

RETAIL PROPERTY // FOR SALE / LEASE

1,659 SF RETAIL/OFFICE/MEDICAL BUILDING ON TELEGRAPH RD - RENOVATIONS UNDERWAY!

22 N TELEGRAPH RD

PONTIAC, MI 48341



- High-profile building for sale & lease
- Competitive lease rate of \$2,000 p/m
- Landlord currently renovating to return to white box condition
- Ample parking for staff & visitors
- Highly visible location on Telegraph Rd.
- Well-maintained building
- High traffic count of 23,400+ vehicles per day
- Ideal Choice for Urgent Care or Retail



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

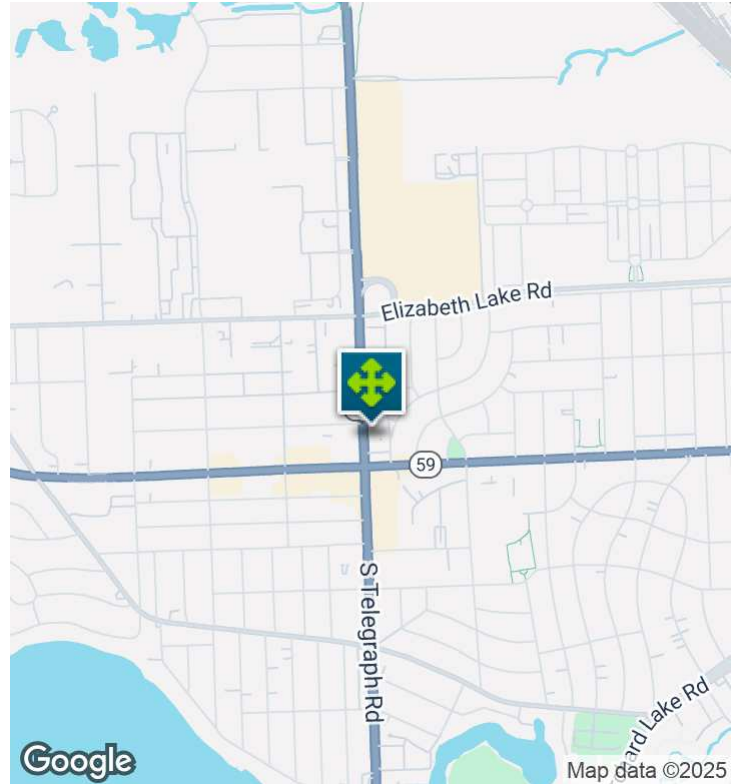
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22 N TELEGRAPH RD, PONTIAC, MI 48341 // FOR SALE / LEASE

EXECUTIVE SUMMARY



Sale Price	\$375,000
Lease Rate	\$2,000.00 PER MONTH (NNN)

OFFERING SUMMARY

Building Size:	1,659 SF
Available SF:	1,659 SF
Lot Size:	0.32 Acres
Number of Units:	1
Price / SF:	\$226.04
Year Built:	1973
Zoning:	BI Retail
Market:	Detroit
Submarket:	Lakes Area
Traffic Count:	23,428

PROPERTY OVERVIEW

The retail/office/medical building on Telegraph Road offers a high-profile facility, that can be used for various retail, medical, office, restaurant, bakery, bank, veterinary, learning center, funeral home, etc. The landlord is currently extensively renovating the space to return to white box condition! The property has ample parking facilities, providing convenience for both tenants and employees. Due to its prime location on Telegraph Road, this building is an ideal choice for businesses looking for a well-equipped and accessible space.

LOCATION OVERVIEW

Telegraph Road is the primary north-south road in this area and is located near M-59 (Huron), which is the major east-west road. It is also close to retail and residential areas. Nearby, tenants and investors will find St. Joseph Mercy Oakland Hospital and Oakland University, offering a steady flow of skilled professionals and potential clientele. The location is also surrounded by a variety of dining, shopping, and entertainment options, providing an attractive setting for businesses and medical practices alike.



