2255 PONTIAC TRAIL
FOR LEASE

COMMERCE TOWNSHIP, MI 48390



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

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



OFFERING SUMMARY

Available SF:	1,400 - 5,400 SF (Proposed 4 units)
Lease Rate:	$22.00 per SF (NNN)
Building Size:	5,400
Zoning:	B-1

PROPERTY HIGHLIGHTS

- Proposed Retail Center.
- Completion date Fall 2019.
- Great visibility on Pontiac Trail.
- Easy freeway access at M-5 and Pontiac Trail.
- Strong area demographics.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,854	20,829	42,148
Total Population:	7,788	47,571	102,584
Average HH Income:	$64,915	$75,128	$87,240

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37000 Grand River | Farmington Hills, MI 48335

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

LEASE RATE	$22.00/SF, NNN

LOCATION INFORMATION

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

BUILDING INFORMATION

Building Size	5,400 SF
Available Space	1,400 to 5,400 SF
Number Of Floors	1

PROPERTY DETAILS

Property Type	Proposed Retail Center
Property Subtype	Strip Center
Zoning	B-1
APN#	17-25-101-015
Corner Property	Yes
Waterfront	Yes
Traffic Count	N. Pontiac Trail = 15,437 S Pontiac Trail = 13,923

PARKING & TRANSPORTATION

Street Parking	Yes

UTILITIES & AMENITIES

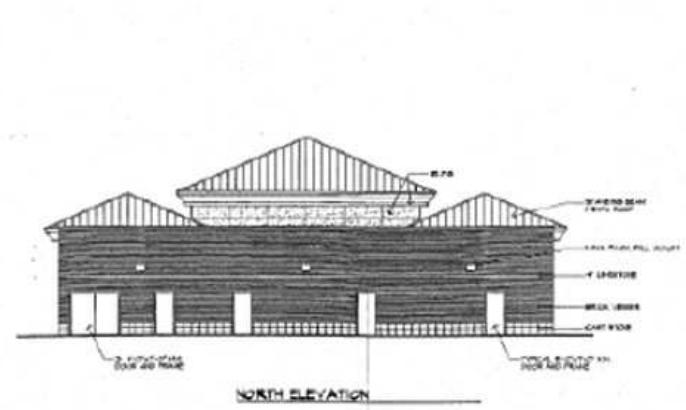
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Utilities Description	City Water, Sanitary Sewer, Gas & Electric

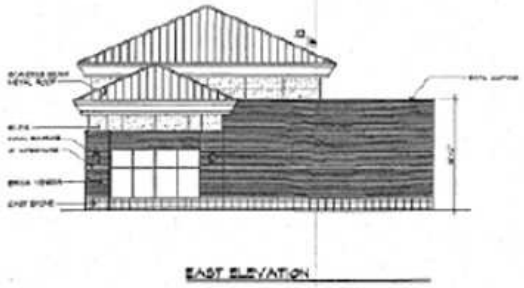
AVAILABLE SPACES: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2255		$22.00 SF/yr	NNN	1,400 - 5,400 SF	Negotiable	2019 Occupancy

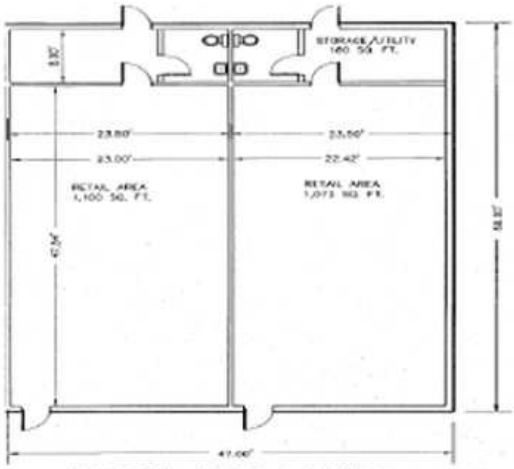
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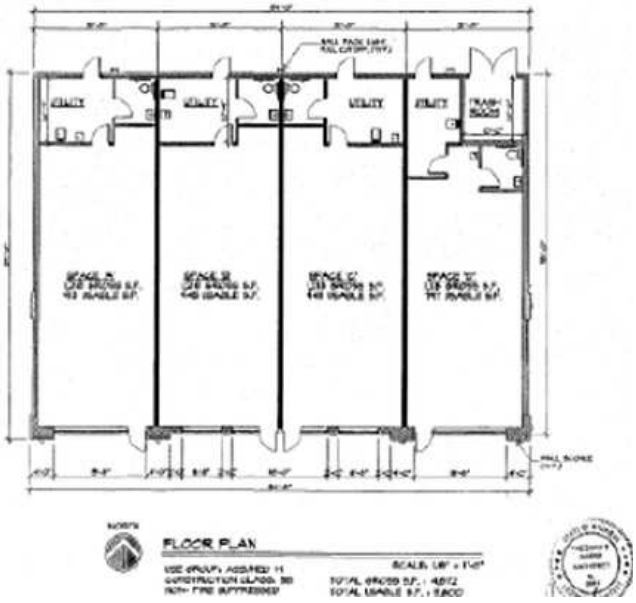
ELEVATION & FLOOR PLAN: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390





