

22 N TELEGRAPH RD

PONTIAC, MI 48341

1,681 SF AVAILABLE | NEWLY WHITE BOXED OFFICE/RETAIL SPACE

FOR SALE OR LEASE



KATHLEEN GARMO

248.406.1761

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
APN	1430351039
Building Size	1,681 SF
Lot Size	0.32 Acres
Year Built	1973
Year Last Renovated	2024

Discover a prime leasing opportunity at our property on N Telegraph Road in Pontiac, MI. This 1,681 SF building, renovated in 2024, offers an ideal space for retail or street retail tenants. The property, zoned BV, provides excellent visibility and is perfect for an owner-operator looking to establish or expand their business. Newly white boxed, the space presents a blank canvas for customization, making it an attractive option for a variety of retail ventures. Don't miss the chance to secure a spot in this bustling area, known for its vibrant commercial activity and accessibility.



- Renovated in 2024- newly white boxed
- Ideal for owner-operator
- Zoned BV
- Excellent visibility
- Pylon signage

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ADDITIONAL PHOTOS- INTERIOR



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SITE PLAN



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TRADE AERIAL



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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



WWW.KEYSTONECRES.COM

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,357	77,252	160,538
Average Age	39.7	38.4	40.3
Average Age (Male)	38.1	37.5	38.9
Average Age (Female)	40.7	38.7	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,191	35,044	72,126
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$56,999	\$63,405	\$80,819
Average House Value	\$131,349	\$153,775	\$209,357

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,136	43,446	101,441
Total Population - Black	3,694	24,076	37,906
Total Population - Asian	211	2,449	7,551
Total Population - Hawaiian	0	21	44
Total Population - American Indian	132	296	718
Total Population - Other	115	2,126	3,442

2020 American Community Survey (ACS)



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B R O K E R



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