EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

FORMER RITE AID

25610 Pontiac Trail, South Lyon, MI 48178



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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Senior Partner
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OFFERING SUMMARY: 25610 Pontiac Trail | South Lyon, MI 48178



PROPERTY OVERVIEW

Former Rite Aid available for lease or redevelopment located on the hard corner of Pontiac Trail and 11 Mile Road in South Lyon, Michigan. Gateway Commons presents a great opportunity to join one of the fastest growing communities in the State of Michigan.

OFFERING SUMMARY

Lease Rate:	Contact Agent for Rate
Building Size:	11,180 SF
Available SF:	3,000 - 11,180 SF
Year Built:	2005
Zoning:	PUD = Planned Unit Development

PROPERTY HIGHLIGHTS

- Located within the Gateway Commons Retail/Office Center.
- Zoning allows for various uses.
- Ample parking suitable for Retail, Restaurant and Medical users.
- Lighted intersection, directly across from South Lyon High School.
- One mile north of Downtown South Lyon.
- Drive-Thru Window.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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BUILDING/PROPERTY INFORMATION: 25610 Pontiac Trail | South Lyon, MI 48178

BUILDING INFORMATION

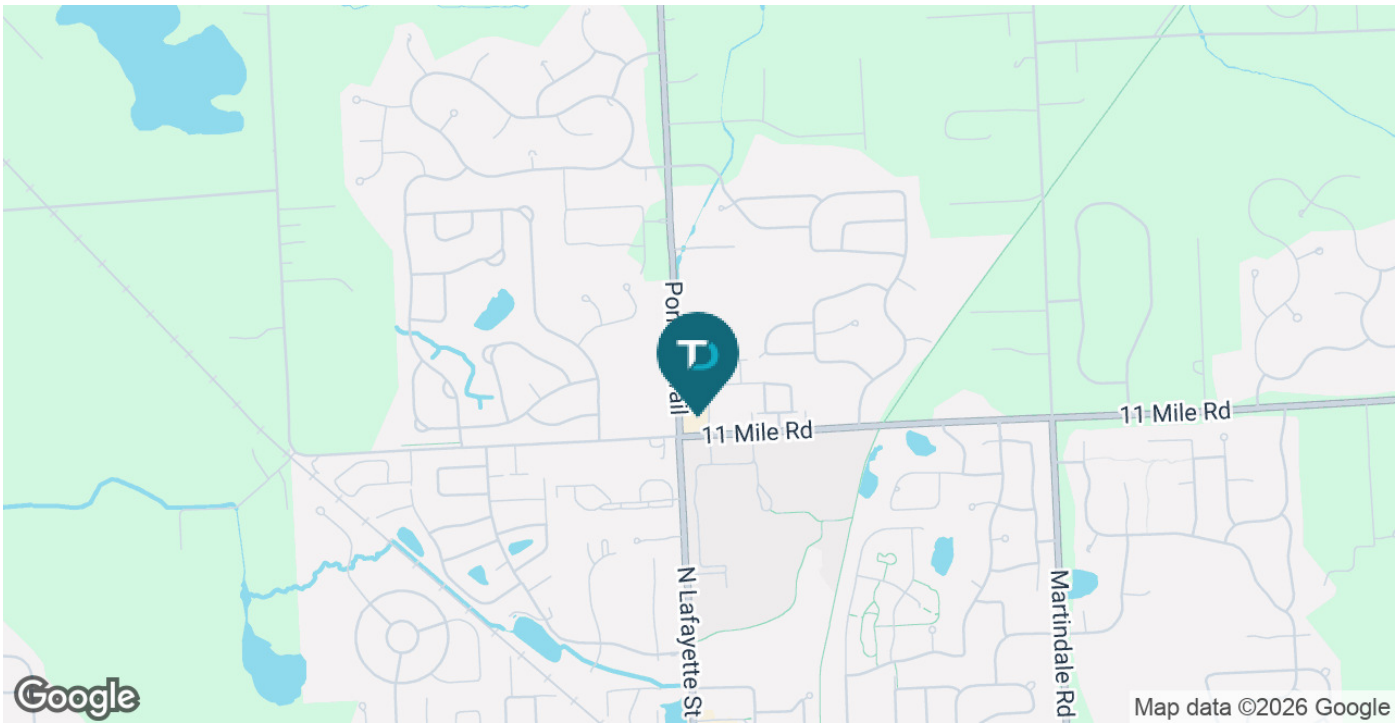
LEASE RATE:	Contact Agent for rate.
Building Size:	11,180 SF
Year Built:	2005
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	59