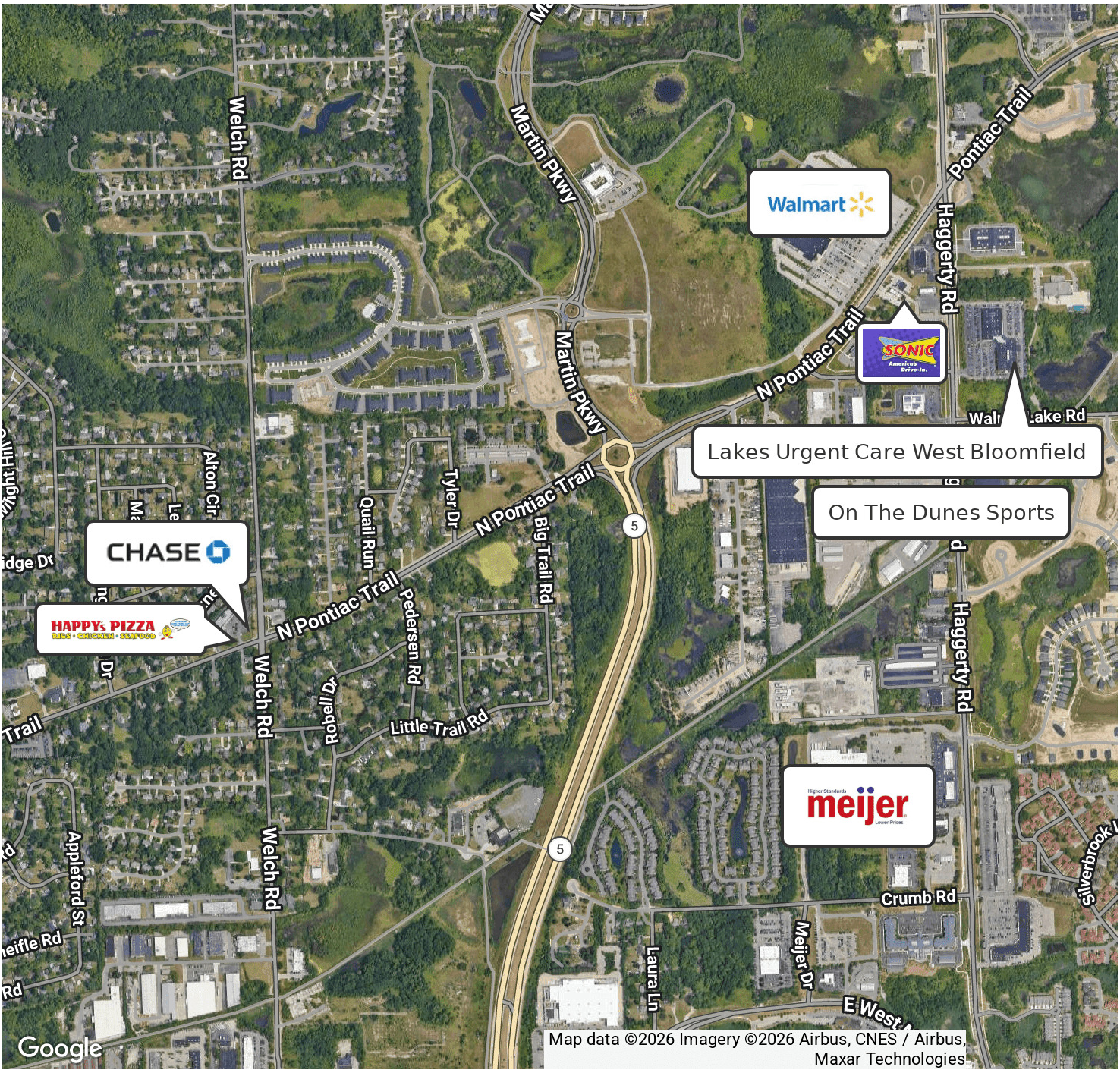






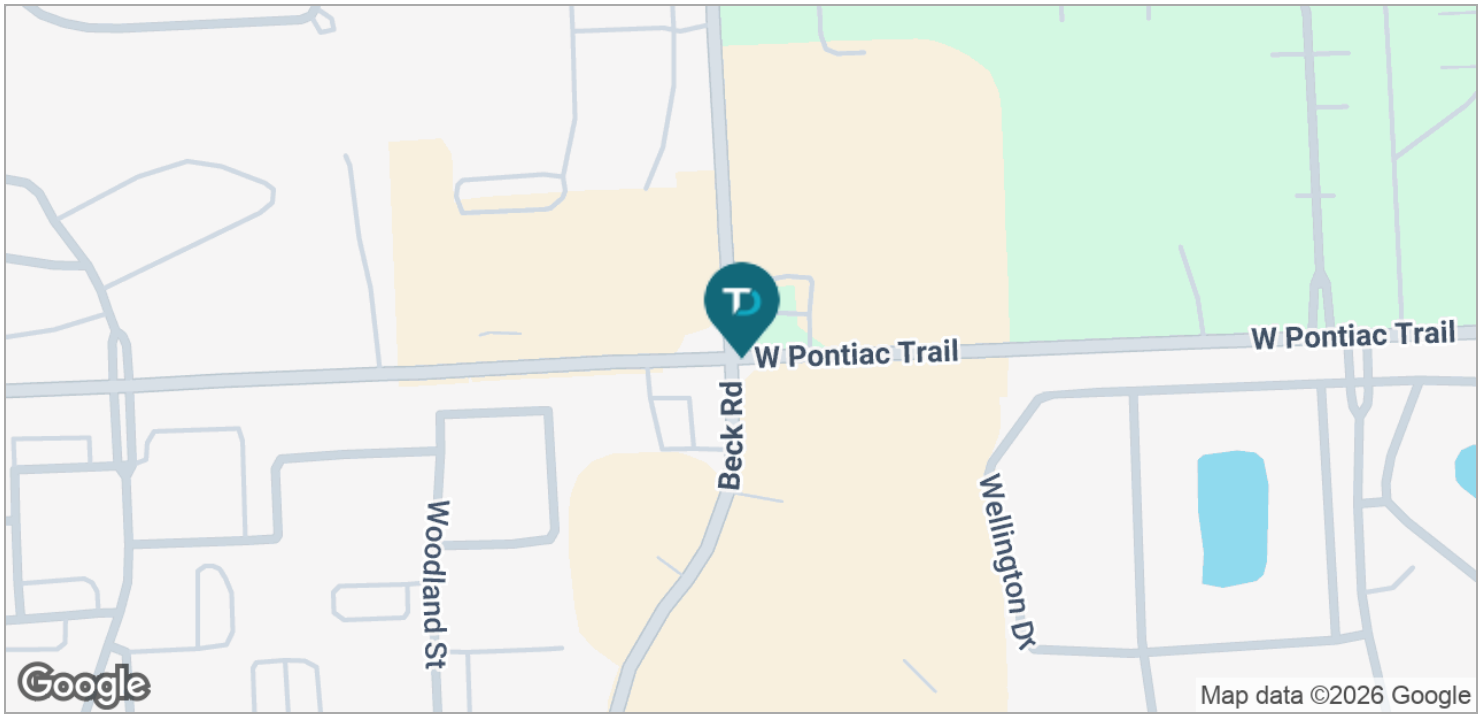
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