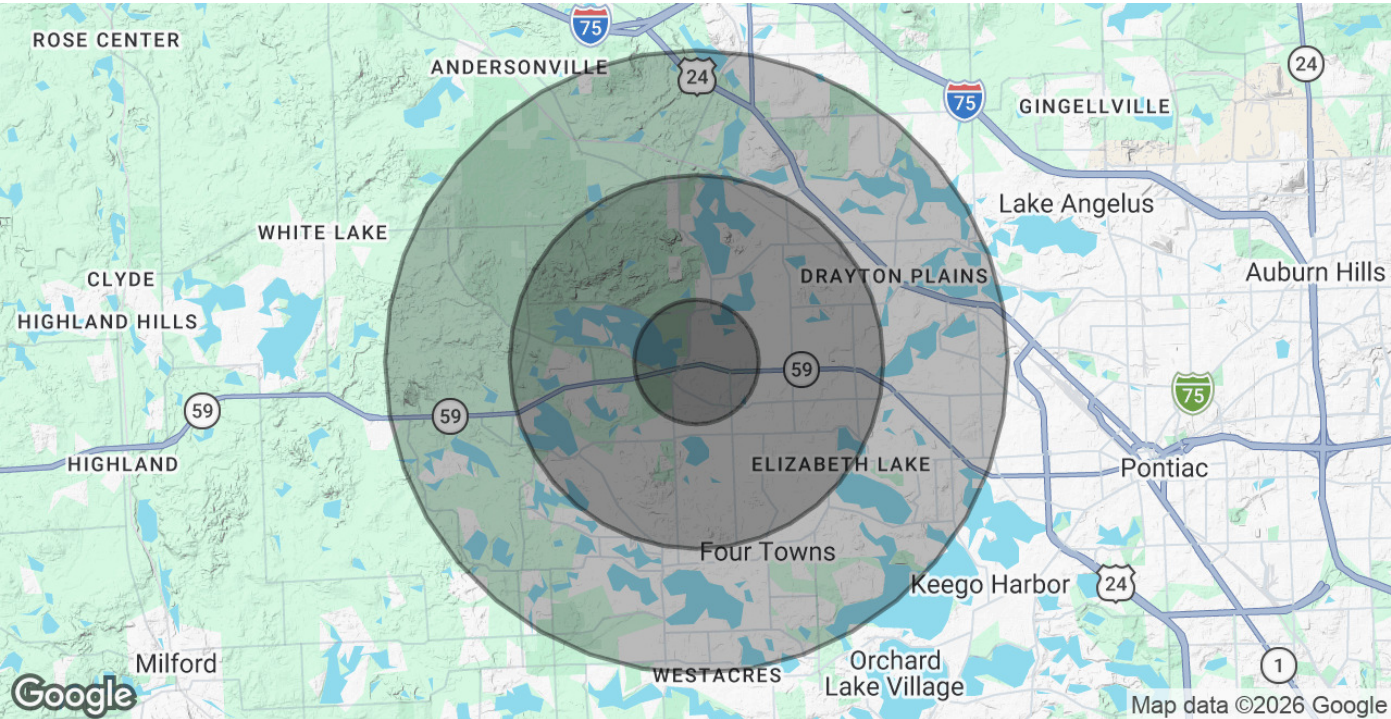
Unit 4

RETAILER MAP: 1755 Sherwin Ct | Waterford, MI 48327



DEMOGRAPHICS MAP & REPORT:

1755 Sherwin Ct | Waterford, MI 48327



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,966	41,720	111,455
Average Age	49.9	44.6	44.4
Average Age (Male)	47.4	42.4	43.1
Average Age (Female)	51.7	45.8	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,449	17,913	46,849
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$102,447	\$100,116	\$110,657
Average House Value	\$289,011	\$280,613	\$302,422
2023 American Community Survey (ACS)			