



600 N TELEGRAPH PONTIAC, MI 48341

PROPERTY HIGHLIGHTS:

- Up to 45,030 SF retail/distribution immediately available that can be demised
- Directly across the street from Oakland County Business Center - 1 Million SF re-development which will include commercial, industrial, high tech, retail, office and call center
- Join Harbor Freight, Value World and adjacent to Big Lot's, Citi Trends, Dollar Tree and DaVita Dialysis Center
- 22 foot ceiling height throughout the building with multiple truckwells
- Extremely high visibility with prominent signage on

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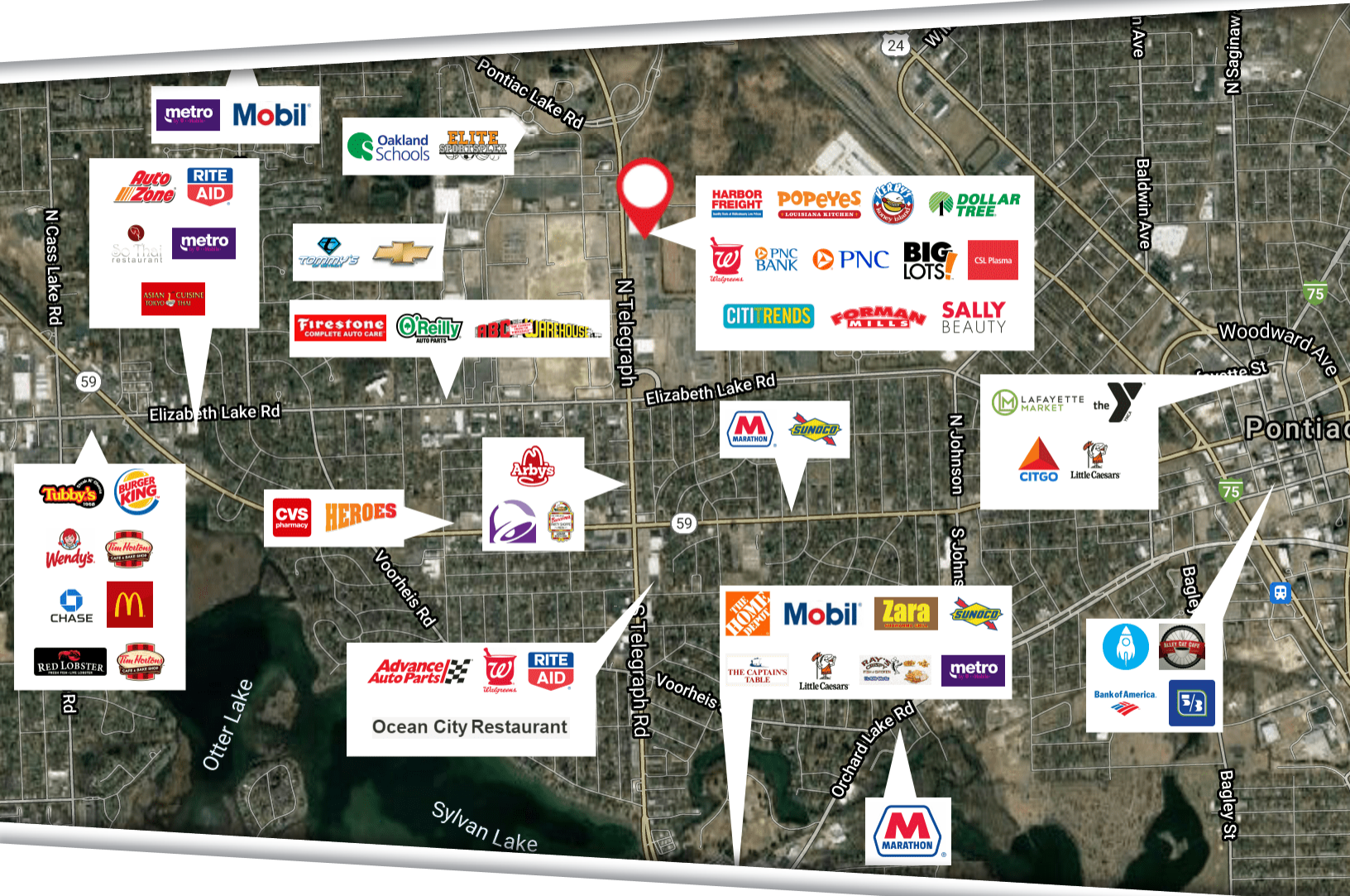
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600 N TELEGRAPH LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
N Telegraph Rd & Vanguard Dr S	25,513
N Telegraph Rd & Vanguard Dr N	32,779
N Telegraph Rd & Pontiac Lake Rd N	17,639
N Telegraph Rd & County Center Dr E N	14,985

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,488	81,457	169,171
Total Households	3,550	31,942	67,397
Average HH Income	\$48,879	\$53,763	\$67,220

600 N TELEGRAPH PROPERTY PHOTOS



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