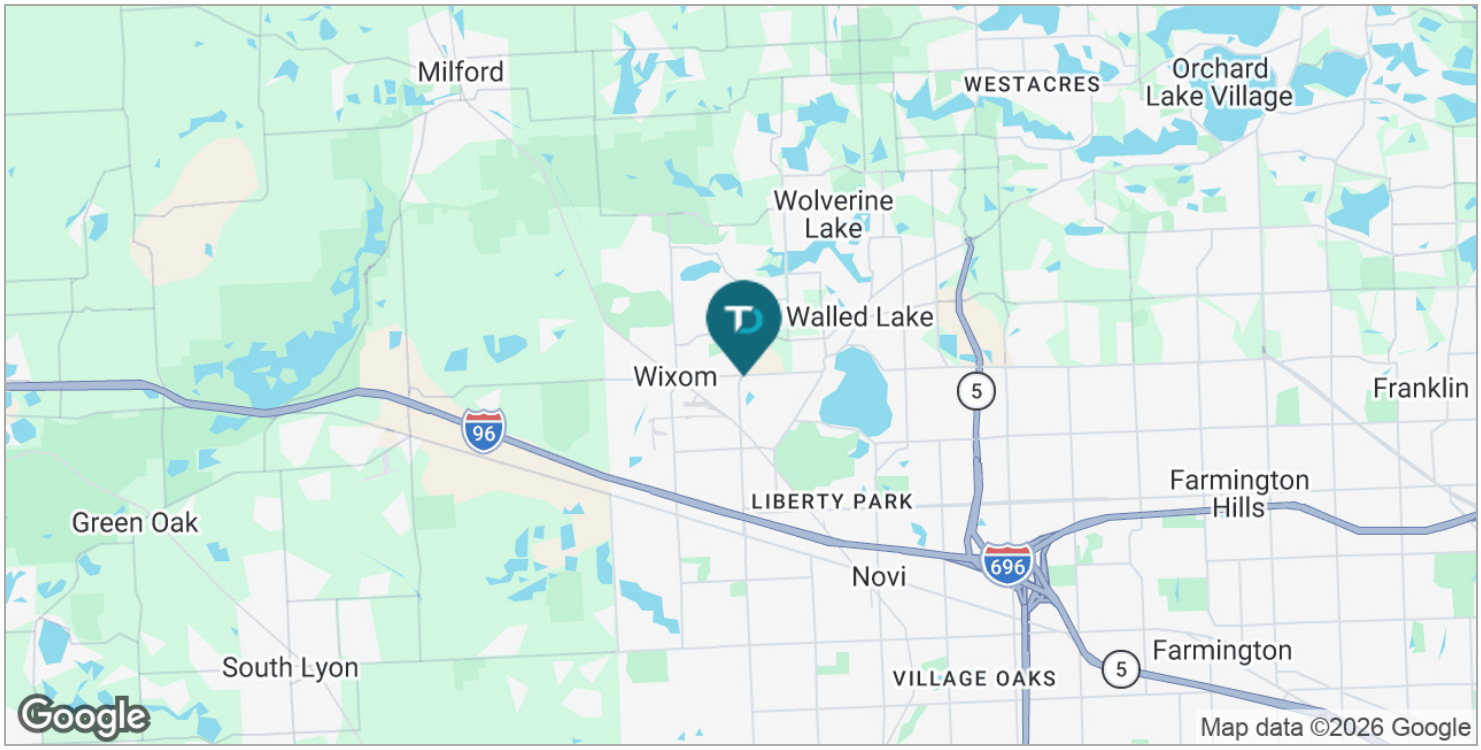
RETAILER MAP: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



