EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

SOUTH LYON PLAZA

26800 Pontiac Trail, South Lyon, MI 48178



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 26800 Pontiac Trail | South Lyon, MI 48178



PROPERTY OVERVIEW

A newly constructed 14,200 square foot., two building Office/Medical/Retail development on Pontiac Trail in South Lyon.

OFFERING SUMMARY

Lease Rate:	$27.00/sf, NNN
Size:	Building 1: up to 3,500+/- SF Building 2: up to 3,064+/- SF
Zoning:	OS-1 Office Service Allows Medical and Retail

PROPERTY HIGHLIGHTS

- Newly Constructed Office/Medical/Retail Development.
- Located in one of the fastest growing communities in the State of Michigan.
- Tremendous demand for new Medical users in the immediate area.



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BUILDING/PROPERTY INFORMATION: 26800 Pontiac Trail | South Lyon, MI 48178

BUILDING INFORMATION

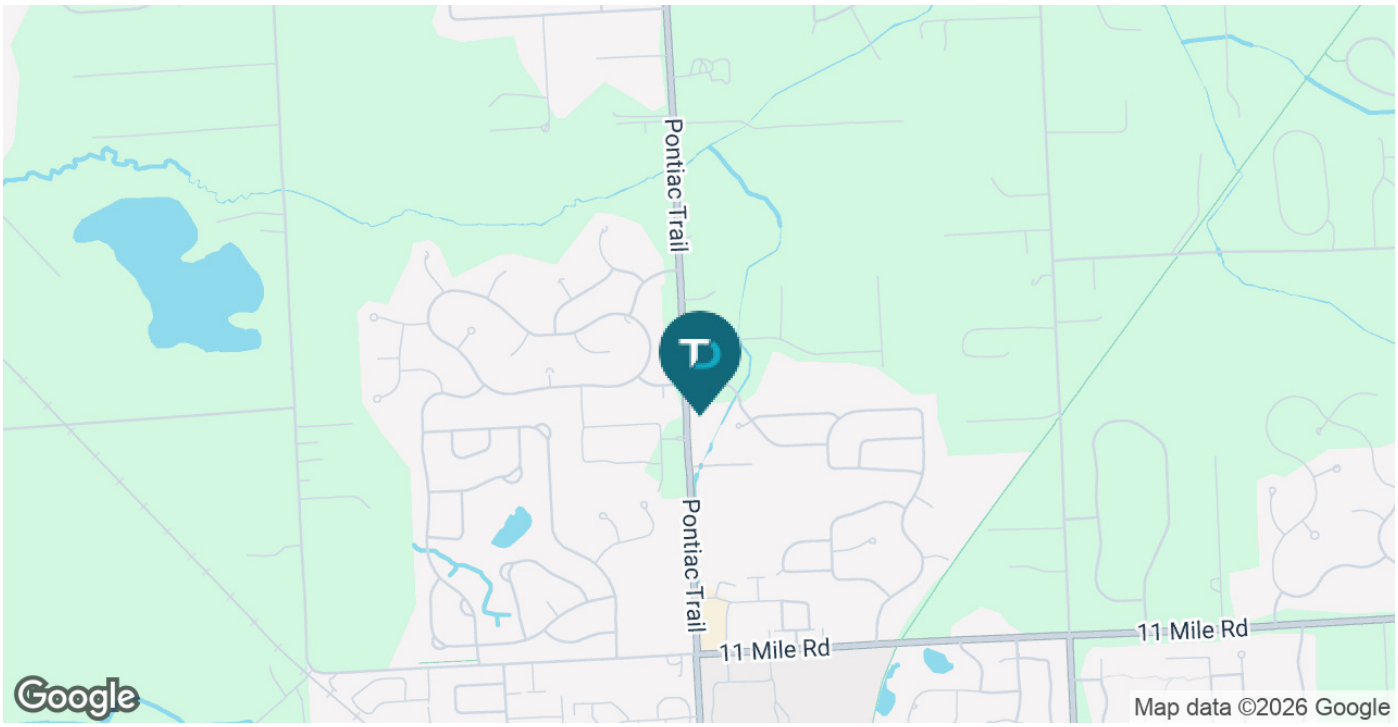
LEASE RATE:	$27.00/sf, NNN
	Building 1: Up to 3,500+/- SF Building 2: Up to 3,064+/- SF
Available Space:	3,500 & 3,064 SF
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	85 Spaces

PROPERTY INFORMATION

Property Type:	Office/Medical/Retail
Zoning	OS-1 Office Service - Allows Medical & Retail
2025 Traffic Count:	Pontiac Trail = 13,987
Legal Description:	Available upon request.
APN:	21-17-301-030

LOCATION INFORMATION

Located on the east side of Pontiac Trail, just north of 11 Mile Road.



