



FOR LEASE

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FOR LEASE

South Trail Center - Lease

21204 Pontiac Trail South Lyon, MI 48178



Lease Rate: \$17.00 SF/yr (NNN)

DESCRIPTION

Retail Center located in the heart of South Lyon. A 21,000 square foot retail center located on Pontiac Trail, north of 8 Mile Road in Lyon Township.

PROPERTY HIGHLIGHTS

- Located in one of the fastest growing communities in the State.
- Below market rates.
- New monument signage.
- Rare availability of this size in South Lyon.

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BUILDING INFORMATION

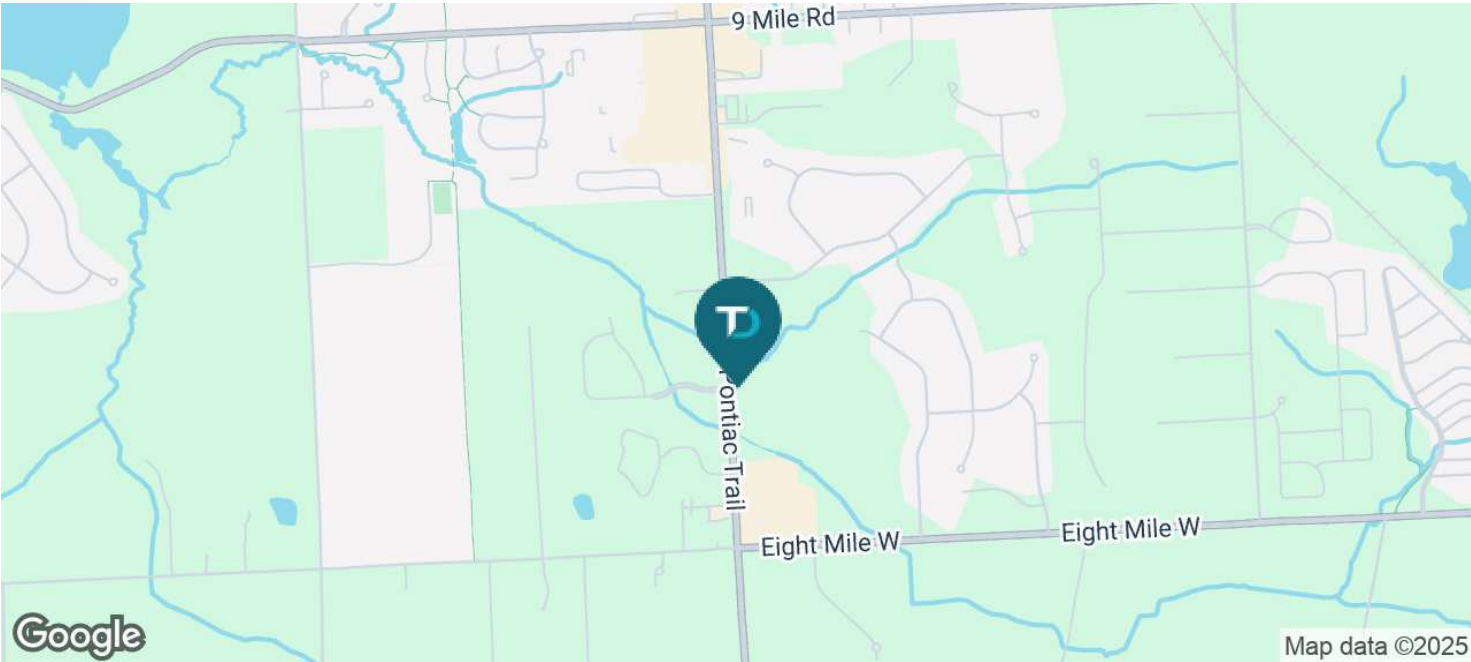
Available SF & Lease Rate:	1,270 SF (\$17.00/sf, NNN)
NNN Charges:	\$3.50 per SF
Building Size:	21,507 SF
Year Built:	1986
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer

PROPERTY INFORMATION

Lot Size:	2.11 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B-2 Commercial
Traffic Count:	Pontiac Trail = 16,980 8 Mile Rd = 7,249
APN:	21-32-300-005

