EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

South Trail Center

21188-21204 Pontiac Trail South Lyon, MI 48178

FOR LEASE

GetReal*quality*

248.476.3700

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Lease Rate: $17 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.
- Rare availability of this size in South Lyon.

For more information, please contact: Mark Szerlag / 248.476.3700 / mszerlag@thomasduke.com
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BUILDING INFORMATION

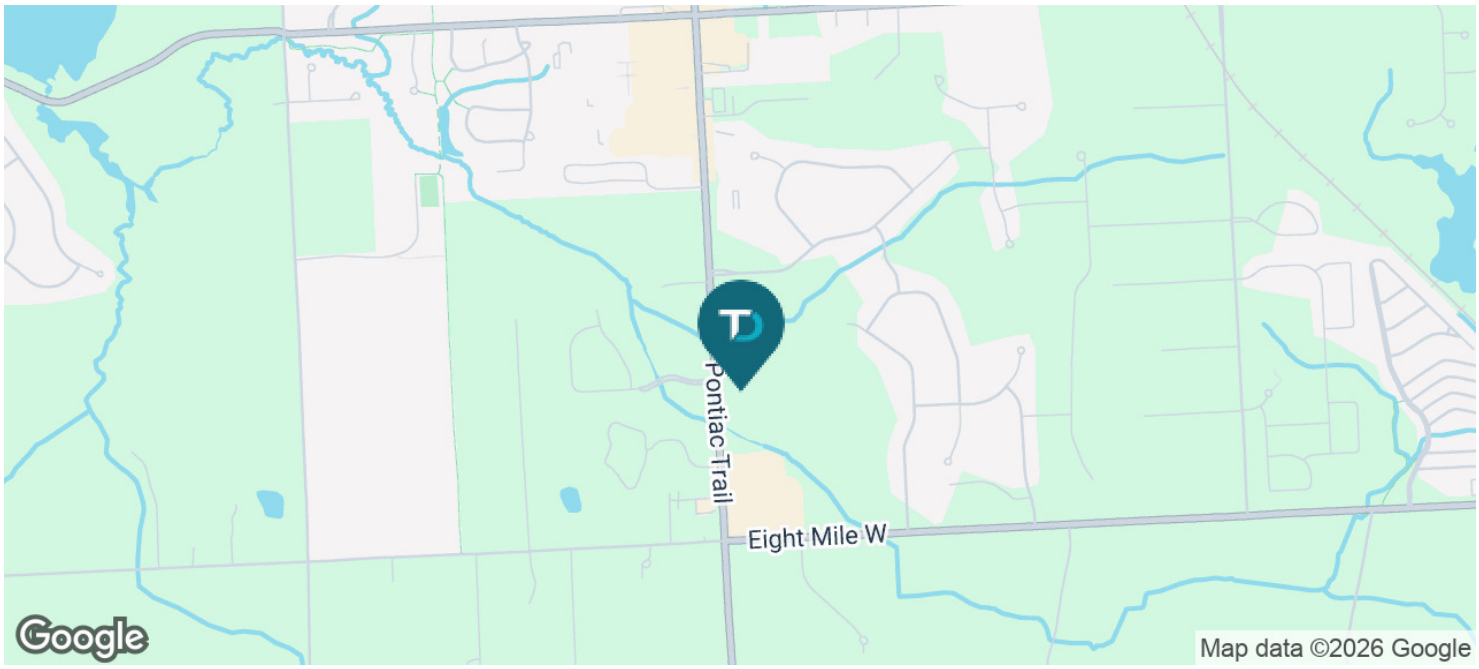
Available SF & Lease Rate:	1,270 SF ($17.00/sf, NNN)
NNN Charges:	$3.50 per SF
Building Size:	21,507 SF
Year Built:	1986
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer

