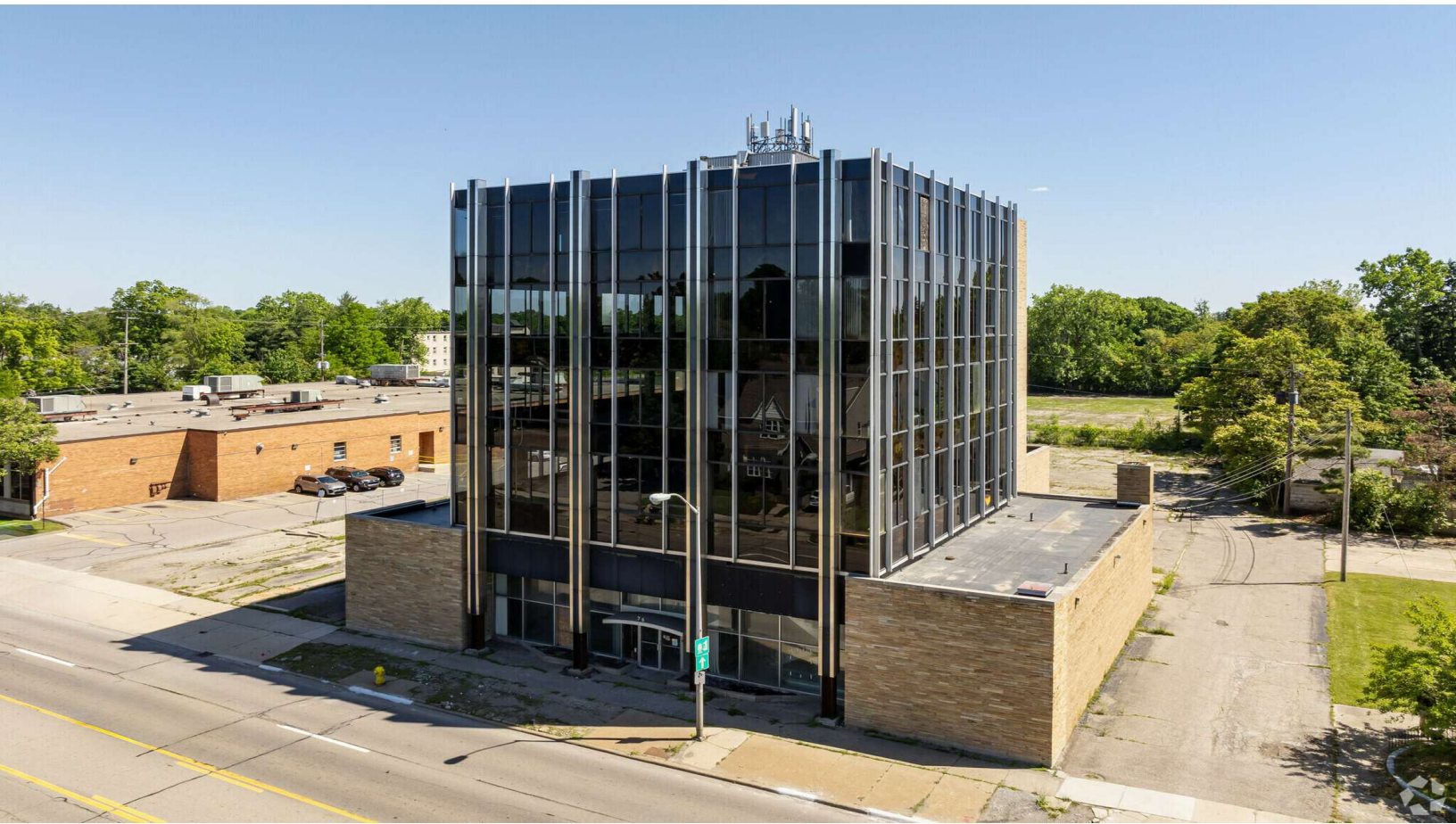


761 W HURON STREET

761 W Huron St, Pontiac, MI 48341



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

DAVE TESCH

Vice President

dtesch@thomasduke.com

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

OFFERING SUMMARY: 761 W Huron St | Pontiac, MI 48341



PROPERTY OVERVIEW

A unique redevelopment opportunity on Huron Drive, minutes from downtown Pontiac. This 5-story former bank building is a blank canvass for a creative developer to breathe new life into this property. The building is situated on a 2.65-acre parcel, lending it to a multitude of possibilities including office, retail, multifamily, and self-storage.

OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	26,725 SF
Price / SF:	\$22.45
Year Built:	1956
Zoning:	C-3 Corridor Commercial

PROPERTY HIGHLIGHTS

- 26,765 SF office/retail mixed use building situated on 2.65 acres
- Land behind building previously approved for 155 self storage units
- First floor previously approved for a drive thru
- Strong traffic counts and M-59 location
- Building features two elevator shafts and a basement
- Cellular tower rights not included in sale of property
- Owner of Cellular Tower easement has right of first refusal

BUILDING/PROPERTY INFORMATION: 761 W Huron St | Pontiac, MI 48341
BUILDING INFORMATION

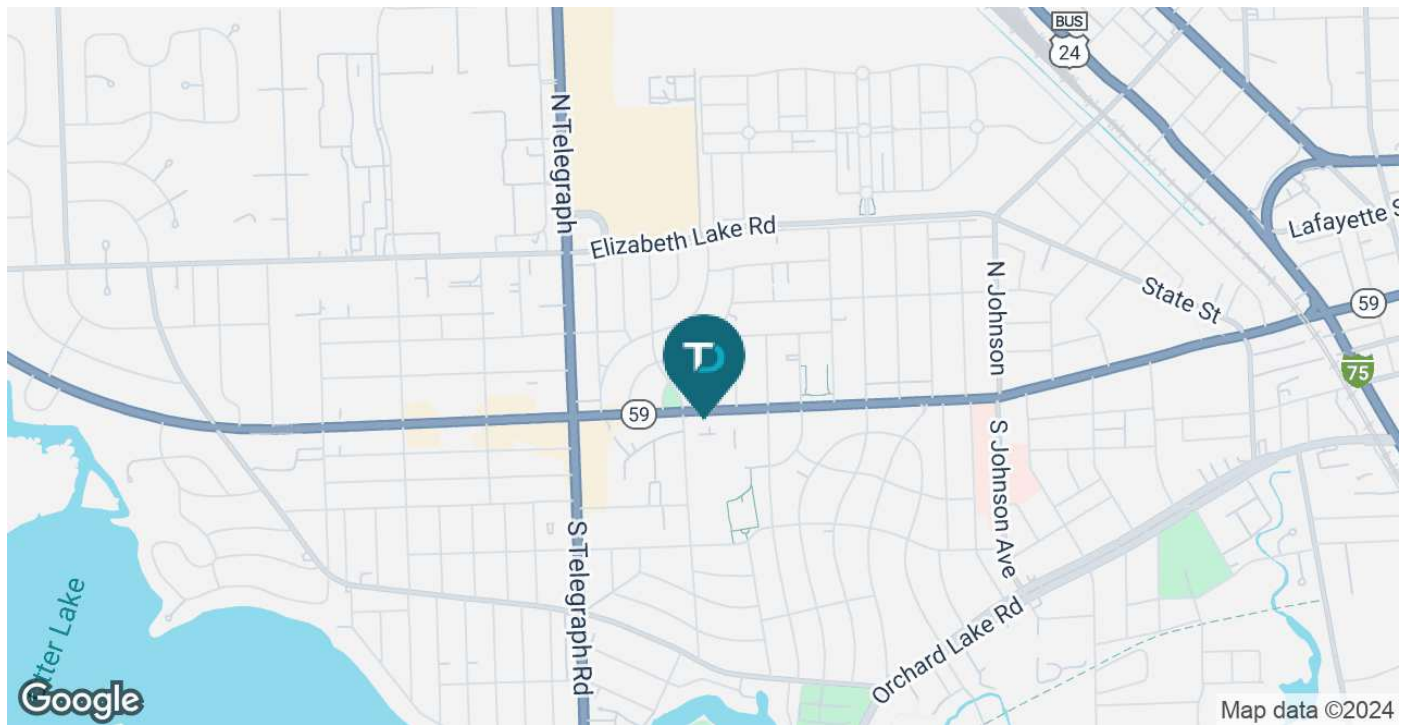
Building Size:	26,725 SF
Year Built:	1956
Number of Floors:	5
Parking Spaces:	46