LOCATION INFORMATION

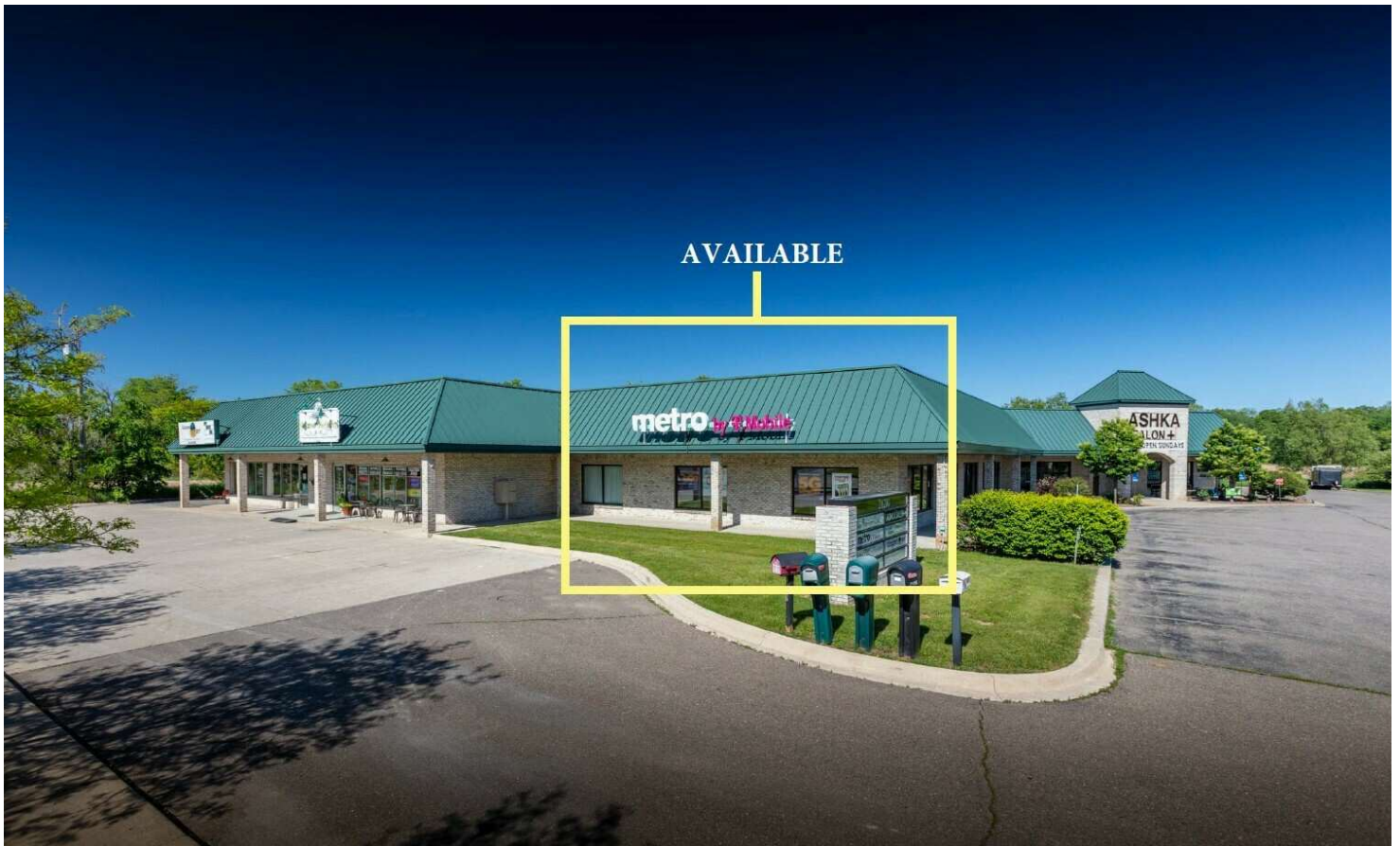
On the east side of Pontiac Trail, north of 8 Mile Road in South Lyon, Michigan.



