

RETAIL PROPERTY FOR SALE

VACANT COMMERCIAL PROPERTY
FLEXIBLE C-3 ZONING!

550 Cesar E Chavez Ave, Pontiac, MI 48342

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FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

- Zoning: C-3 Corridor Commercial Mixed-Use District
- Permitted Uses: Wide range of commercial and residential opportunities, including restaurants, gas stations, retail, professional services, and mixed-use developments
- Strategic Location: Situated along a high-traffic corridor with strong visibility and access to surrounding neighborhoods, downtown Pontiac, and nearby Oakland County communities
- Future Growth Potential: Zoning supports walkable, pedestrian-friendly development, aligning with Pontiac's long-term redevelopment initiatives and demand for modern mixed-use spaces
- Additional Overlay Opportunities: Eligible areas within C-3 zoning may permit specialty uses (such as adult-use marihuana retail) within designated overlay districts

OFFERING SUMMARY

Sale Price:	\$787,430
Number of Units:	1
Lot Size:	0.48 Acres
Building Size:	11,249 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,588	30,630	67,937
Total Population	10,527	75,992	161,775
Average HH Income	\$58,619	\$64,822	\$97,919



PROPERTY DESCRIPTION

Located in the heart of Pontiac's commercial corridor, this property benefits from C-3 Corridor Commercial Mixed-Use Zoning, offering exceptional flexibility for redevelopment or repositioning. The C-3 designation is designed to encourage a vibrant mix of uses along major thoroughfares, making it an ideal location for retail, service businesses, offices, multifamily, and mixed-use projects.

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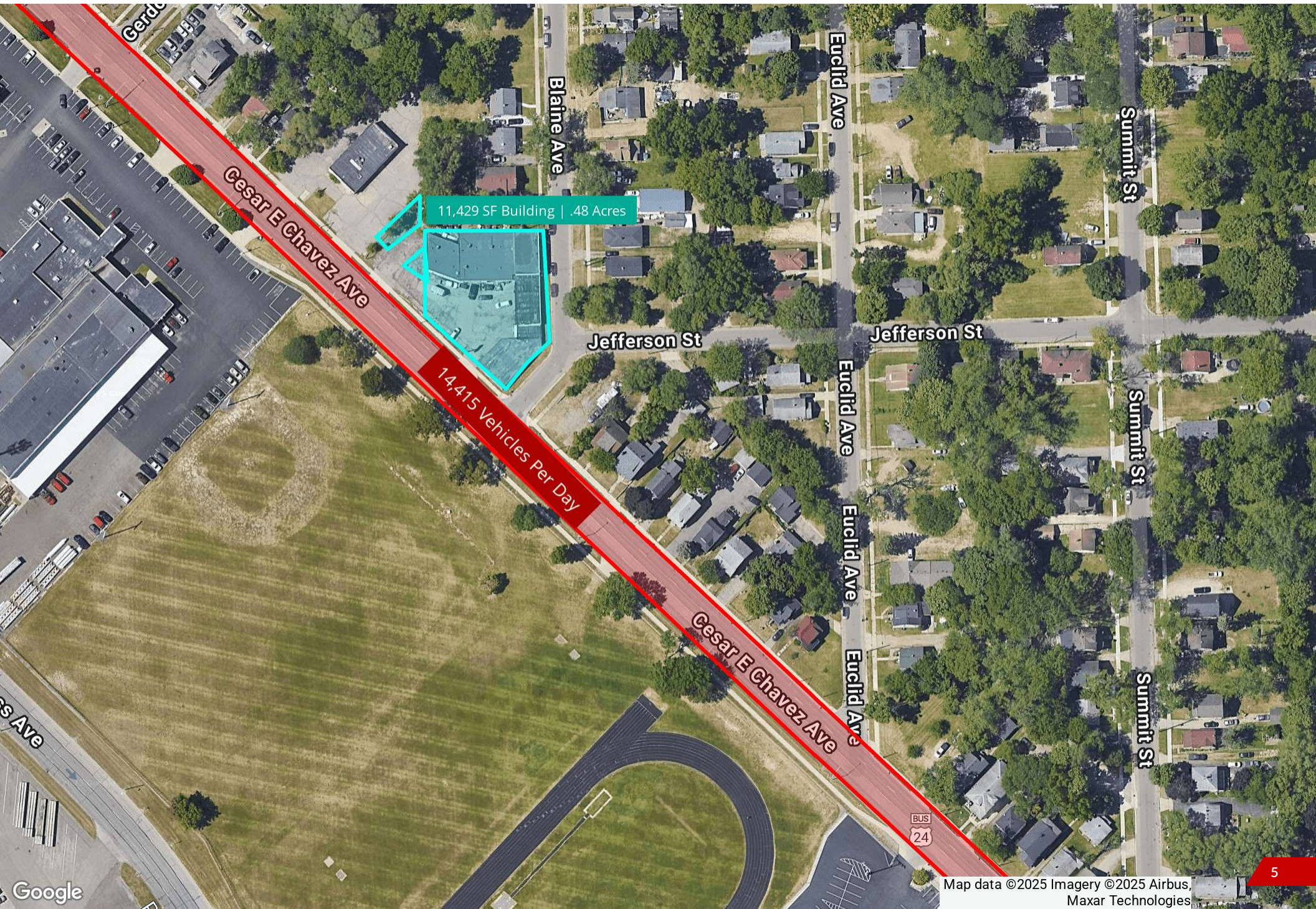
Future Growth Potential: Zoning supports walkable, pedestrian-friendly development, aligning with Pontiac's long-term redevelopment initiatives and demand for modern mixed-use spaces