PROPERTY INFORMATION

Lot Size:	2.65 AC
Property Type:	Office
Property Subtype:	Office Building
2023 Winter Tax:	\$663.46
2023 Summer Tax:	\$17,965.72
Zoning	C-3 Corridor Commercial
Traffic Count:	24,524 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	14-30-384-016

LOCATION INFORMATION

Located on the south side of West Huron (M-59) between Woodward Ave and Telegraph Rd, just west of Downtown Pontiac.





ADDITIONAL PHOTOS: 761 W Huron St | Pontiac, MI 48341

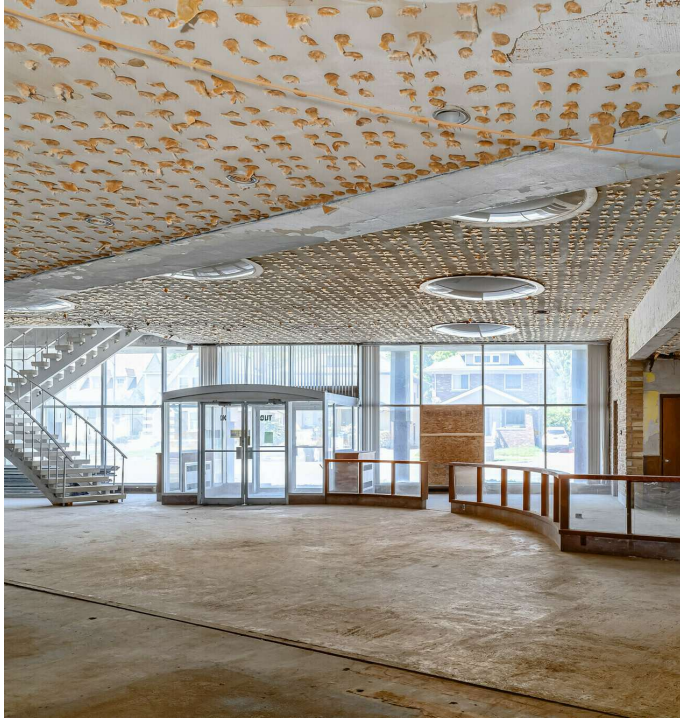




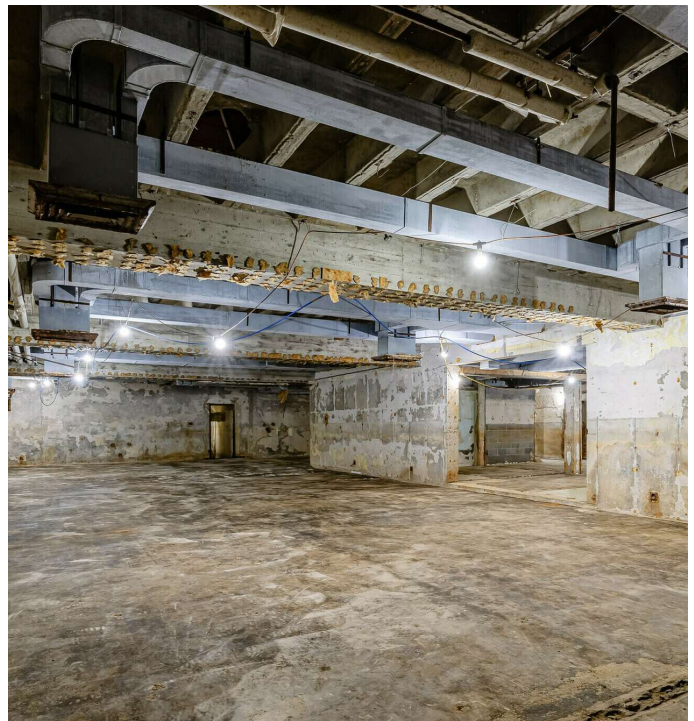
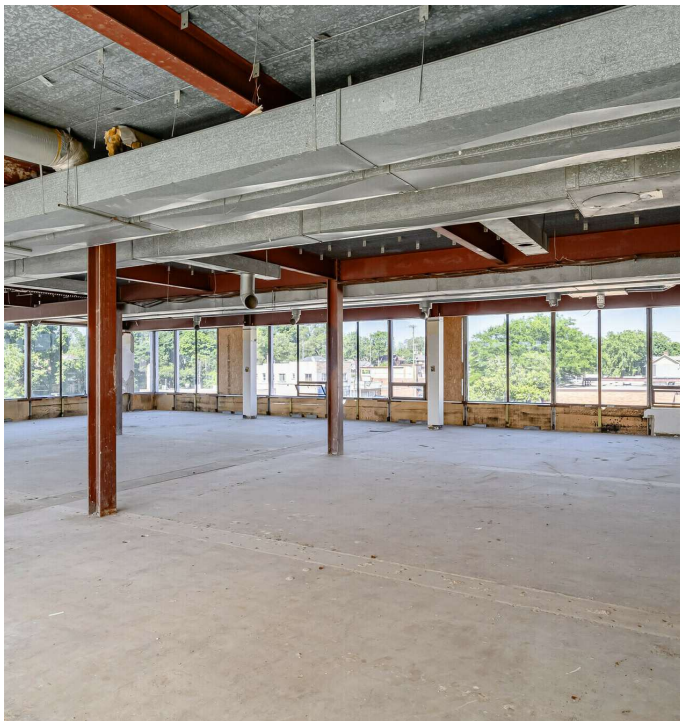
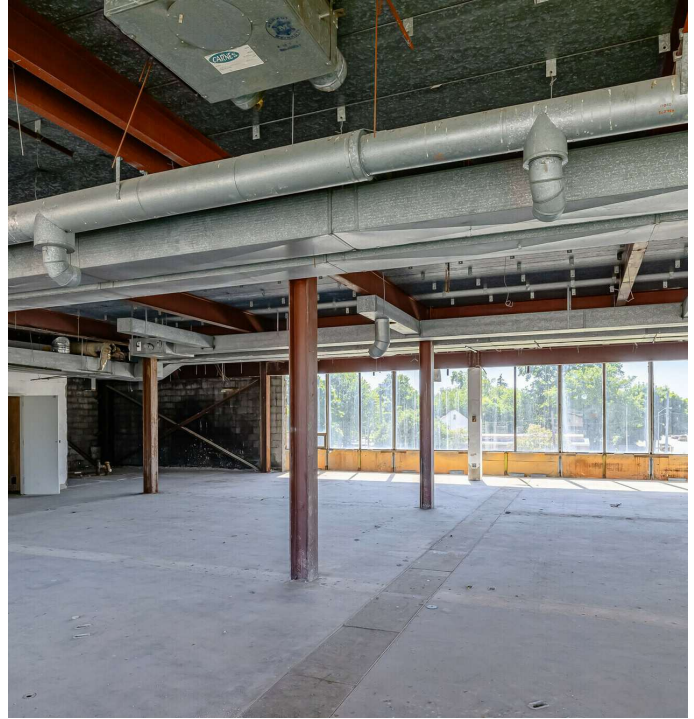
ADDITIONAL PHOTOS: 761 W Huron St | Pontiac, MI 48341