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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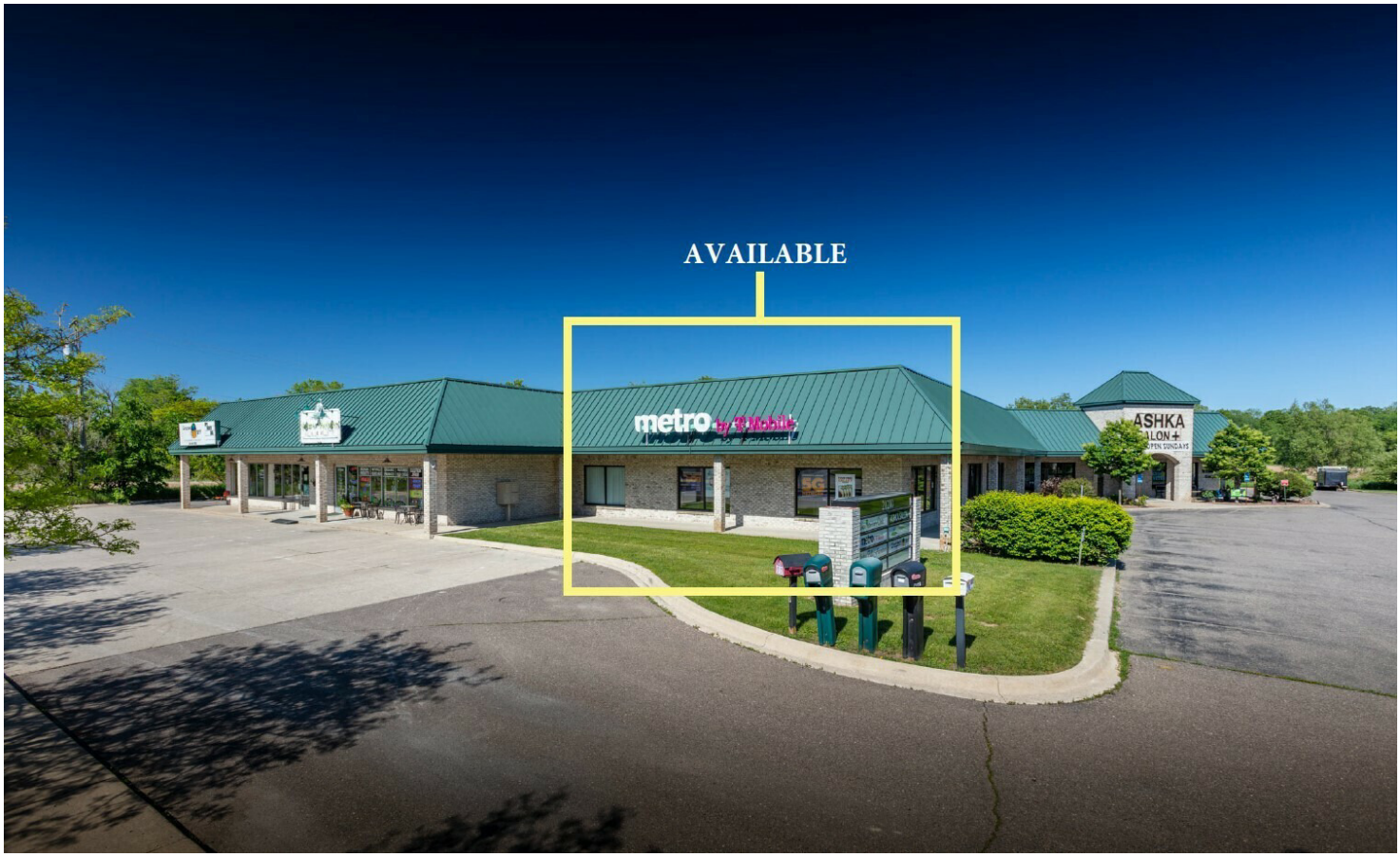