PROPERTY INFORMATION

Property Type:	Free Standing Retail/Office
Zoning	PUD = Planned Unit Development
2025 Traffic Counts:	Pontiac Trail = 14,247 11 Mile Road = 4,713
APN:	21-17-351-001
Current List of Tenants (partial):	Cancun Mexican Grill, ATI Physical Therapy, Benitos, Tropical Smoothie Cafe, Java House Cafe, Gateway Dental many others.

LOCATION INFORMATION

Located on the northeast corner of Pontiac Trail and 11 Mile Road in South Lyon, Michigan.



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ADDITIONAL PHOTOS: 25610 Pontiac Trail | South Lyon, MI 48178





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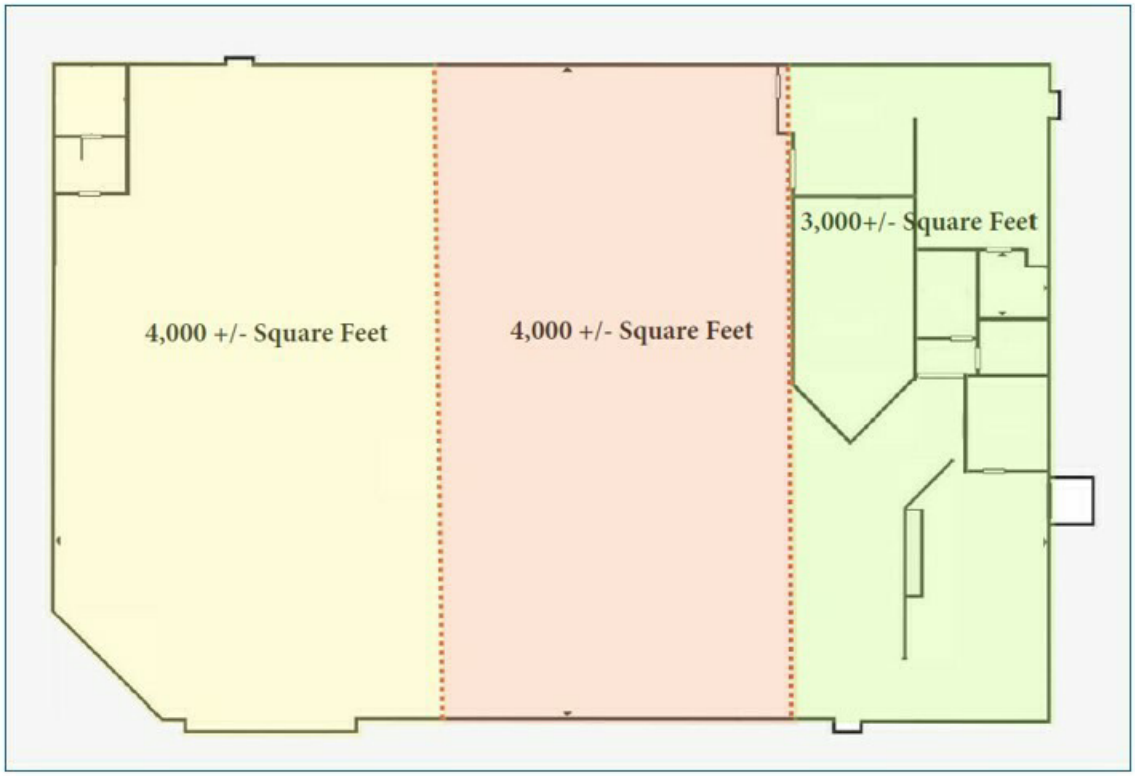


