

2255 PONTIAC TRAIL - LAND FOR SALE

COMMERCE TOWNSHIP, MI 48390

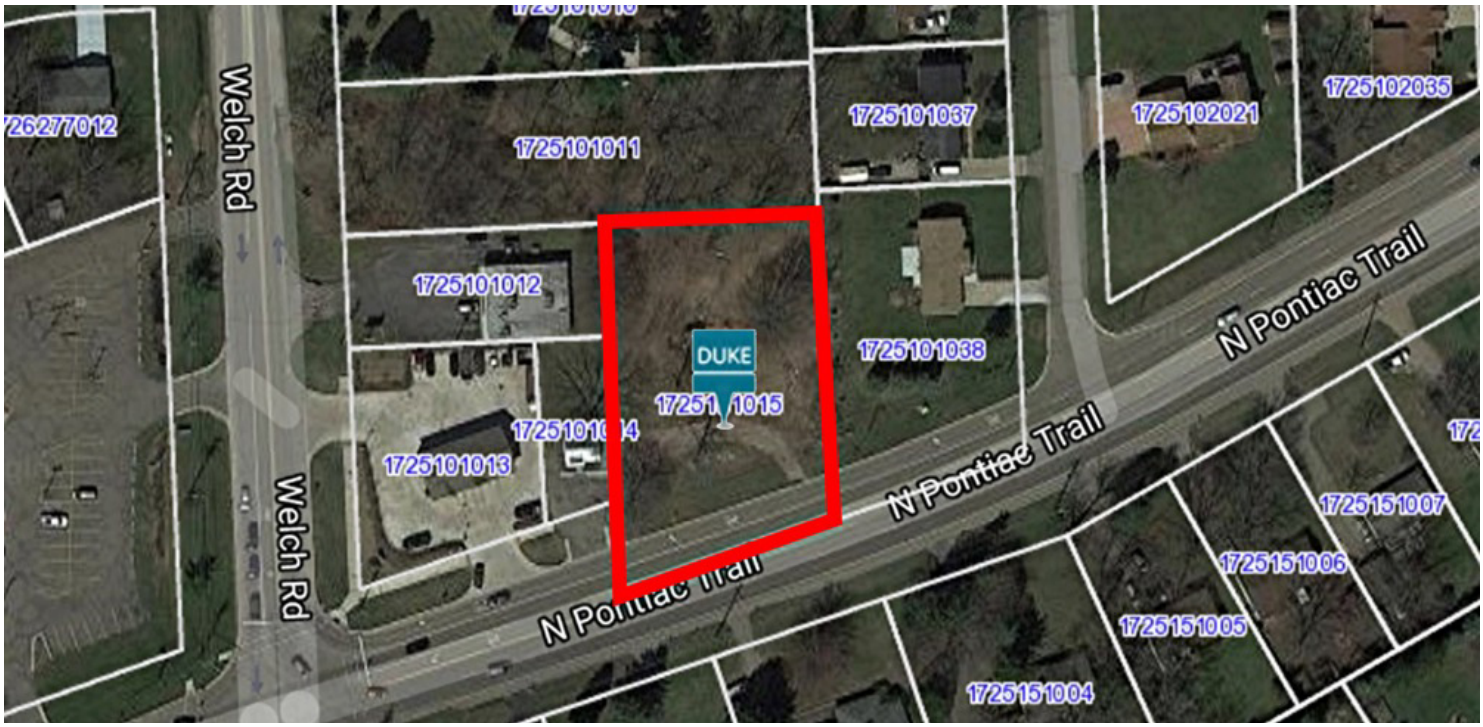
EXCLUSIVELY LISTED BY:

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

MARK SCHAFER
Vice President
mschafer@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 2255 Pontiac Trail - Land | Commerce Township, MI 48390



OFFERING SUMMARY

Sale Price:	PRICE REDUCED! Was: $475,000.00 Now: $399,000.00
Lot Size:	0.63 Acres
APN:	17-25-101-015
Zoning:	B-1
Utilities:	City Water Sanitary Sewer
Location Description:	North side of Pontiac Trail, east of Welch Road.

PROPERTY OVERVIEW

A 0.63 Acres retail property. Owner will sell or build a 5,400 square foot retail building for lease.

Strong population and income levels within a three and five mile radius of the site.

This site is in close proximity to the newly expanded Super Wal-Mart and M-5 Highway which is a connector to I-696, I-96 and I-275.

PROPERTY HIGHLIGHTS

- For Sale or BTS for Lease.
- Great visibility on Pontiac Trail.
- Easy freeway access at M-5 and Pontiac Trail.
- Strong area demographics.