Additional Overlay Opportunities: Eligible areas within C-3 zoning may permit specialty uses (such as adult-use marijuana retail) within designated overlay districts

This zoning classification gives an owner, user, or developer the flexibility to adapt to changing market demand—from retail and restaurants to housing and office space—while taking advantage of Pontiac's ongoing revitalization and proximity to Detroit's expanding metro economy.

LOCATION DESCRIPTION

Ideally located in the vibrant city of Pontiac, this area offers an abundance of amenities. Just minutes away from downtown, the property provides easy access to various dining options, retail shops, and entertainment venues. Nearby attractions include the renowned Great Lakes Crossing Outlets, offering an array of shopping and dining experiences, as well as the captivating Pontiac Creative Arts Center. Additionally, the area is in close proximity to business essentials such as banking facilities and business services.





Oakland County
Municipal Center and
Courthouse Complex

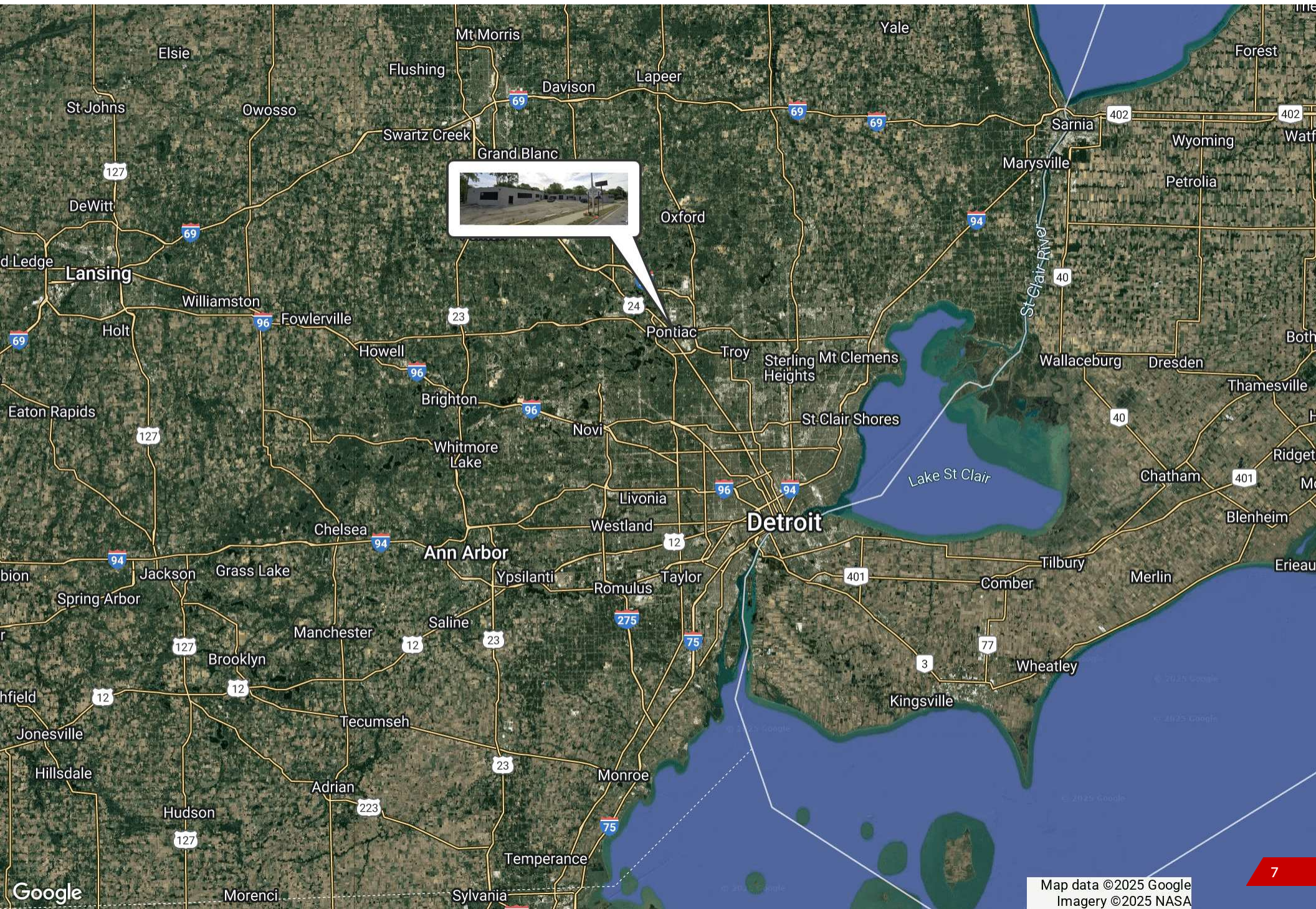
General Motors:
Stamping, Performance,
Racing, and EV Complex

