

SOUTH LYON PLAZA

26800 Pontiac Trail, South Lyon, MI 48178



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: 26800 Pontiac Trail | South Lyon, MI 48178



PROPERTY OVERVIEW

A brand new 14,200 square foot., two building Office/Medical/Retail development on Pontiac Trail in South Lyon.

OFFERING SUMMARY

Lease Rate: \$26.00/sf, NNN
Size: Building 1: up to 3,500+/- SF
Building 2: up to 6,272+/- SF
Zoning: OS-1 Office Service
Allows Medical and
Retail

PROPERTY HIGHLIGHTS

- Brand New Office/Medical/Retail Development slated for Summer of 2025.
- Located in one of the fastest growing communities in the State of Michigan.
- Tremendous demand for new Medical users in the immediate area.

BUILDING/PROPERTY INFORMATION: 26800 Pontiac Trail | South Lyon, MI 48178

BUILDING INFORMATION

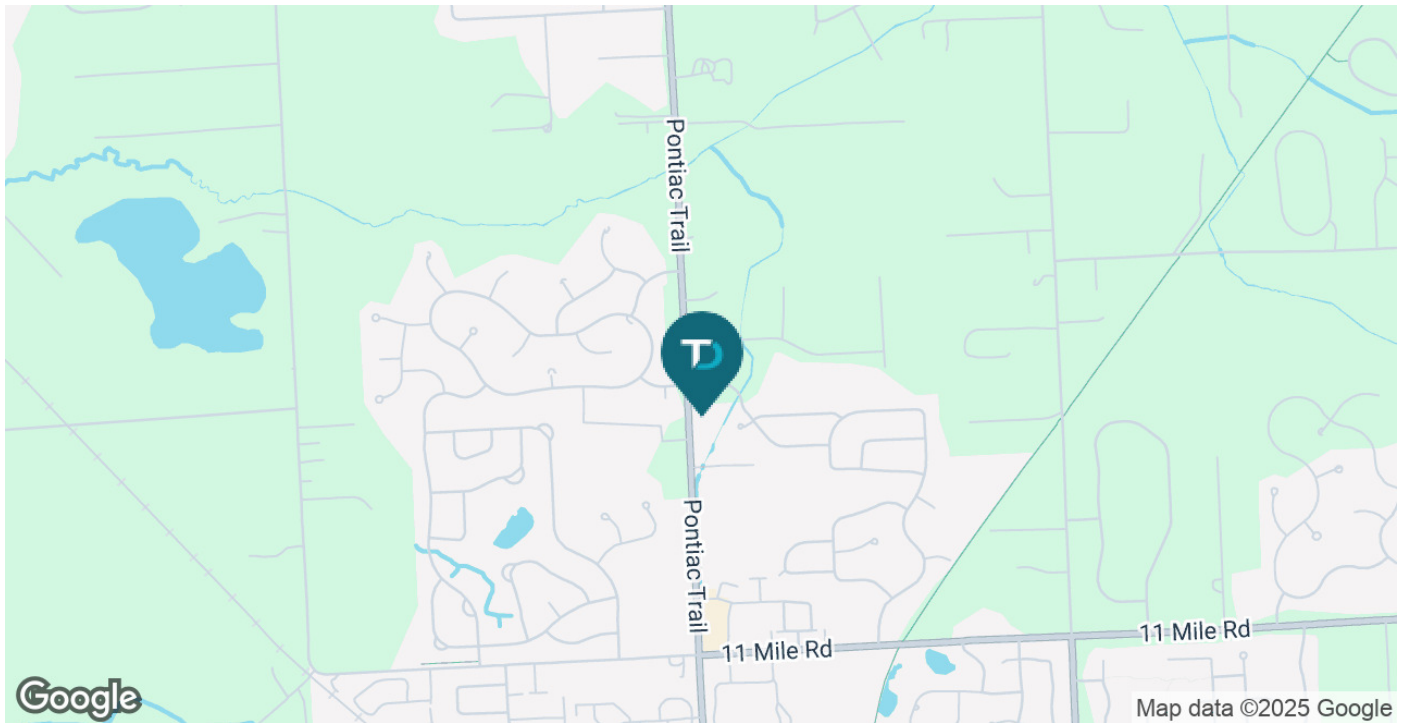
LEASE RATE:	\$26.00/sf, NNN
	Building 1: Up to 3,500+/- SF Building 2: Up to 6,272+/- SF
Available Space:	2,000-6,272 SF
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	85 Spaces