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: 2255 Pontiac Trail - Land | Commerce Township, MI 48390

SALE PRICE **$399,000.00**

LOCATION INFORMATION

Building Name	2255 Pontiac Trail Land
Street Address	2255 Pontiac Trail
City, State, Zip	Commerce Township, MI 48390
County/Township	South West Oakland

LAND

Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Traffic Count	N. Pontiac Trail = 15,437 S. Pontiac Trail = 13,923
Property Subtype	Retail
Zoning	B-1
Lot Size	0.63 Acres
APN#	17-25-101-015
Legal Description	T2N, R8E, SEC 25 PART OF NW 1/4 BEG AT PT DIST S 1782.30 FT & N 73-06-00 E 243.54 FT FROM NW SEC COR, TH N 247.33 FT, TH N 89-47-00 E 142 FT, TH S 204.73 FT, TH S 73-06-00 W 148.39 FT ALG CEN OF PONTIAC TRAIL TO BEG 0.74 A 8-29-89 CORR
Taxes	2022 Summer = $973.57 2021 Winter = $238.58

PARKING & TRANSPORTATION

Street Parking	Yes

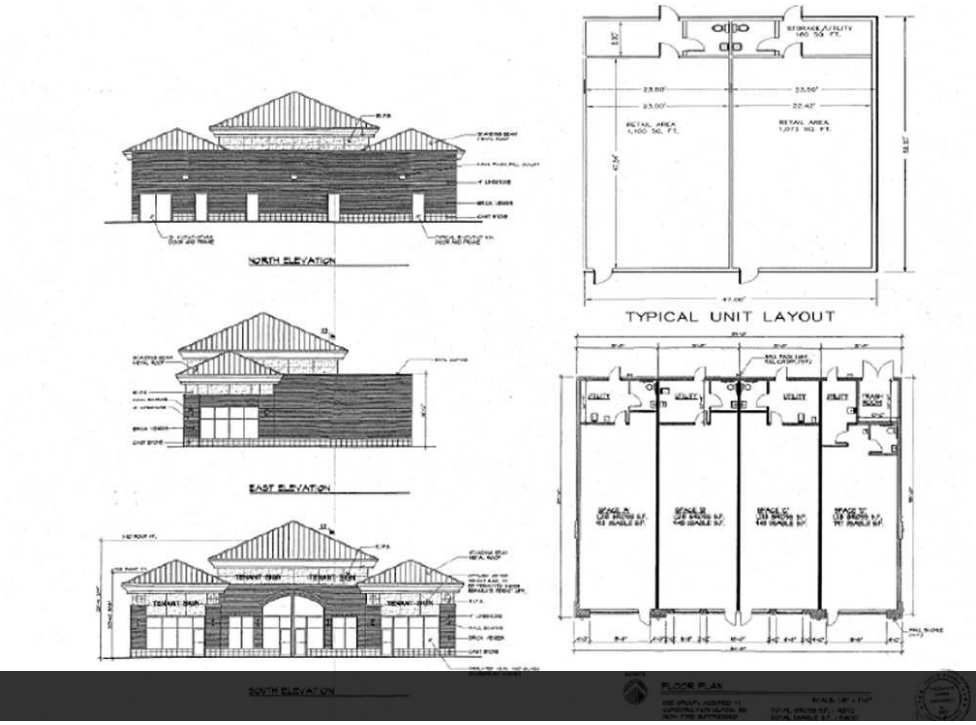
UTILITIES & AMENITIES

Power	Yes
Utilities Description	City Water, Sanitary Sewer, Gas and Electric

PROPOSED RETAIL CENTER: 2255 Pontiac Trail - Land | Commerce Township, MI 48390



5,400 Square Foot Retail Building (Site Plan Approved)



