

2255 PONTIAC TRAIL FOR LEASE

COMMERCE TOWNSHIP, MI 48390



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



OFFERING SUMMARY

Available SF: 1,400 - 5,400 SF
(Proposed 4 units)

Lease Rate: \$22.00 per SF (NNN)

Building Size: 5,400

Zoning: B-1

PROPERTY HIGHLIGHTS

- Proposed Retail Center.
- Completion date Fall 2019.
- Great visibility on Pontiac Trail.
- Easy freeway access at M-5 and Pontiac Trail.
- Strong area demographics.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,854	20,829	42,148
Total Population:	7,788	47,571	102,584
Average HH Income:	\$64,915	\$75,128	\$87,240

PROPERTY DETAILS: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390

LEASE RATE

\$22.00/SF, NNN

LOCATION INFORMATION

Building Name

2255 Pontiac Trail - Lease

Street Address

2255 Pontiac Trail

City, State, Zip

Commerce Township, MI 48390

County/Township

South West Oakland

BUILDING INFORMATION

Building Size

5,400 SF

Available Space

1,400 to 5,400 SF

Number Of Floors

1

PROPERTY DETAILS

Property Type

Proposed Retail Center

Property Subtype

Strip Center

Zoning

B-1

Lot Size

0.63 Acres

APN#

17-25-101-015

Traffic Count

N. Pontiac Trail = 15,437

S Pontiac Trail = 13,923

UTILITIES & AMENITIES

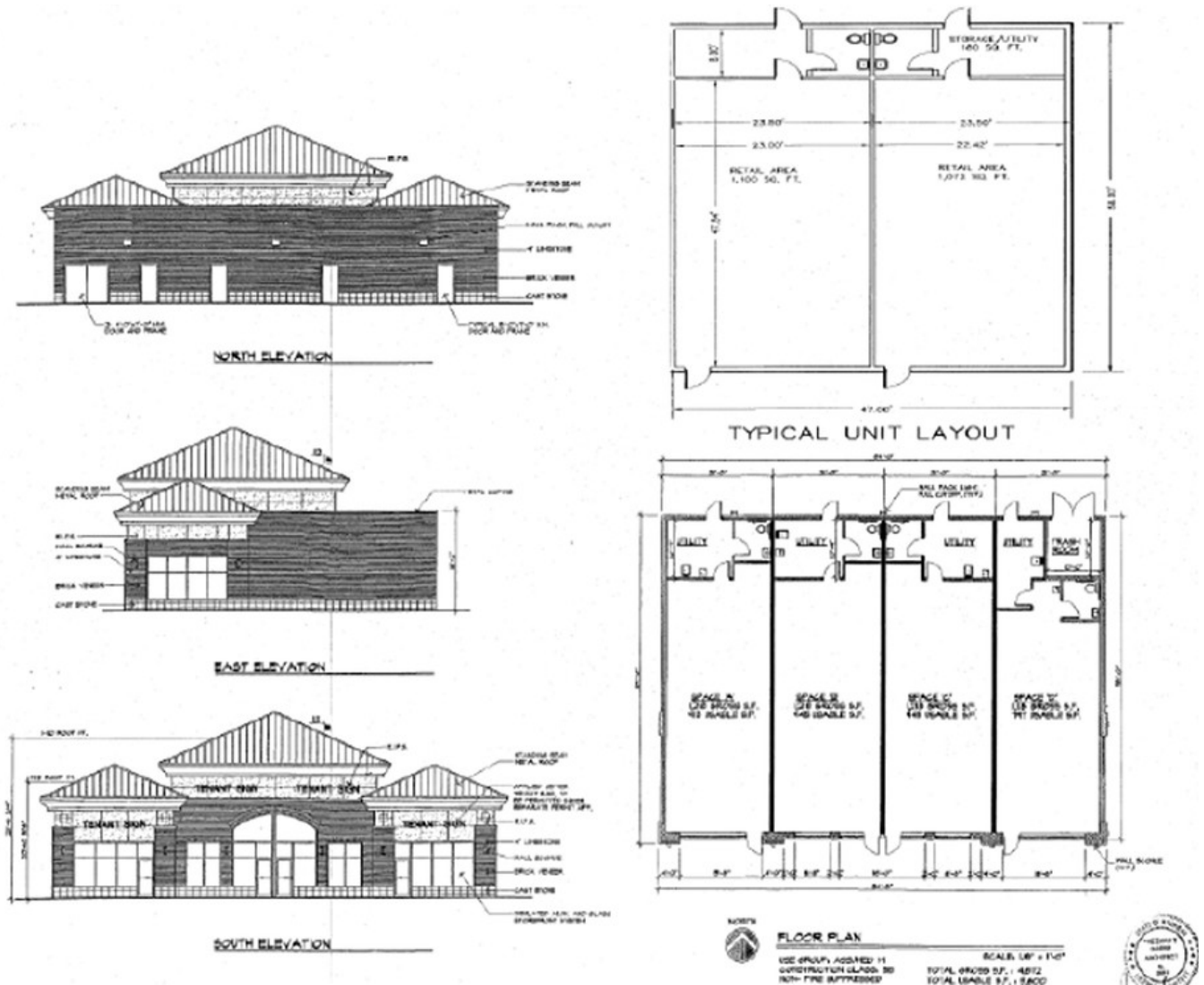
Utilities Description

City Water, Sanitary Sewer,
Gas & Electric

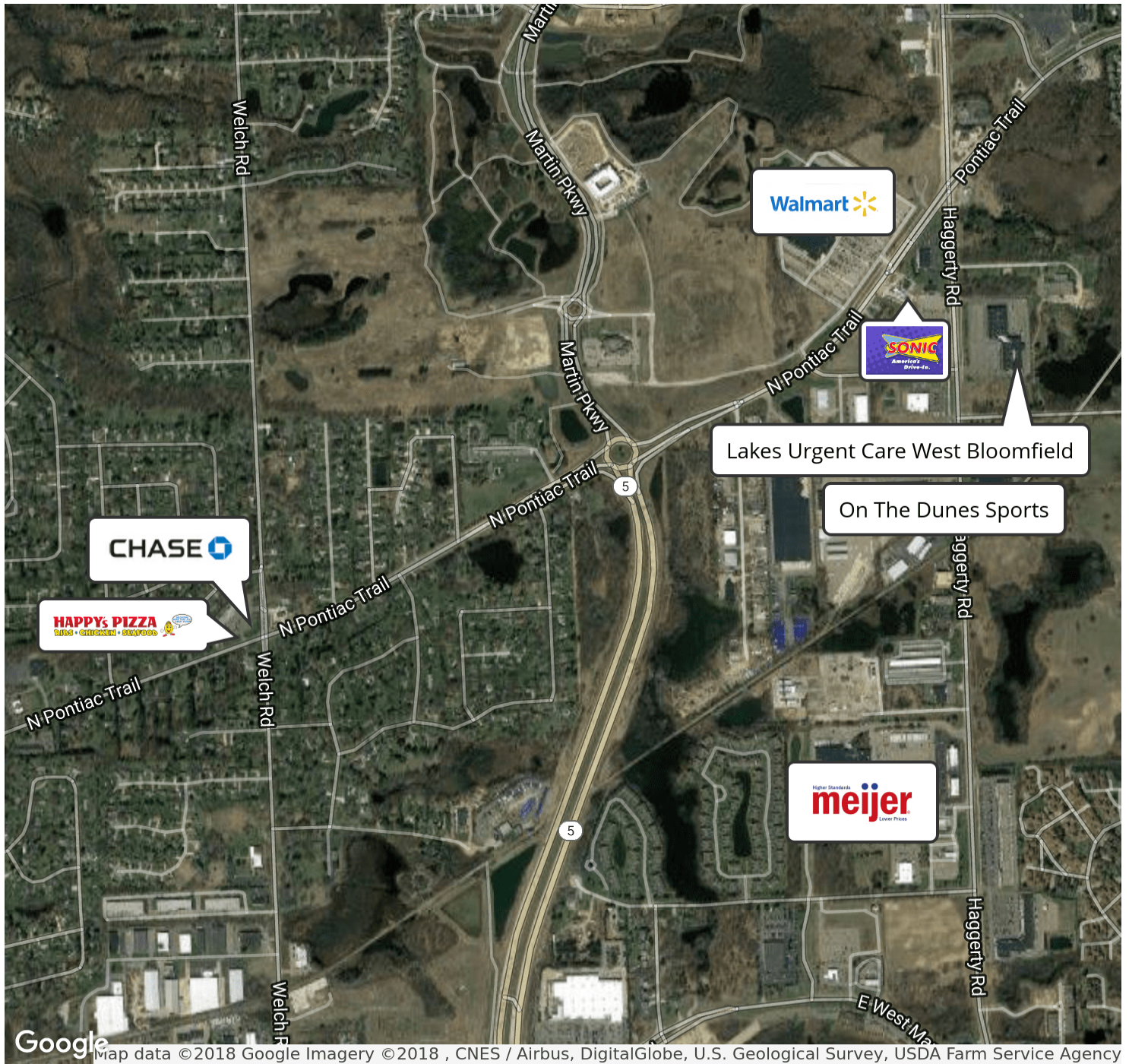
AVAILABLE SPACES: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2255		\$22.00 SF/yr	NNN	1,400 - 5,400 SF	Negotiable	2019 Occupancy

