



FOR LEASE

Get**Real** *quality*
248.476.3700

LISTED BY:

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FOR LEASE

South Trail Center - Lease

21204 Pontiac Trail South Lyon, MI 48178



Lease Rate: \$13.00 SF/yr (NNN)

DESCRIPTION

Retail Center located in the heart of South Lyon. A 21,000 square foot retail center located on Pontiac Trail, north of 8 Mile Road in Lyon Township.

PROPERTY HIGHLIGHTS

- Located in one of the fastest growing communities in the State.
- Below market rates.
- New monument signage.
- Adjacent to future Meijer store.

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BUILDING INFORMATION

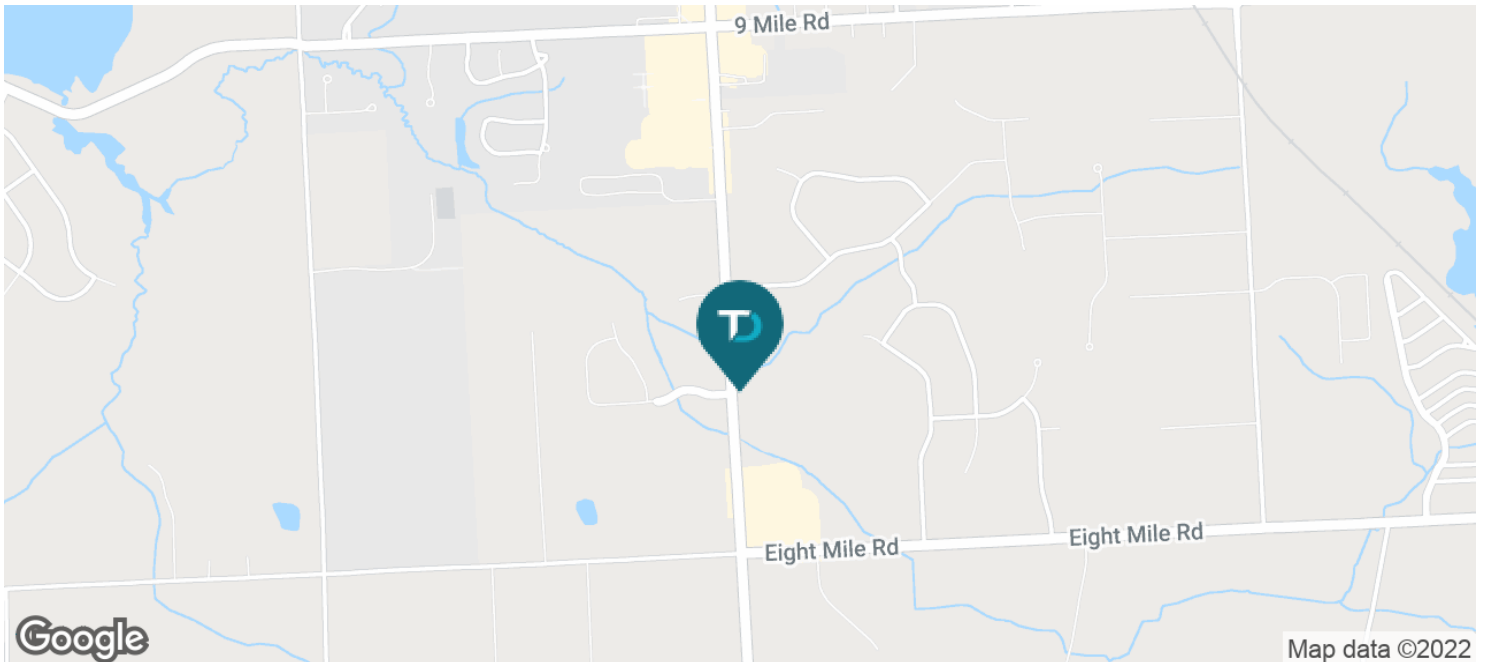
Available SF & Lease Rate:	3,543 SF (\$13.00/sf, NNN)
NNN Charges:	\$3.50 per SF
Building Size:	21,507 SF
Year Built:	1986
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer

PROPERTY INFORMATION

Lot Size:	2.11 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B-2 Commercial
Traffic Count:	Pontiac Trail = 16,980 8 Mile Rd = 7,249
APN:	21-32-300-005

LOCATION INFORMATION

On the east side of Pontiac Trail, north of 8 Mile Road in South Lyon, Michigan.



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BUILDING AREAS:

HEARPPED 4 SIDE	5,543 SQ. FT.
GREENER PASTURES MARKET	3,078 SQ. FT.
METRO PCS	1,712 SQ. FT.
ASHKA SALON & SPA	3,200 SQ. FT.
LYON VETERINARY CLINIC	3,808 SQ. FT.
INDUSTRY TENANT #1	2,300 SQ. FT.
INDUSTRY TENANT #2	2,741 SQ. FT.
HALLWAY COMMON TO 3 TENANTS	912 SQ. FT.
GROSS BUILDING AREA	20,010 SQ. FT.

TENANT AREAS ARE PAIRED FROM OUTSIDE OF EXTERIOR WALLS TO CENTERLINE OF TENANT WALLS

ANTHONY PUCCI ASSOCIATES, P.C.
ARCHITECTURE • PLANNING • DESIGN
1000 SOUTH TRAIL PLAZA, SUITE 100
SOUTH LYON, MI 48178
PHONE: 248.476.3700 FAX: 248.476.3494

PROJECT: SOUTH TRAIL PLAZA
OWNER: LYON TOWNSHIP, MI
SHEET TITLE: TENANT AREAS

NO.	DATE	BY	REVISION

DO NOT SCALE THIS DRAWING.
SEE DIMENSIONS FROM FILE.

DRAWN BY: AP & GC
CHECKED: AP
APPROVED: AP
DATE: FEBRUARY 28, 2018
PROJECT: 1807 LT

SHEET: **EX2**

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DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	2,197	41,434	151,547
Median age	39.1	38.7	38.8
Total households	872	15,508	56,211
Average HH income	\$80,314	\$83,093	\$99,637
Average house value	\$331,616	\$279,644	\$302,069