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PROPERTY DETAILS

Sale Price	\$375,000
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Lease Rate	\$2,000.00 PER MONTH
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LOCATION INFORMATION

Building Name	22 N Telegraph Rd
Street Address	22 N Telegraph Rd
City, State, Zip	Pontiac, MI 48341
County	Oakland
Market	Detroit
Sub-market	Lakes Area
Cross-Streets	Telegraph Rd & Huron Rd
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	1,659 SF
Tenancy	Single
Number of Floors	1
Average Floor Size	1,659 SF
Year Built	1973

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	BI Retail
Lot Size	0.32 Acres
APN #	14-30-351-039
Lot Depth	1,140 ft
Traffic Count	23428
Traffic Count Street	W Huron St

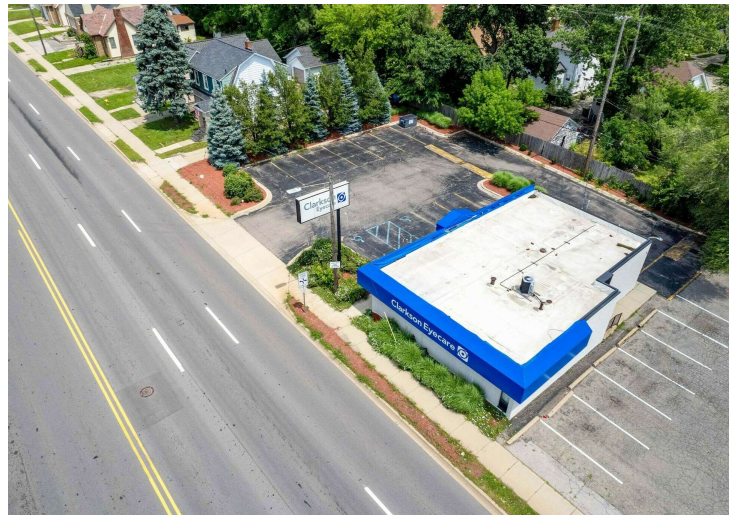
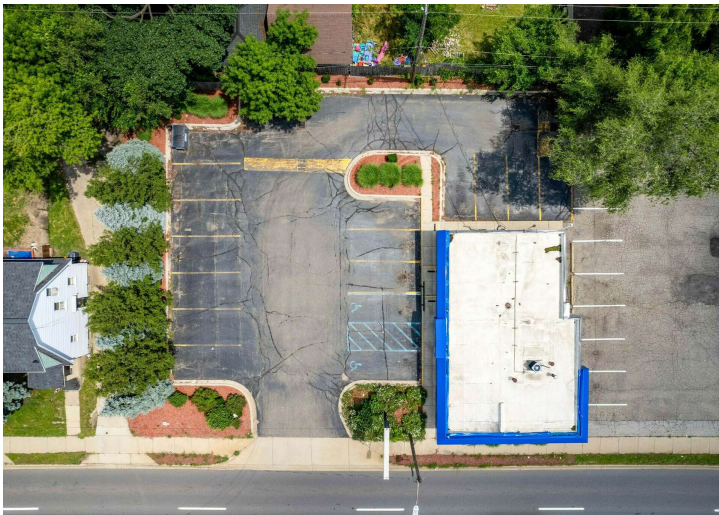
PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	17

UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	Yes

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ADDITIONAL PHOTOS



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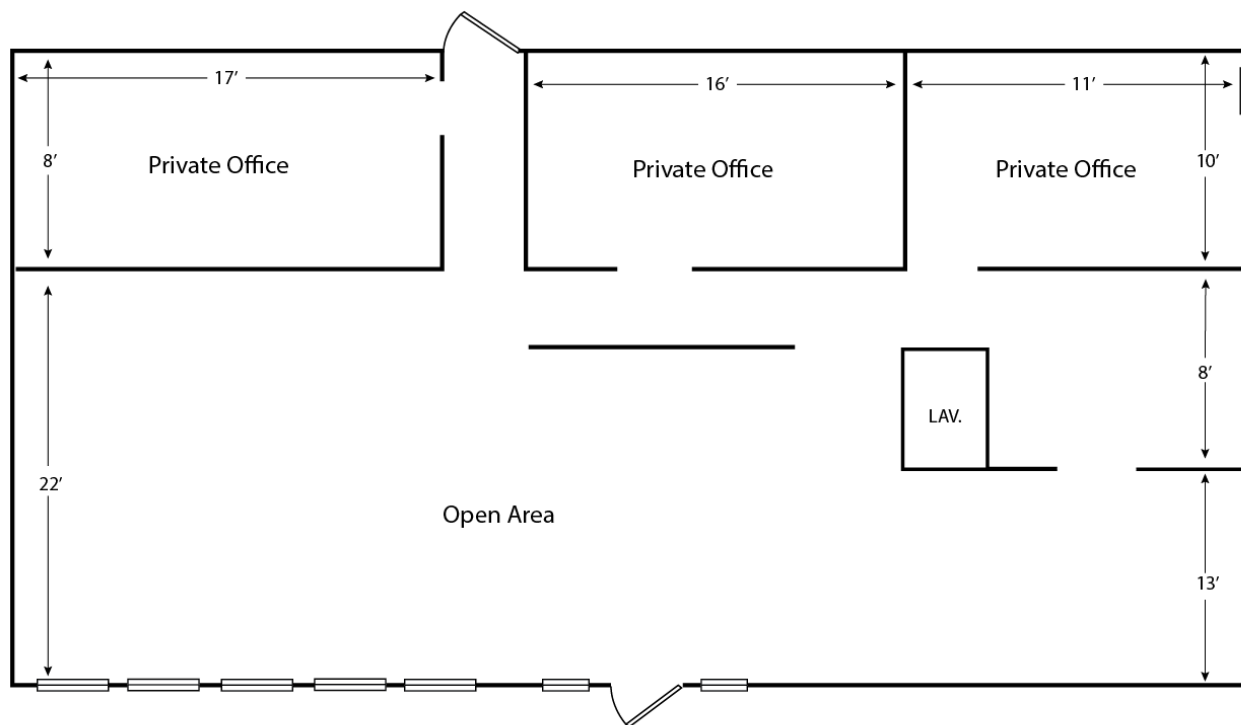
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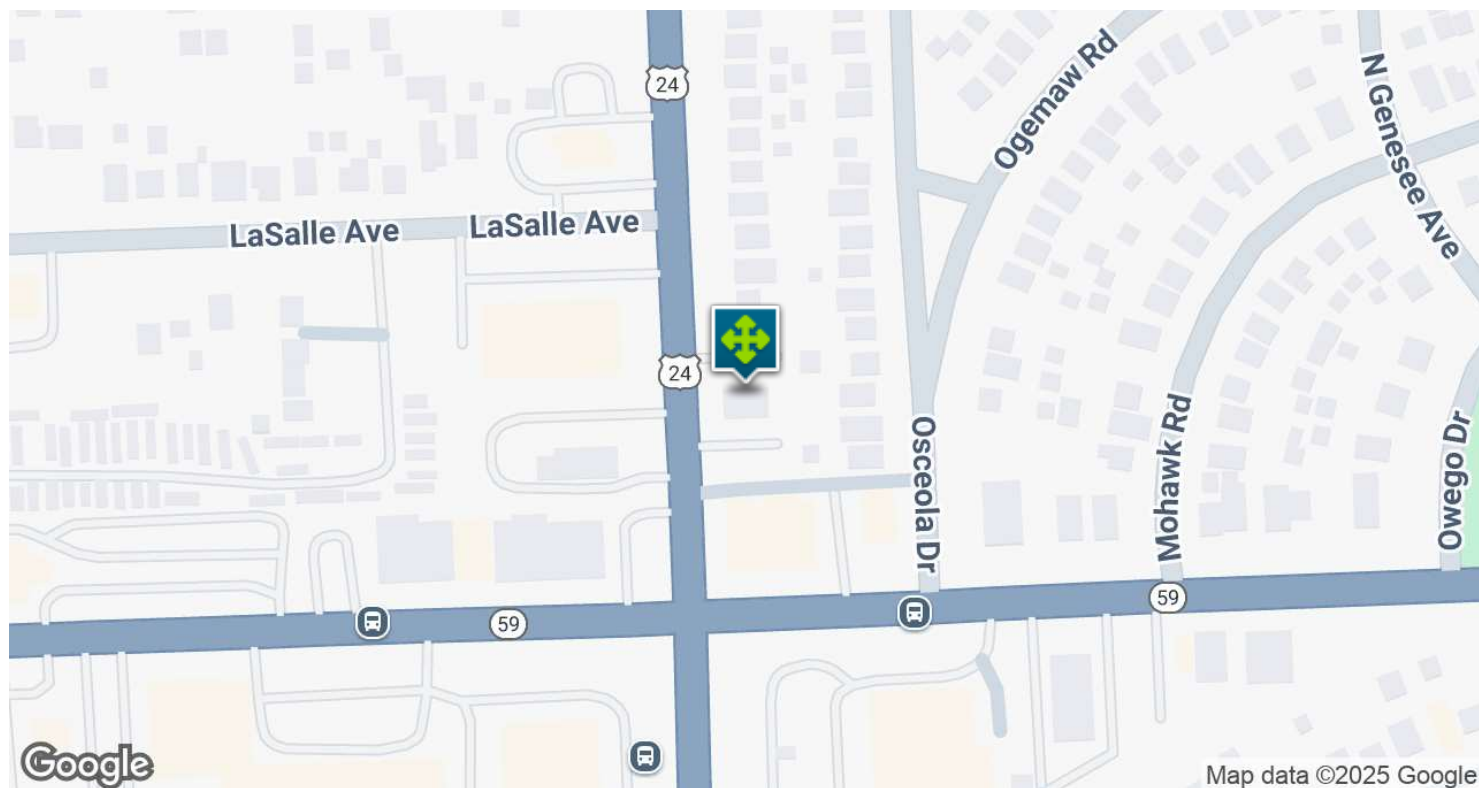
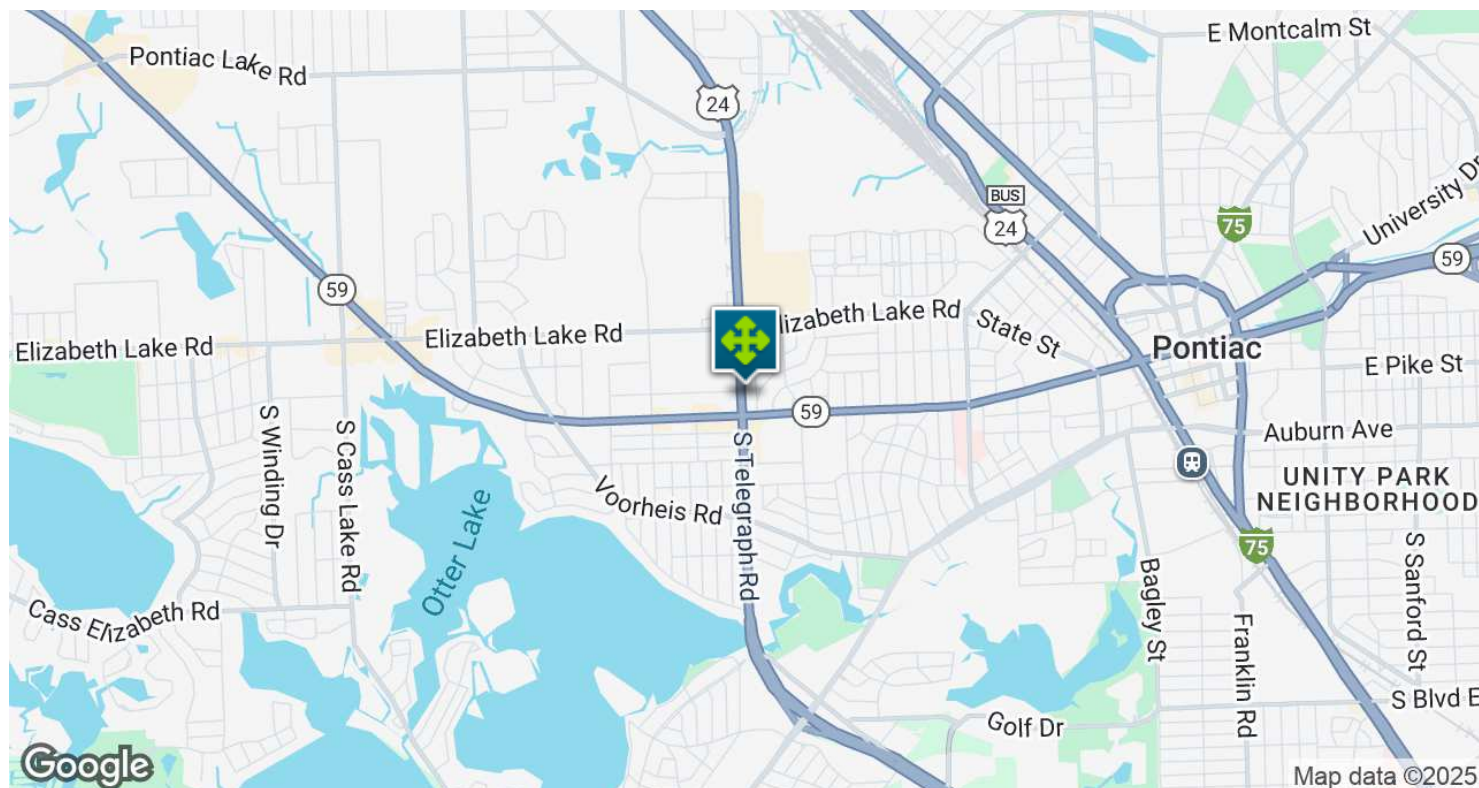
FLOOR PLANS