Elevation and Floor Plan

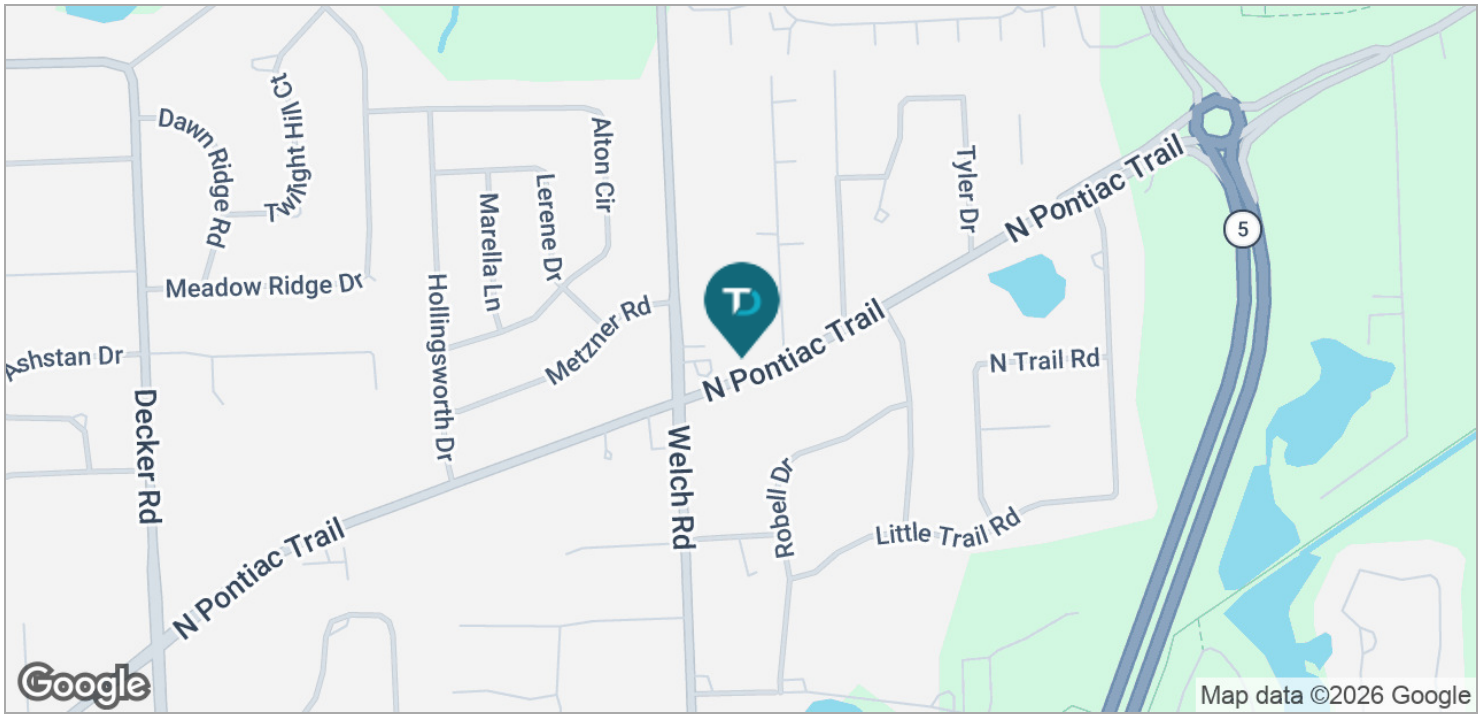
Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

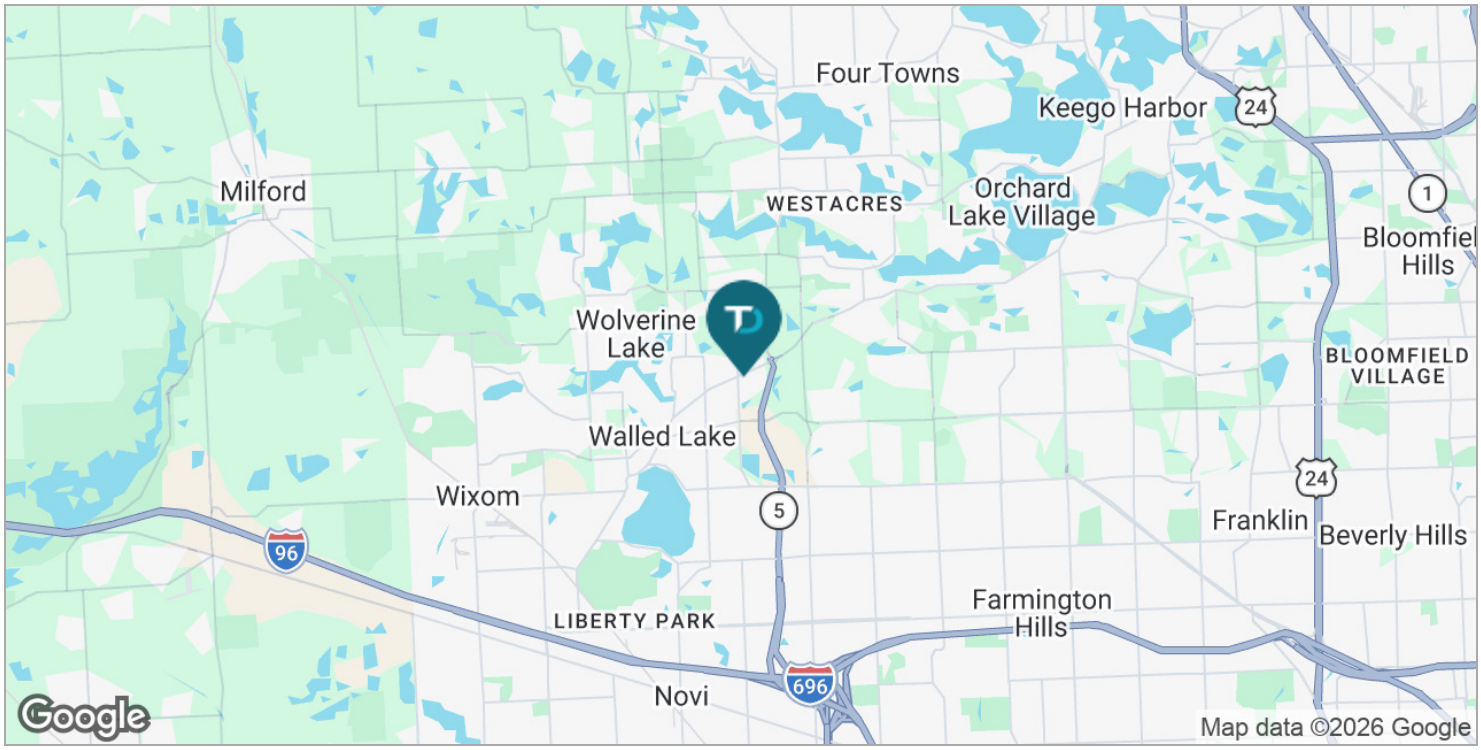
RETAILER MAP: 2255 Pontiac Trail - Land | Commerce Township, MI 48390



Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

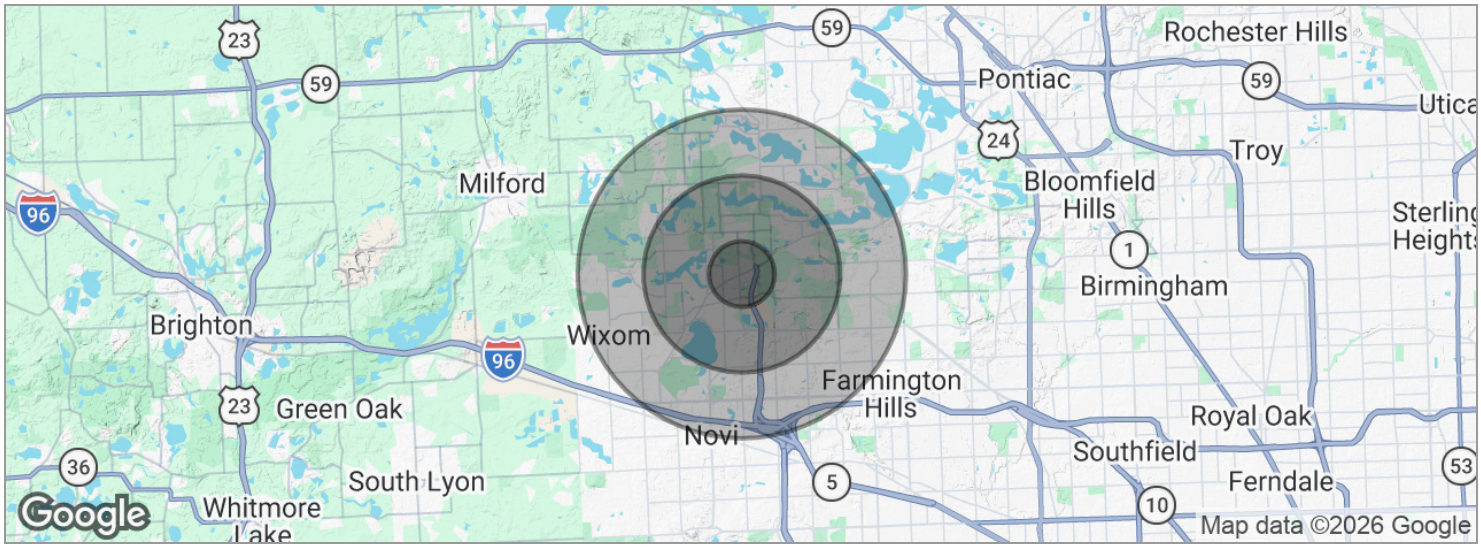
LOCATION MAPS: 2255 Pontiac Trail - Land | Commerce Township, MI 48390





Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

DEMOGRAPHICS MAP: 2255 Pontiac Trail - Land | Commerce Township, MI 48390



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,788	47,571	102,584
Median age	30.8	35.0	38.0
Median age (male)	31.4	34.6	37.2
Median age (Female)	30.5	35.3	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,854	20,829	42,148
# of persons per HH	2.0	2.3	2.4
Average HH income	$64,915	$75,128	$87,240
Average house value	$217,558	$227,482	$238,512

** Demographic data derived from 2020 ACS - US Census*

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335