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ADDITIONAL PHOTOS: 26800 Pontiac Trail | South Lyon, MI 48178





ADDITIONAL PHOTOS: 26800 Pontiac Trail | South Lyon, MI 48178



BUILDING 1 - 8,000 SQ.FT.

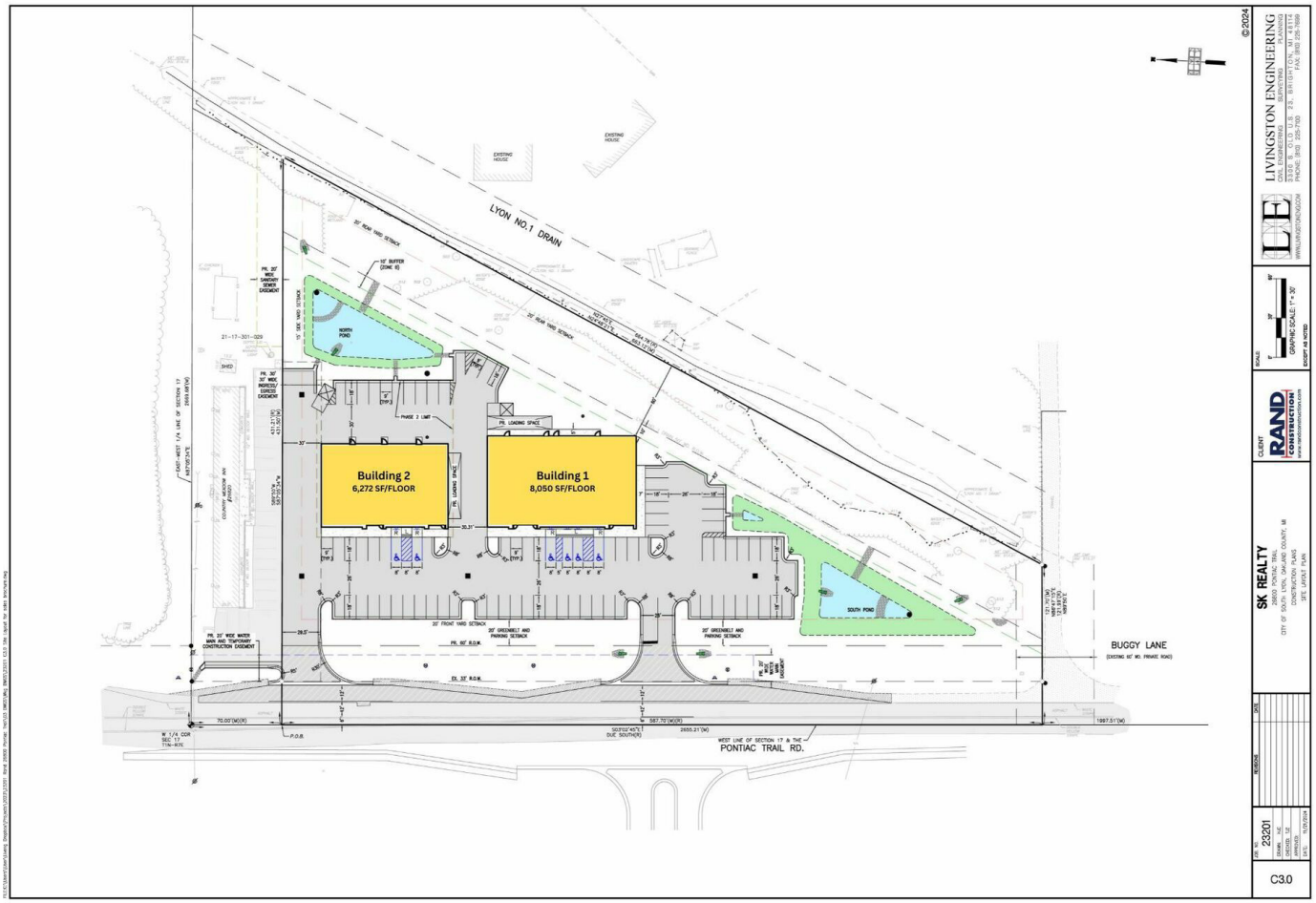


BUILDING 2 - 6,200 SQ.FT.