PROPERTY INFORMATION

Property Type:	Office/Medical/Retail
Zoning	OS-1 Office Service - Allows Medical & Retail
2022 Traffic Count:	Pontiac Trail = 19,150
Legal Description:	Available upon request.
APN:	21-17-301-030

LOCATION INFORMATION

Located on the east side of Pontiac Trail, just north of 11 Mile Road.



ADDITIONAL PHOTOS: 26800 Pontiac Trail | South Lyon, MI 48178

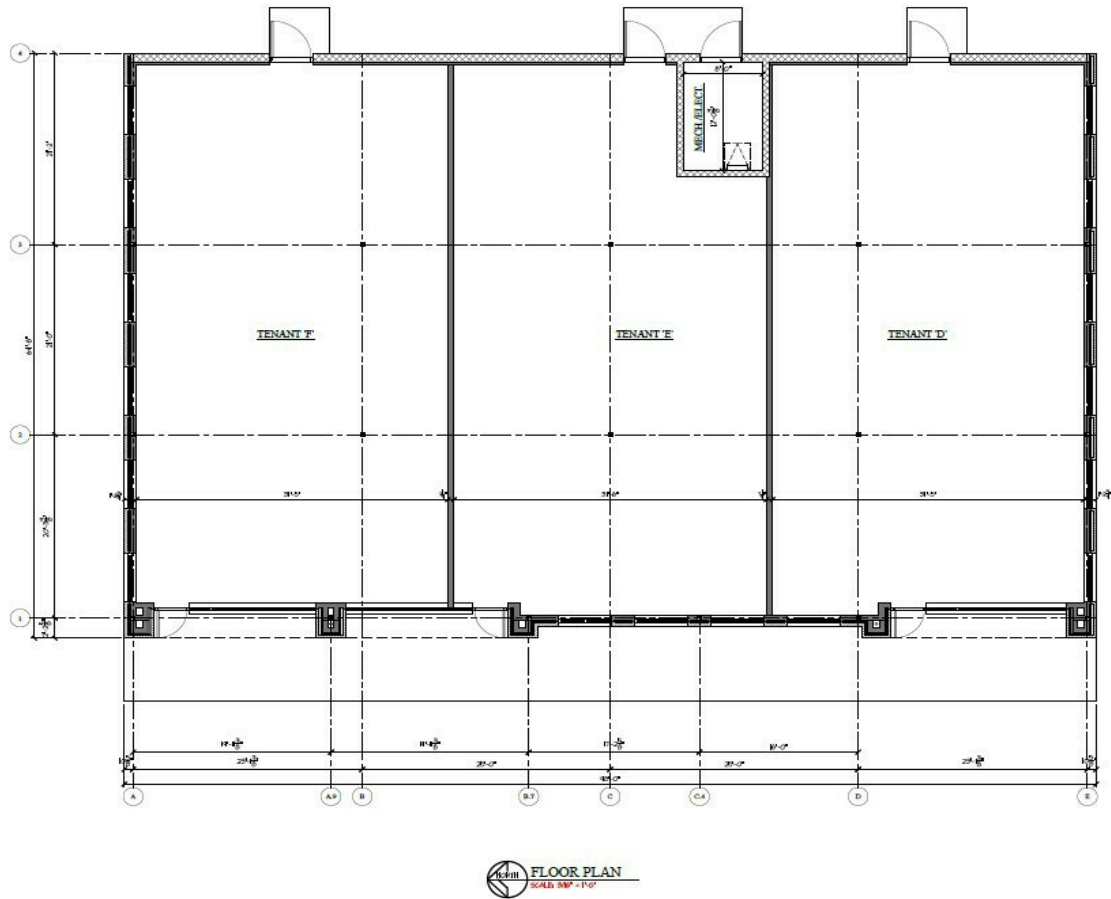


BUILDING 1 - FLOOR PLAN: 26800 Pontiac Trail | South Lyon, MI 48178

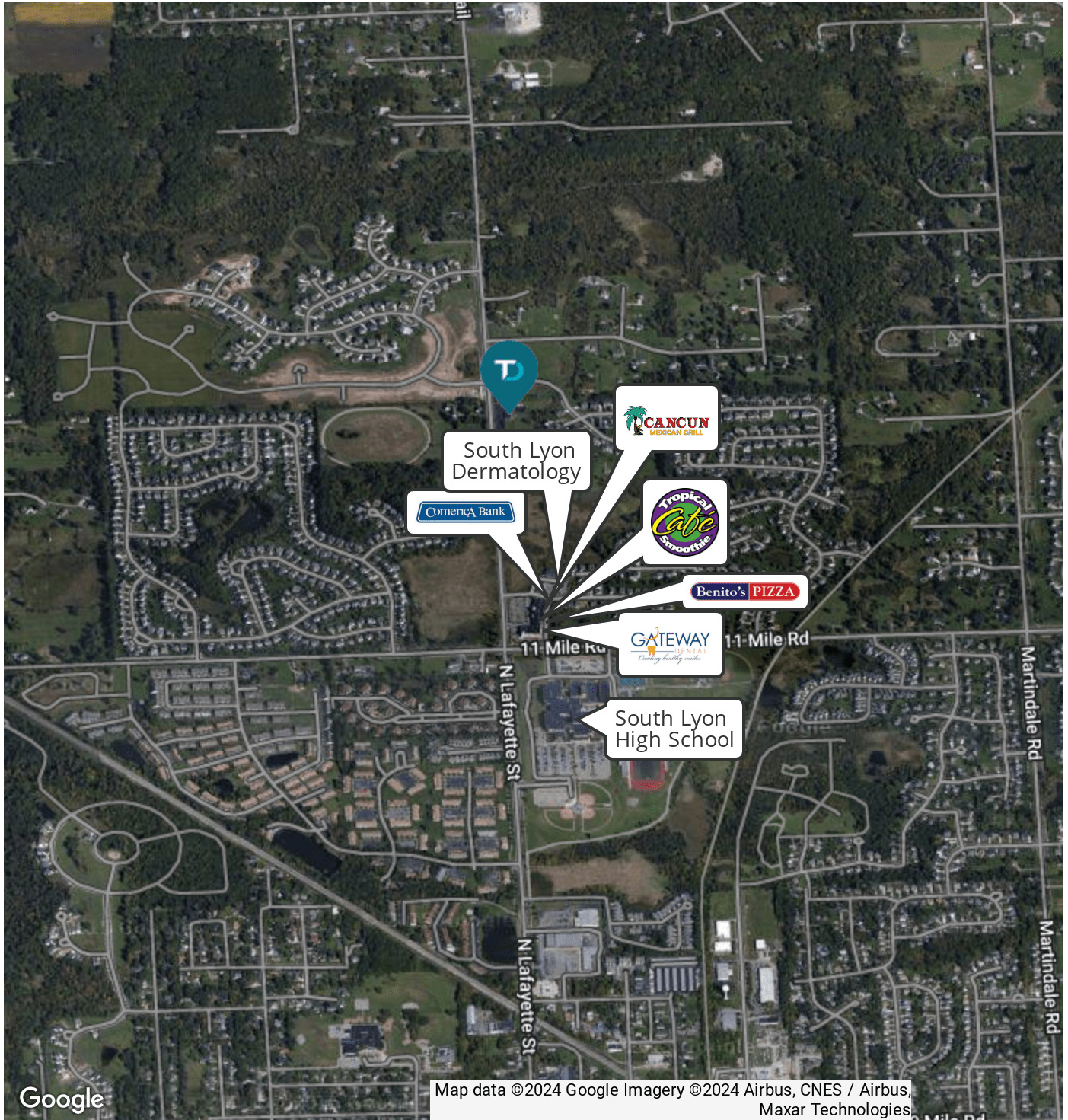


FLOOR PLAN
DATE: 10-10-19

BUILDING 2 - FLOOR PLAN: 26800 Pontiac Trail | South Lyon, MI 48178

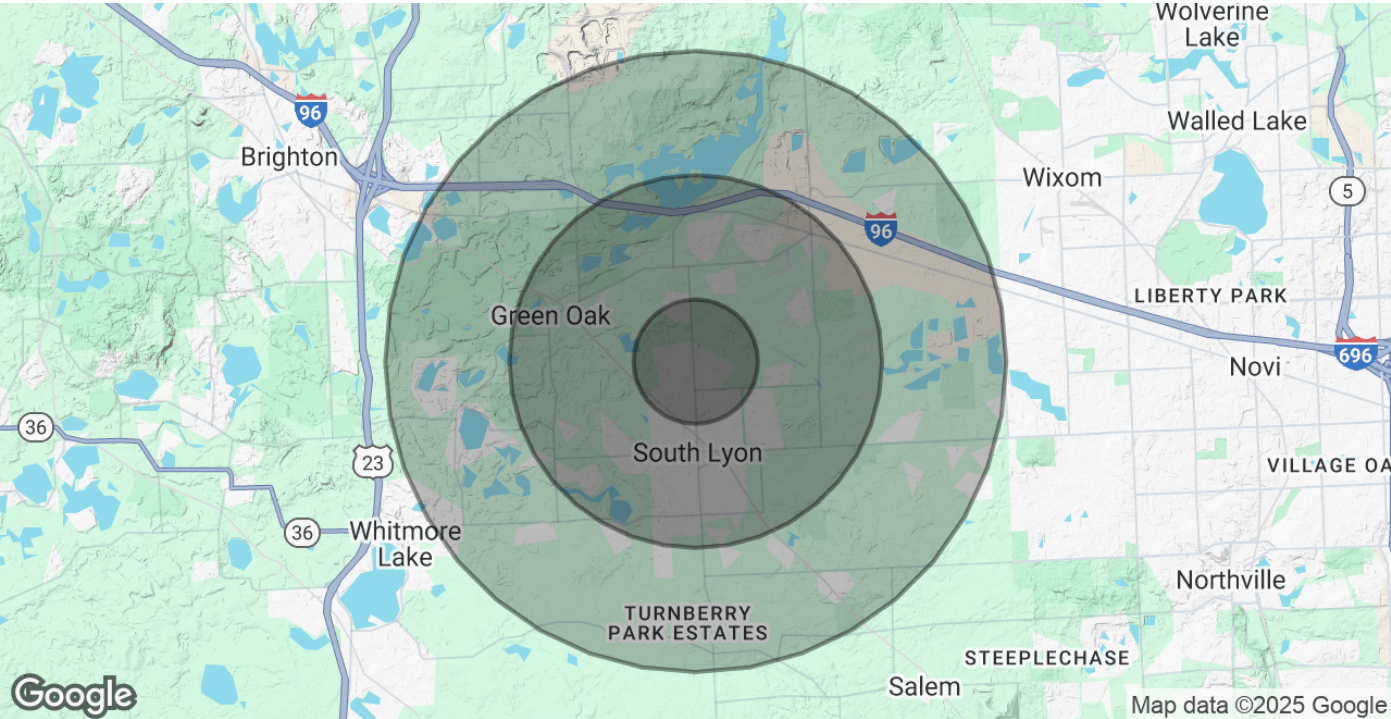


RETAILER MAP: 26800 Pontiac Trail | South Lyon, MI 48178



DEMOGRAPHICS MAP & REPORT:

26800 Pontiac Trail | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,094	32,327	55,213
Average Age	44	40	41
Average Age (Male)	42	39	40
Average Age (Female)	46	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,597	12,313	20,834
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$140,507	\$152,654	\$154,514
Average House Value	\$341,198	\$390,876	\$430,338
Demographics data derived from AlphaMap			