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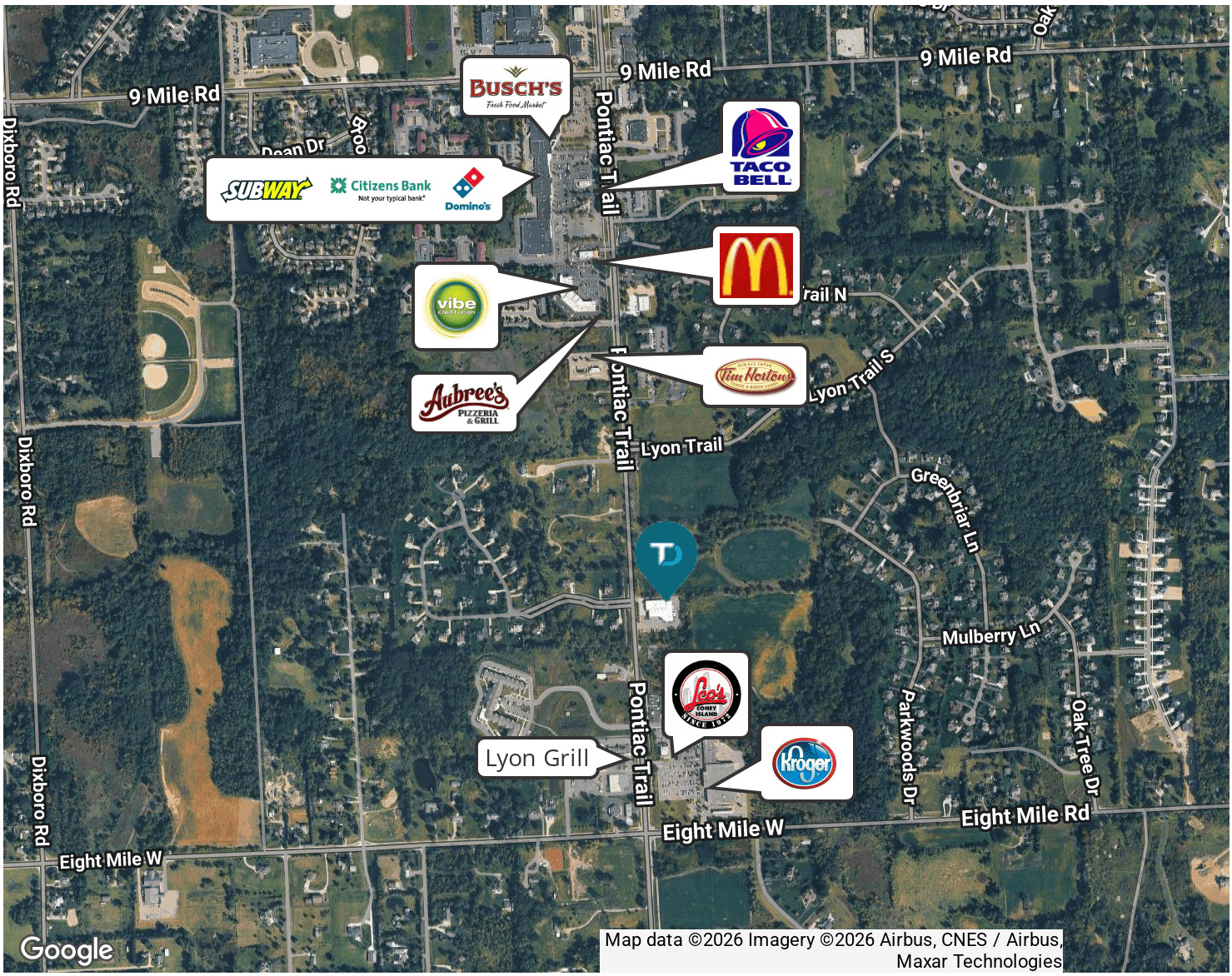

DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	2,197	41,434	151,547
Median age	39.1	38.7	38.8
Total households	872	15,508	56,211
Average HH income	$80,314	$83,093	$99,637
Average house value	$331,616	$279,644	$302,069

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