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PROPOSED BUILDING SPLIT : 25610 Pontiac Trail | South Lyon, MI 48178

"PROPOSED" BUILDING SPLIT



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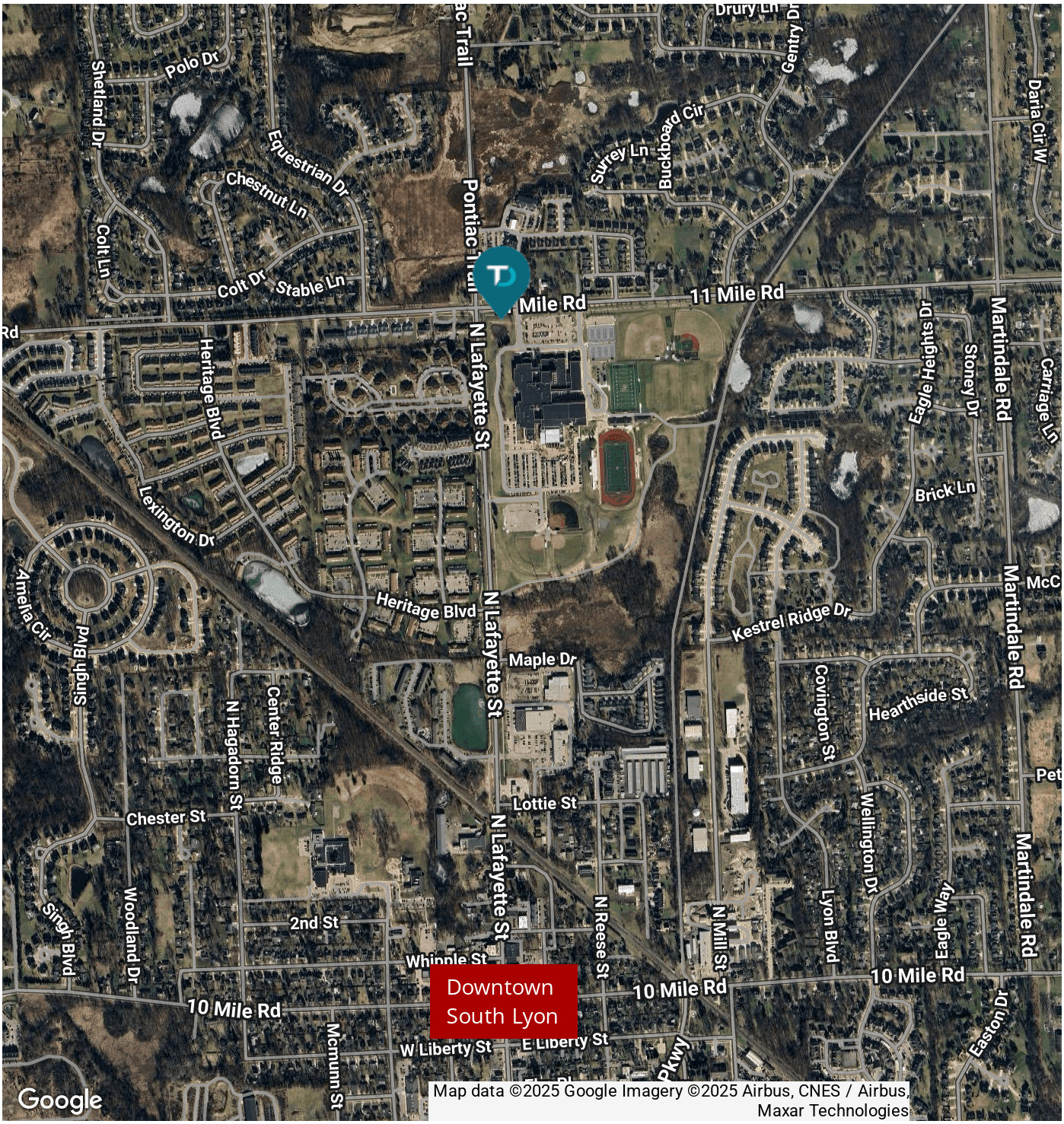
PROPERTY AERIAL: 25610 Pontiac Trail | South Lyon, MI 48178



