



Listing Agent
BASHAR JANI
Community Choice Realty Inc.
Call: (248) 525-2065
Email: basharjaniteam@gmail.com

FOR LEASE
784 CESAR E CHAVEZ Avenue,
Pontiac, Michigan 48340
ASKING RENT \$2,500 PER
MONTH
NNN LEASE LENGTH 3+ YEARS

Co-List Agent
RAGHID MICHAEL
Community Choice Realty Inc.
Call: (586) 707-0990
Email: raghid.michael@gmail.com

Property highlights

- Total of approximately 1,000 SF commercial free standing class B building.
- Situated on 0.31 Acres with approximately 30+ car private-parking.
- Zoned C-3 Corridor Commercial Mixed Use District. See zoning map and city ordinance for more info.
- 1 ground level door 12ft.
- Year Built in 1983 and fully remodeled in 2021.
- Great visibility lot on Cesar E Chavez ave.
- 1 private office, lobby and 1 bathroom.
- All figures are approximate, tenant and tenant agent to verify info.

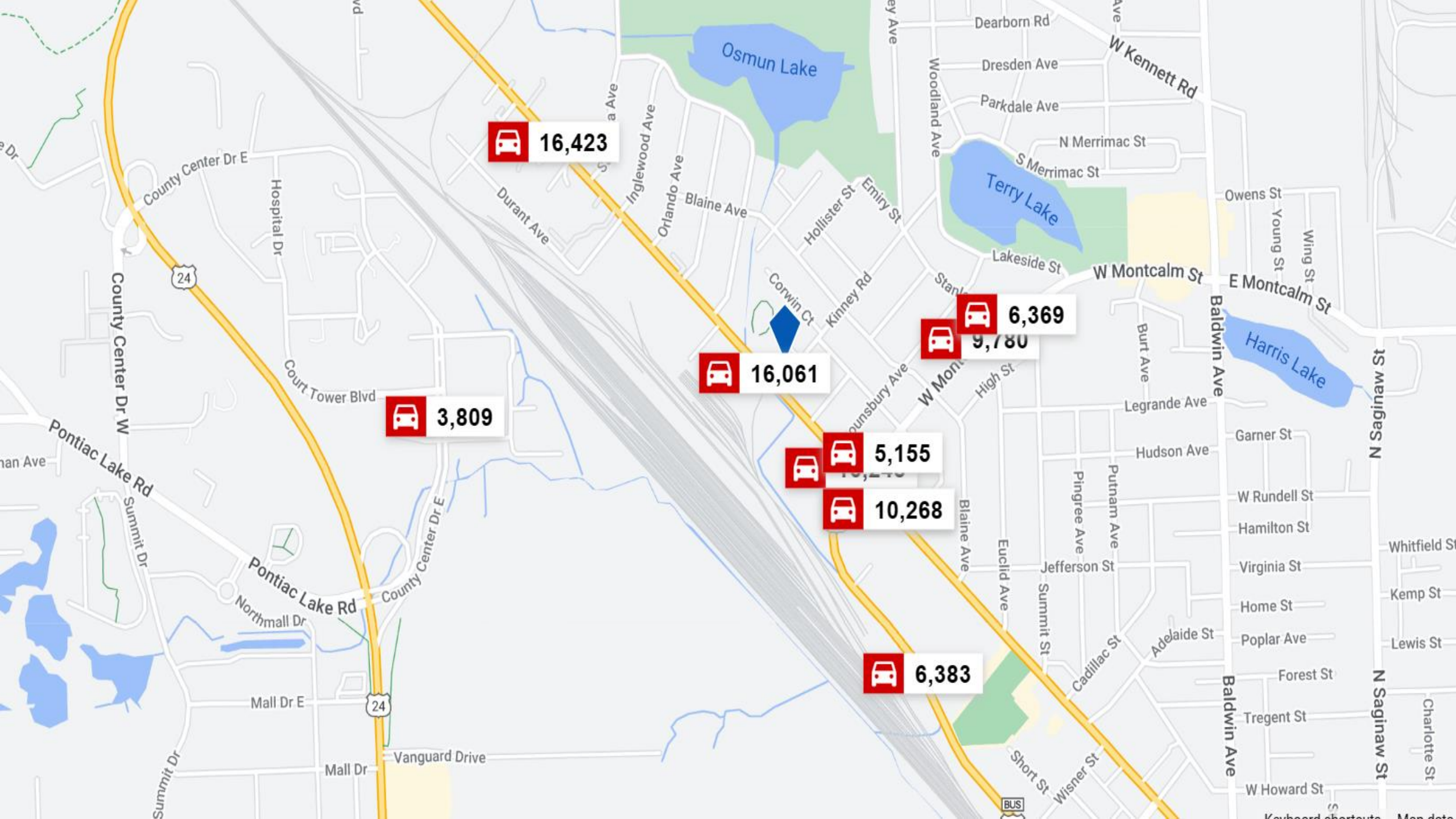
2.310 C-3 Corridor Commercial Mixed Use District.

