

FOR LEASE – RETAIL SPACE

1820 N Perry St, Pontiac, MI



HIGHLIGHTS

- 10,000 SF space – built out retail
- High visibility pylon signage
- Strong traffic counts near busy intersection
- Close to Walton Rd & I-75
- Tall ceilings
- Separate, newer HVAC
- Busy retail corridor

SPACE AVAILABLE

Space	10,000 SF
Asking Rent	\$10 SF NNN

TRAFFIC COUNT (VPD)

Walton Blvd	19,243
Perry St/ Bus 1-75	11,771

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AERIAL



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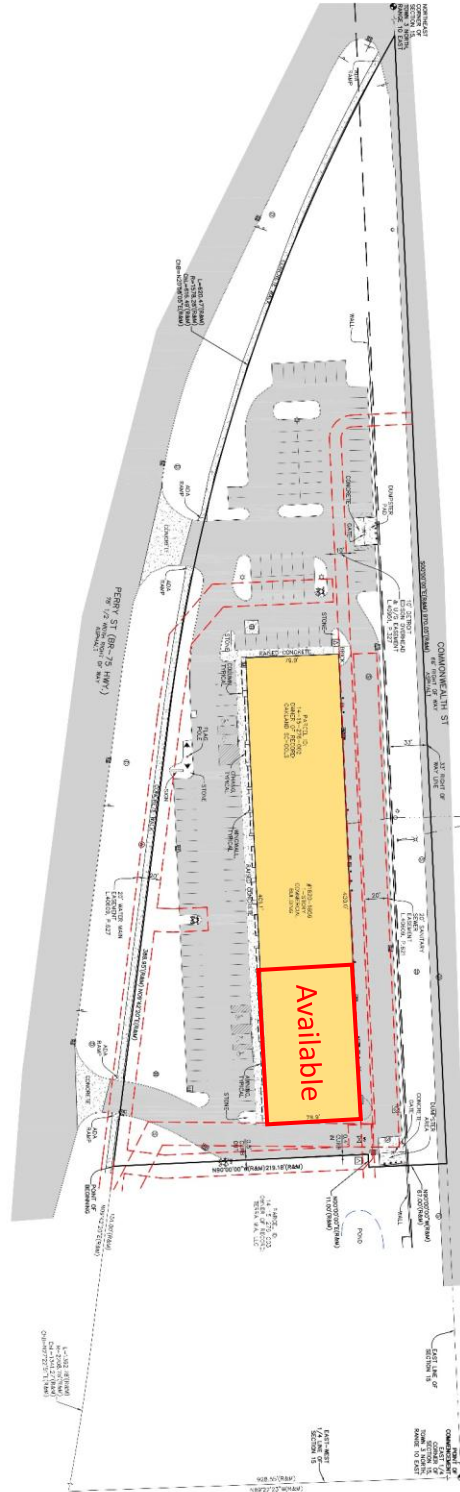
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SITE PLAN



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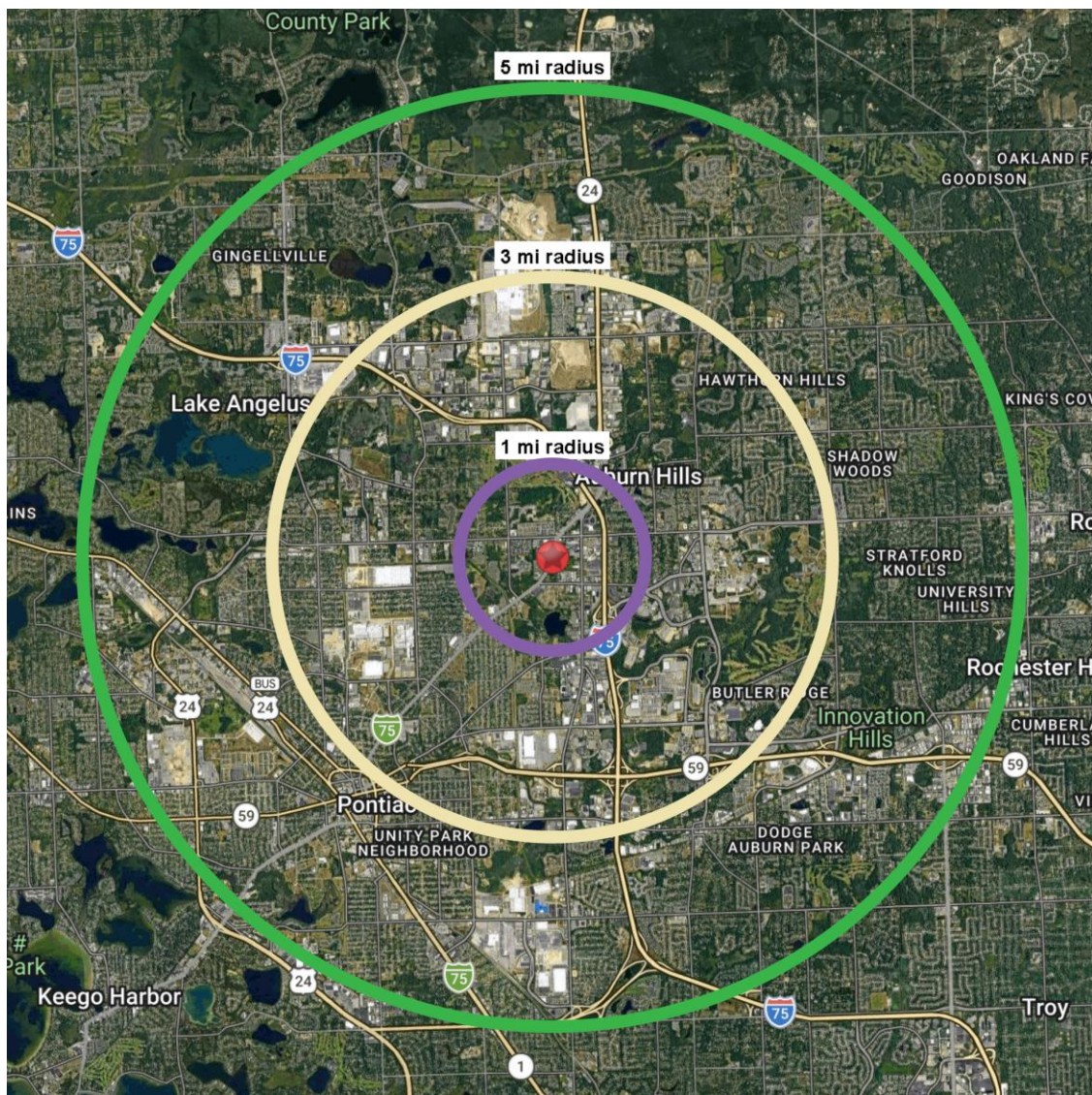
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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2025)	6,386	55,025	161,186
Average HH Income	\$71,040	\$84,684	\$113,884
Households	2,988	21,555	64,772
Median Age	32.4	34.0	38.1

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	437	2,200	6,438
Daytime Population	15,795	80,306	140,582

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