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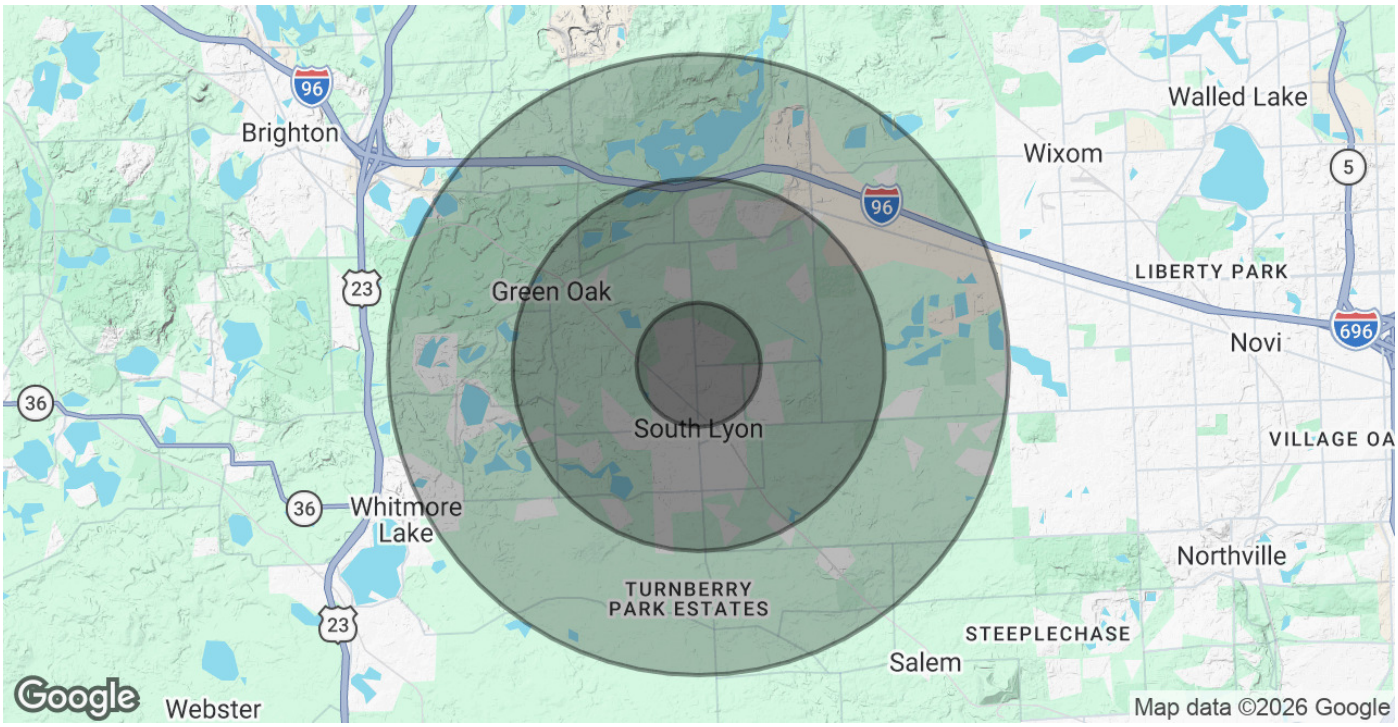
RETAILER MAP: 25610 Pontiac Trail | South Lyon, MI 48178



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DEMOGRAPHICS MAP & REPORT: 25610 Pontiac Trail | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,160	33,767	56,627
Average Age	43	40	41
Average Age (Male)	41	39	40
Average Age (Female)	45	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,399	12,822	21,473
# of Persons per HH	2.4	2.6	2.6
Average HH Income	$148,079	$153,706	$153,836
Average House Value	$341,602	$394,943	$428,214

2020 American Community Survey (ACS)

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