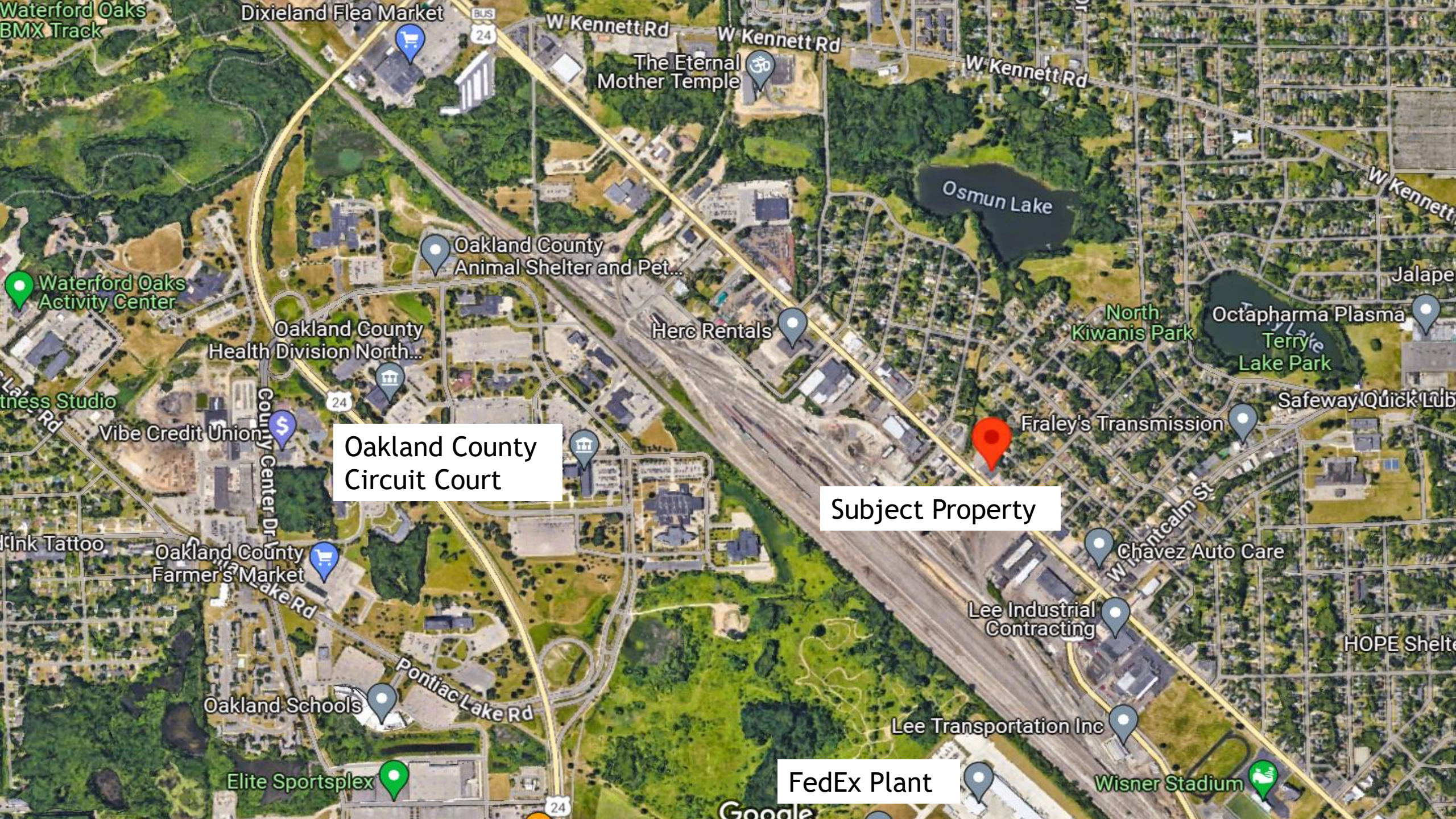
A. Intent. This district is designed to provide for a mixture of uses that are appropriate along thoroughfare and collector streets that have moderate to large traffic volumes. A wide range of uses are appropriate within this context, including retail and service commercial, office, and low-impact light industrial uses. It is expected that most customers of establishments in this district will travel via automobile, and as there is little essential interdependence of activities, each establishment typically will have its own automobile parking area. Good traffic accessibility is essential to this district, particularly for trucks and other freight carriers. Some permitted uses in this district generate significant automobile and/or truck traffic.

Population	1 mile	2 mile	3 mile
2010 Population	10,498	39,548	74,345
2023 Population	10,840	40,387	76,234
2028 Population Projection	10,888	40,478	76,460
Annual Growth 2010-2023	0.3%	0.2%	0.2%
Annual Growth 2023-2028	0.1%	0%	0.1%
Median Age	36.6	37.6	38.2
Bachelor's Degree or Higher	9%	12%	15%

Households	1 mile	2 mile	3 mile
2010 Households	3,282	14,769	28,591
2023 Households	3,408	15,054	29,321
2028 Household Projection	3,427	15,083	29,412
Annual Growth 2010-2023	0.5%	0.2%	0.2%
Annual Growth 2023-2028	0.1%	0%	0.1%
Owner Occupied Households	1,682	7,703	16,730
Renter Occupied Households	1,745	7,380	12,682
Avg Household Size	2.7	2.5	2.5
Avg Household Vehicles	2	1	2
Total Specified Consumer Spending (\$)	\$77.5M	\$355.8M	\$717.8M

Demographics





Oakland County
Circuit Court

Subject Property

FedEx Plant