22 N TELEGRAPH RD, PONTIAC, MI 48341 // FOR SALE / LEASE
RETAILER MAP



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LOCATION MAP



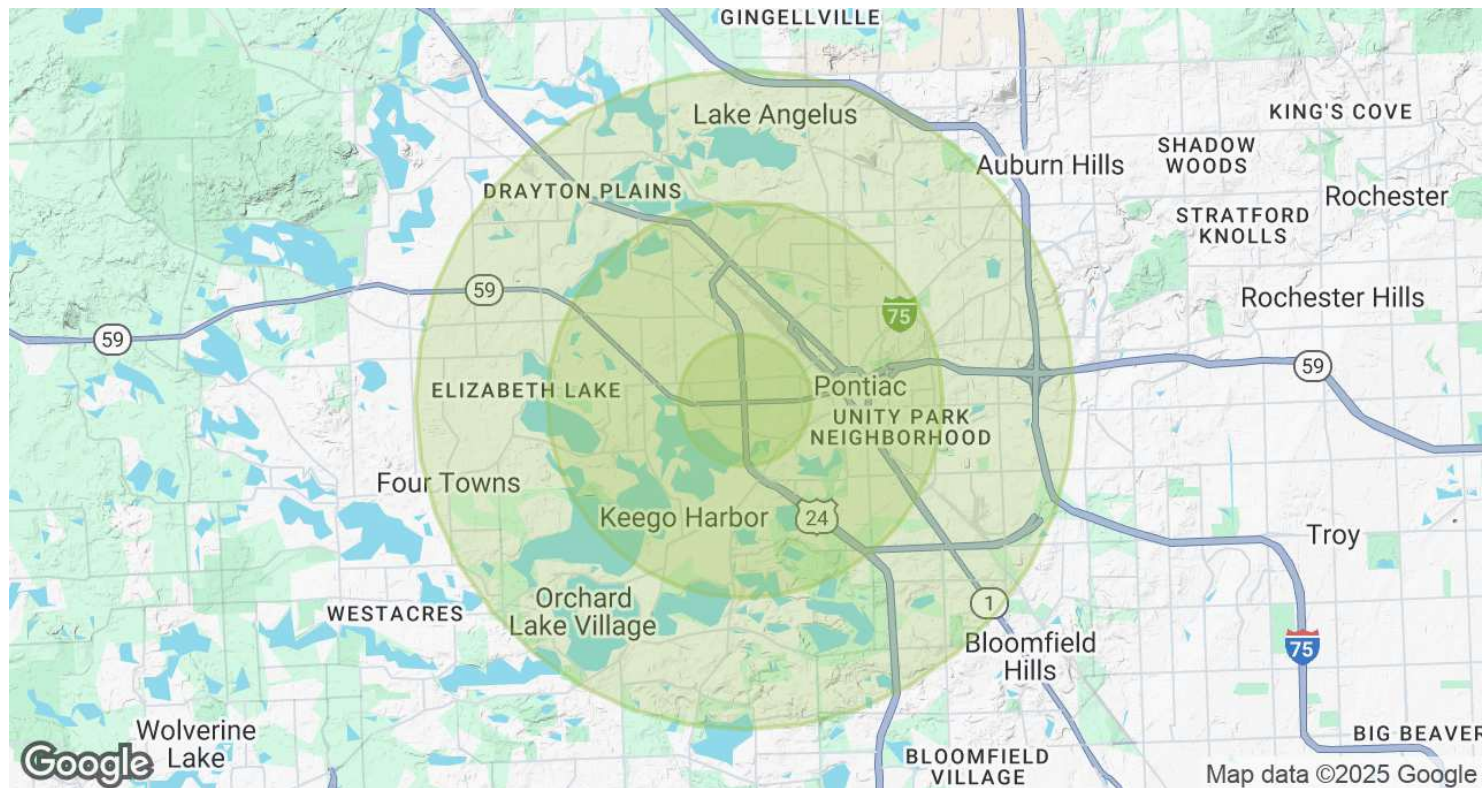
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DEMOGRAPHICS MAP & REPORT



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

2020 American Community Survey (ACS)

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CONTACT US



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