FedEx
Freight



Downtown Pontiac

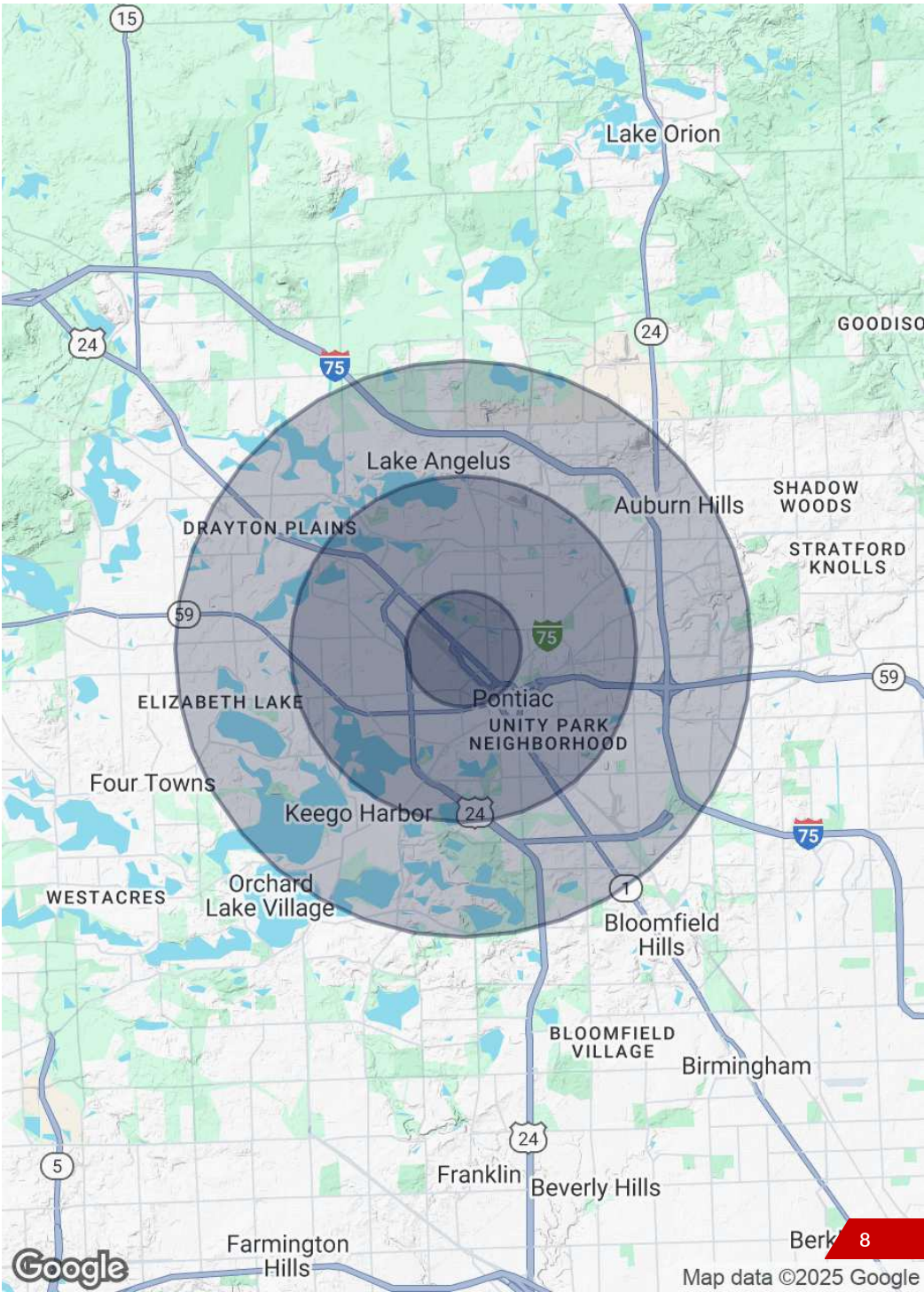
Pontiac



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,527	75,992	161,775
Average Age	36	39	41
Average Age (Male)	37	38	40
Average Age (Female)	36	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,588	30,630	67,937
# of Persons per HH	2.9	2.5	2.4
Average HH Income	\$58,619	\$64,822	\$97,919
Average House Value	\$111,385	\$188,469	\$299,426

Demographics data derived from AlphaMap





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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Summit Net Lease, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Summit Net Lease, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Summit Net Lease, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Summit Net Lease, LLC

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