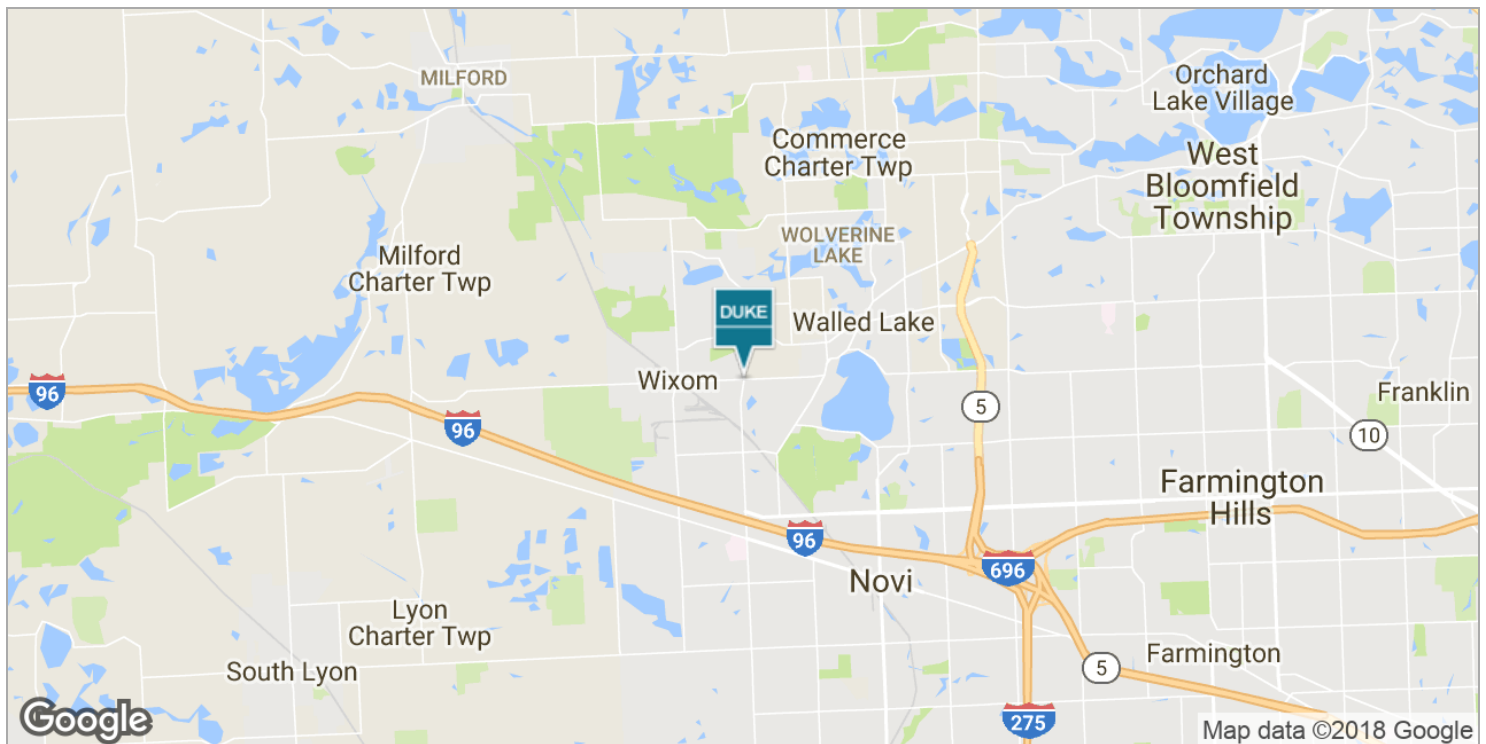
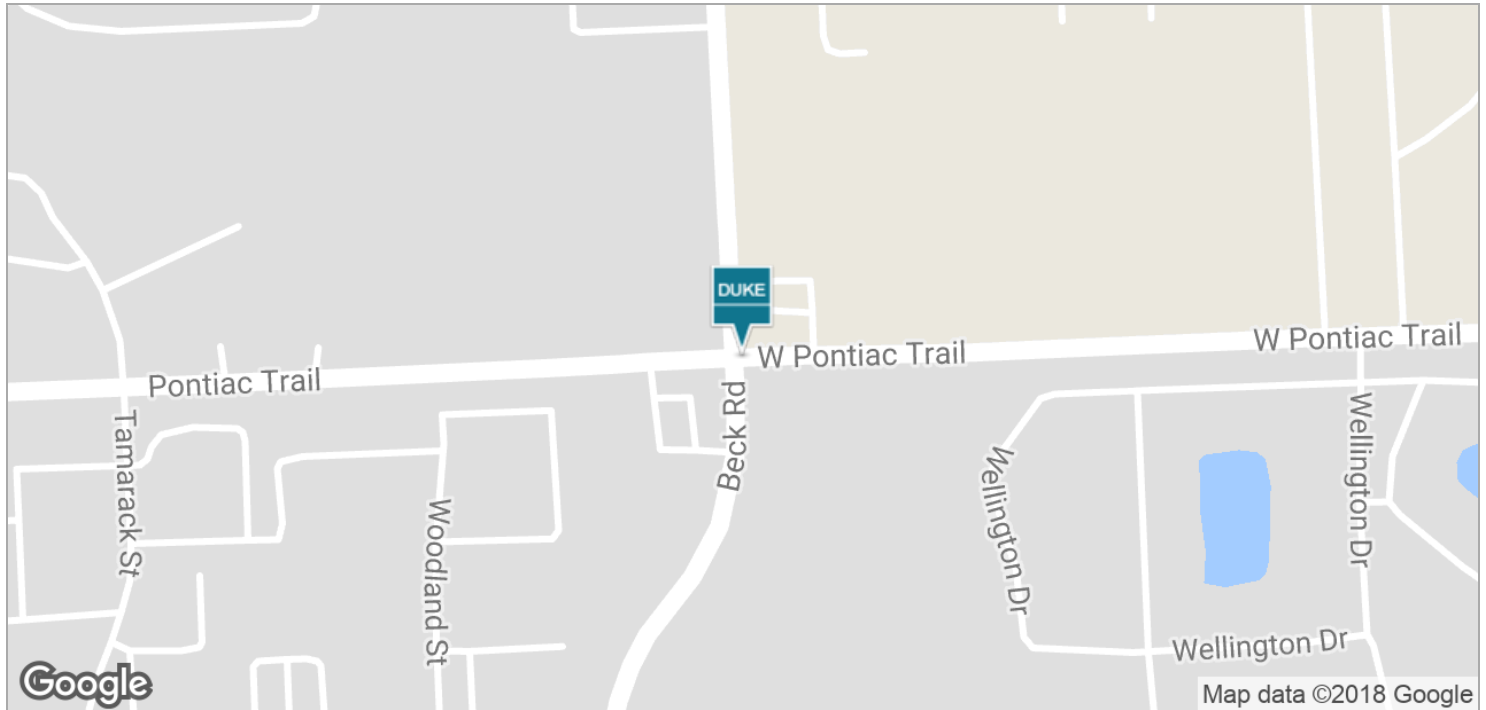
ELEVATION & FLOOR PLAN: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