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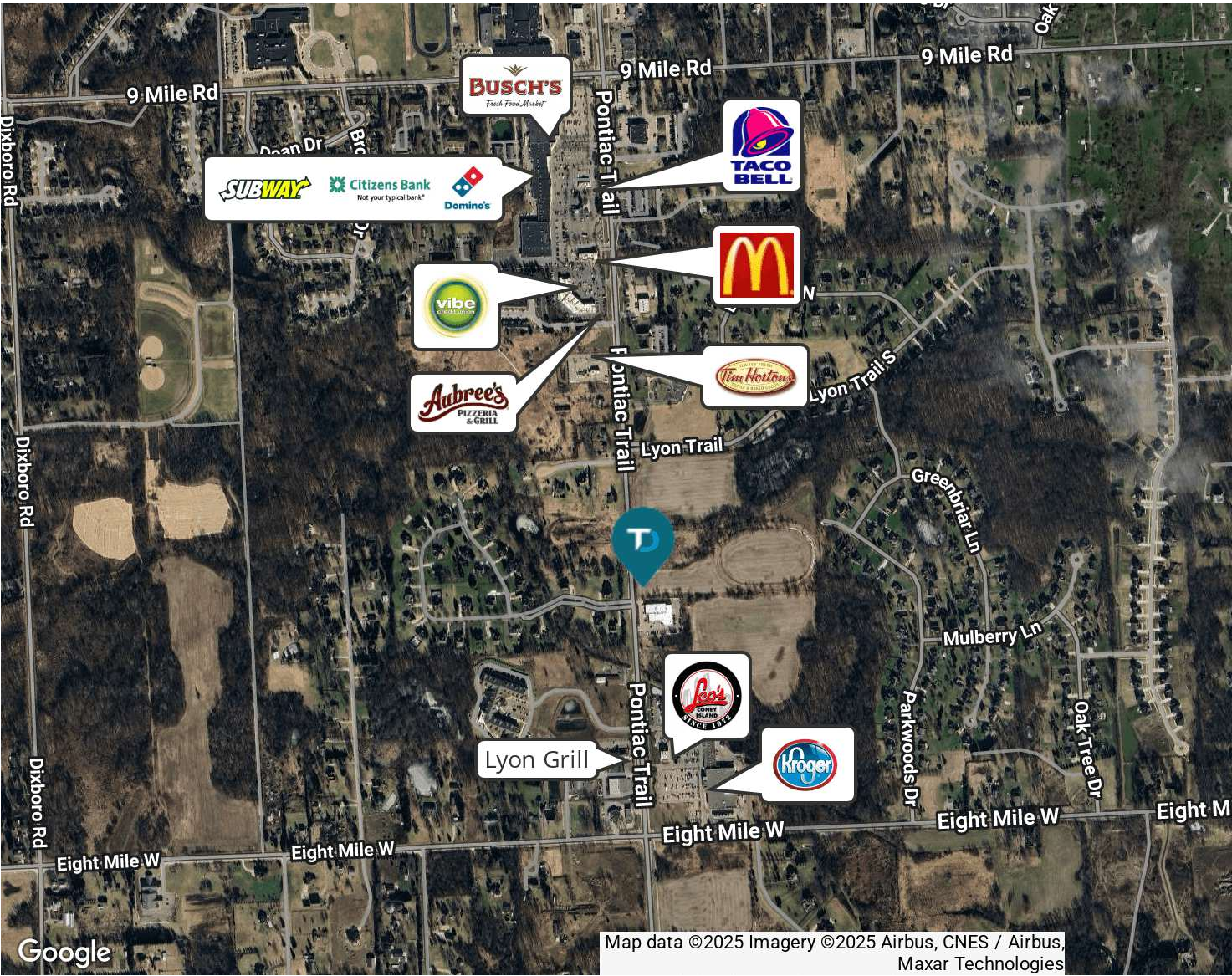
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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	2,197	41,434	151,547
Median age	39.1	38.7	38.8
Total households	872	15,508	56,211
Average HH income	\$80,314	\$83,093	\$99,637
Average house value	\$331,616	\$279,644	\$302,069