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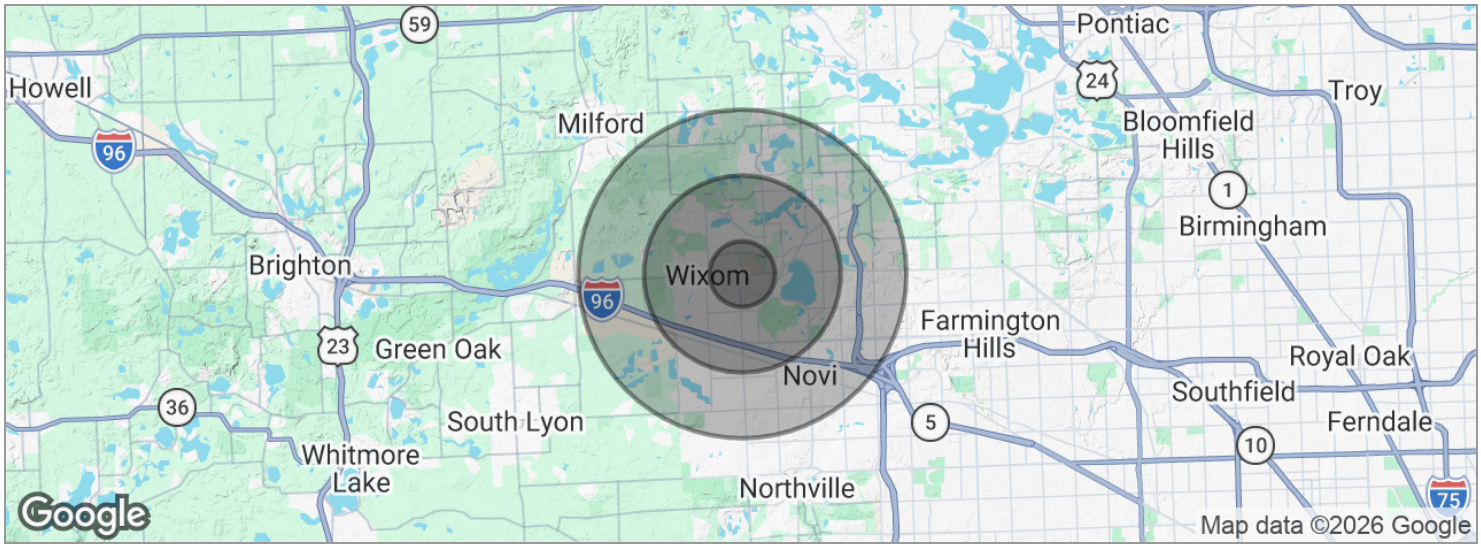
LOCATION MAPS: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390





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DEMOGRAPHICS MAP: 2255 Pontiac Trail - Lease | 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*

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