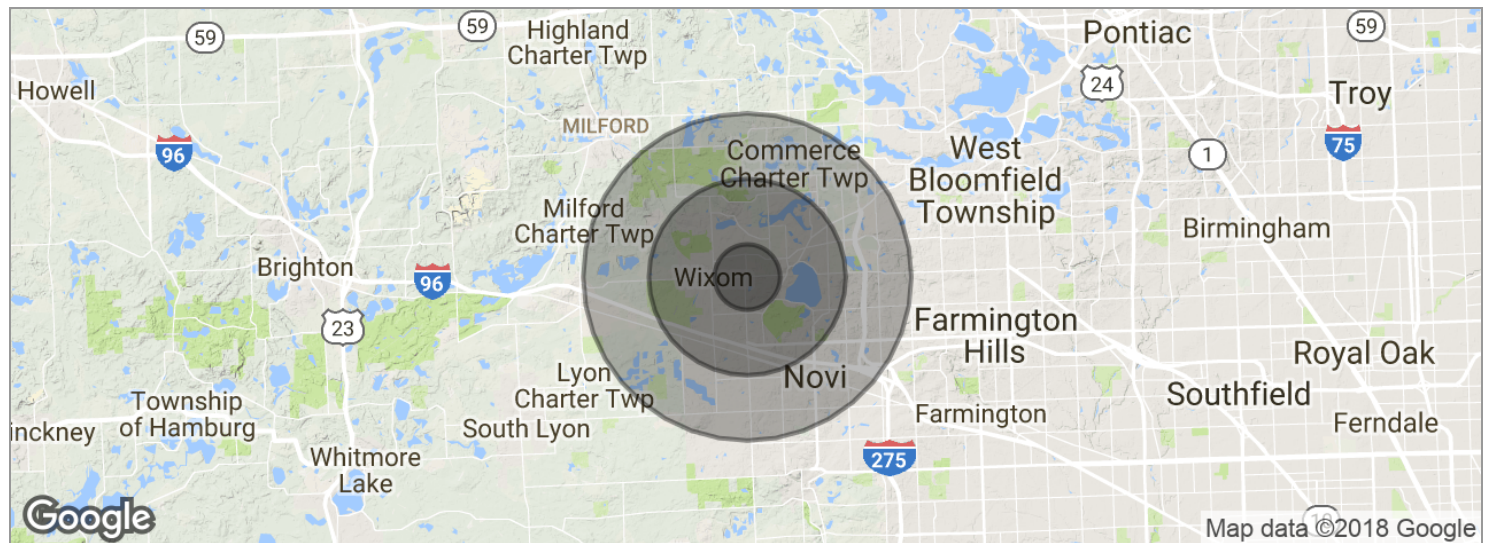
RETAILER MAP: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



LOCATION MAPS: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



DEMOGRAPHICS MAP: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,788	47,571	102,584
Median age	30.8	35.0	38.0
Median age (male)	31.4	34.6	37.2
Median age (Female)	30.5	35.3	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,854	20,829	42,148
# of persons per HH	2.0	2.3	2.4
Average HH income	\$64,915	\$75,128	\$87,240
Average house value	\$217,558	\$227,482	\$238,512

* Demographic data derived from 2010 US Census