: 761 W Huron St | Pontiac, MI 48341



ADDITIONAL PHOTOS: 761 W Huron St | Pontiac, MI 48341





RENDERINGS: 761 W Huron St | Pontiac, MI 48341

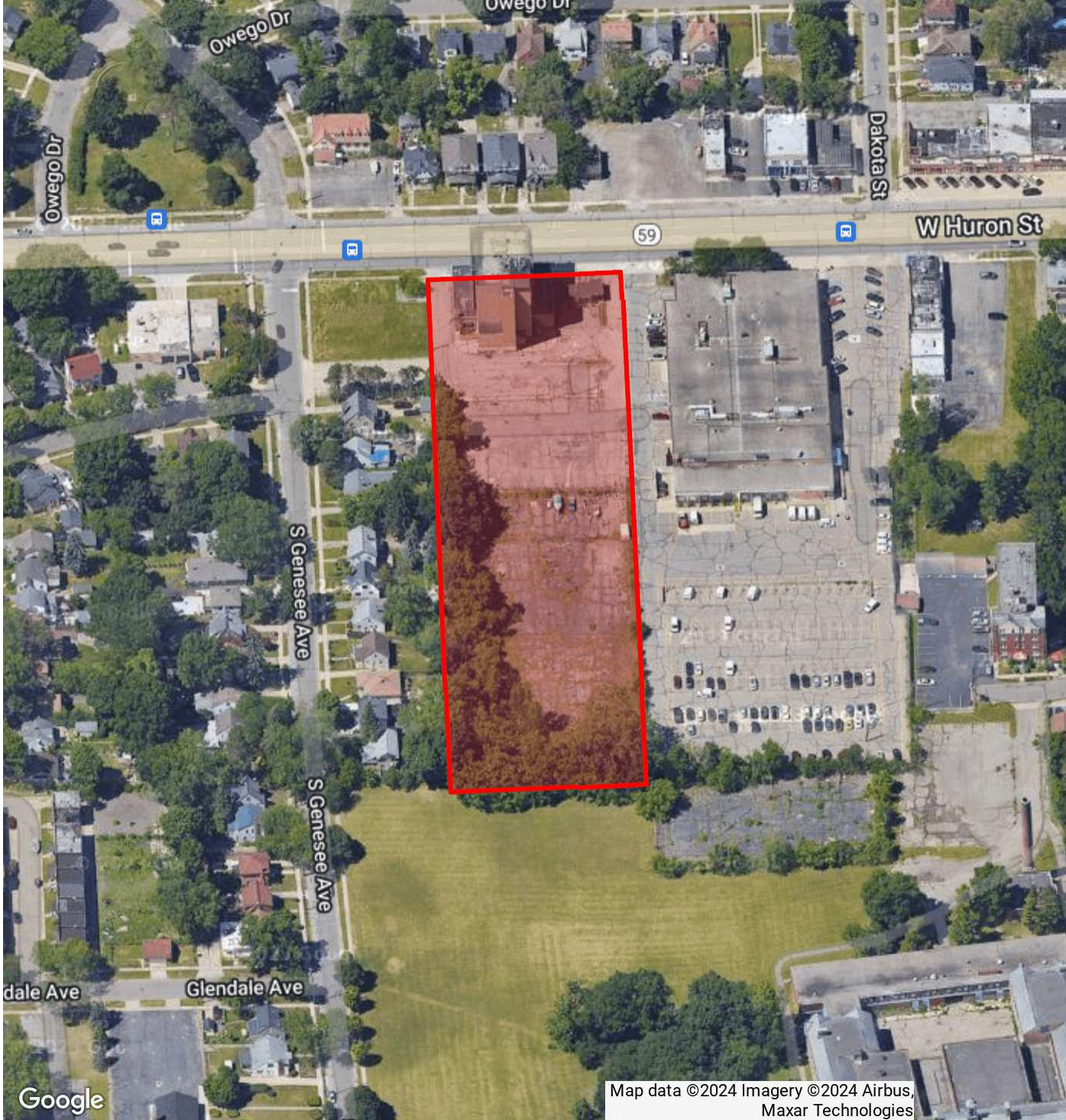


FLOOR AREA: 761 W Huron St | Pontiac, MI 48341

761 Huron St, Pontiac, MI

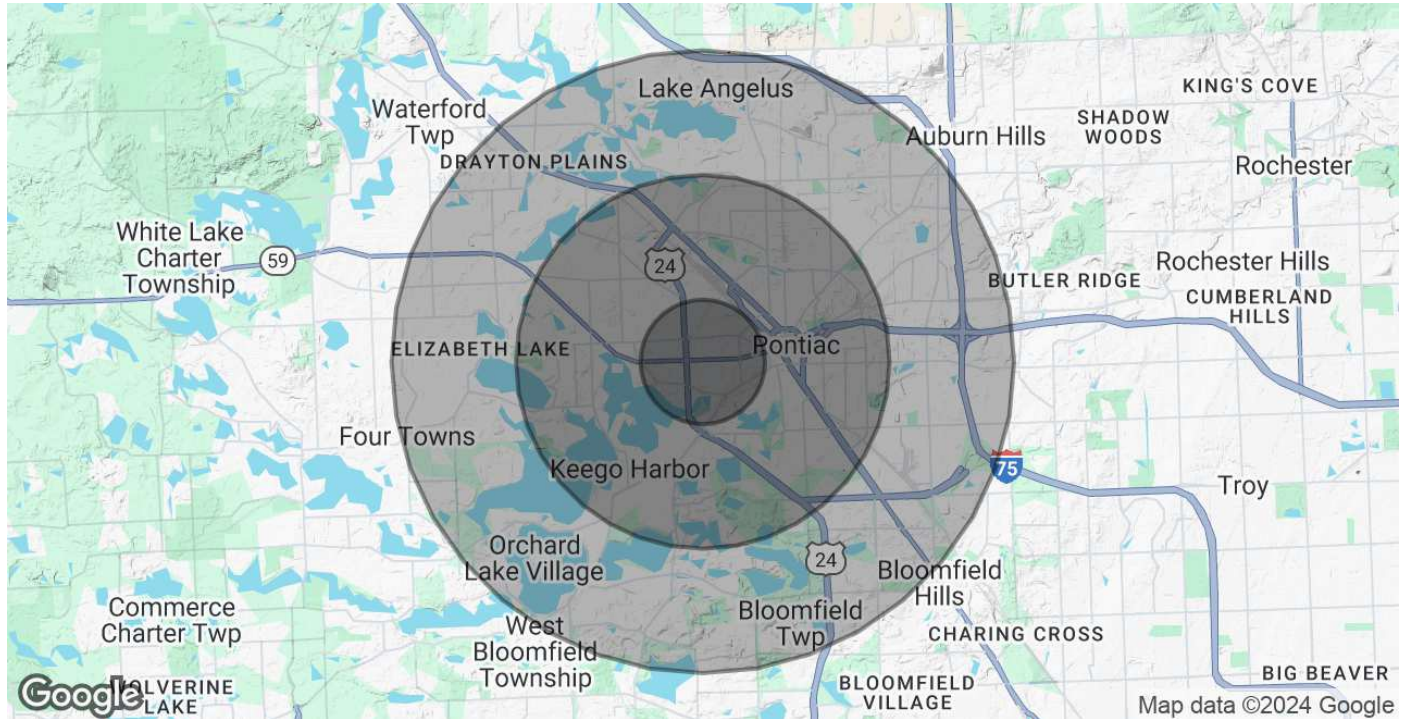
	<u>Gross Floor Area</u>	<u>Net Floor Area</u>
Level	SF	SF
Basement	6,977.83	5,153.47
1st Floor Plan	7,743.48	5,392.50
1st Storage Platform	0	607.71
2nd Floor Plan	4,626.83	3,488.32
3rd Floor Plan	4,626.83	3,709.71
4th Floor Plan	4,626.83	3,324.71
5th Floor Plan	4,626.83	1,526.75
Total	33,228.63	23,203.17

AERIAL MAP: 761 W Huron St | Pontiac, MI 48341



RETAILER MAP: 761 W Huron St | Pontiac, MI 48341



DEMOGRAPHICS MAP & REPORT: 761 W Huron St | Pontiac, MI 48341


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,373	78,252	160,545
Average Age	38.0	38.1	40.2
Average Age (Male)	36.3	37.1	38.9
Average Age (Female)	39.0	38.5	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,161	35,367	72,168
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$53,400	\$62,731	\$81,822
Average House Value	\$122,081	\$150,936	\$212,117

2020 American Community Survey (ACS)