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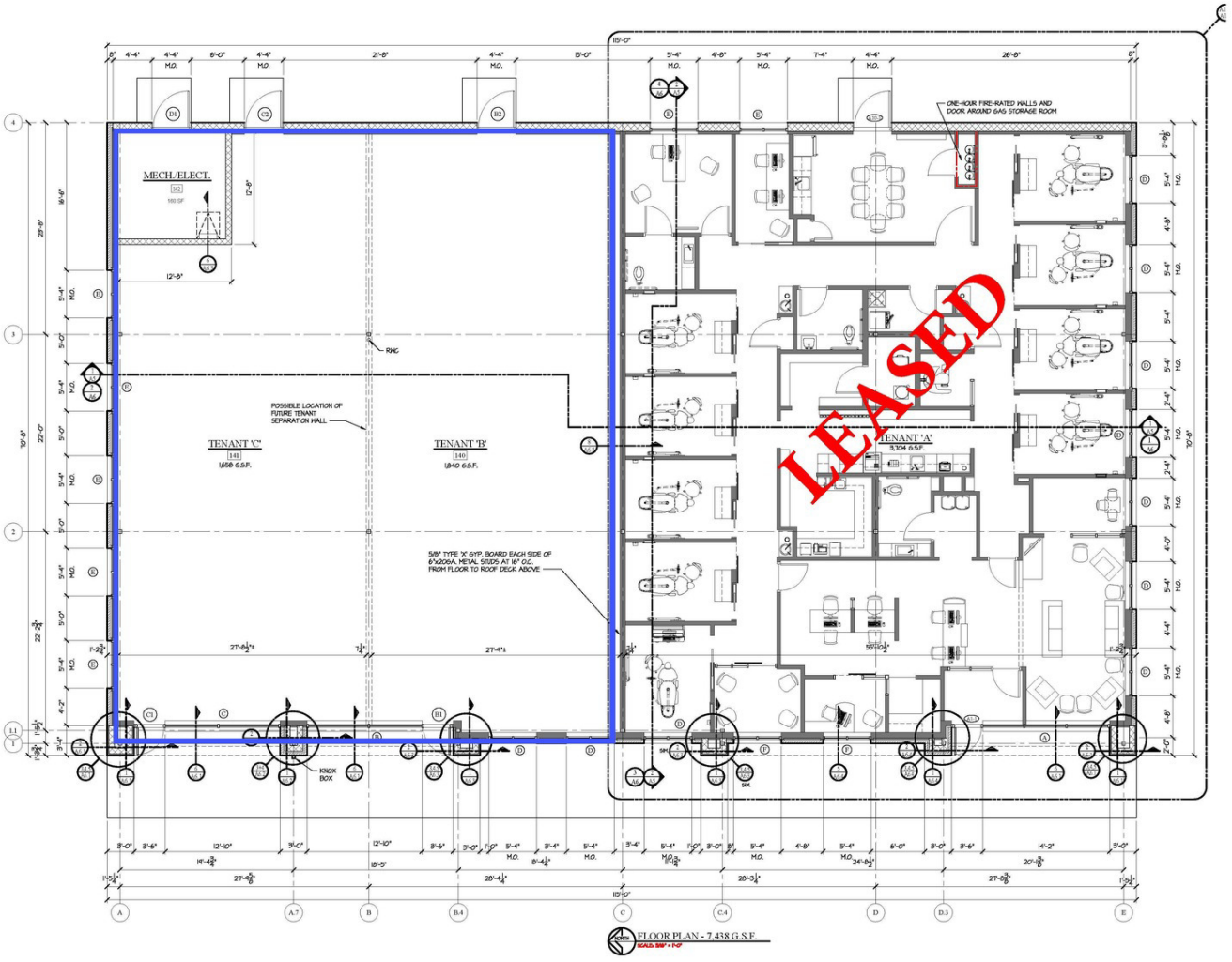
CONCEPTUAL SITE PLAN: 26800 Pontiac Trail | South Lyon, MI 48178



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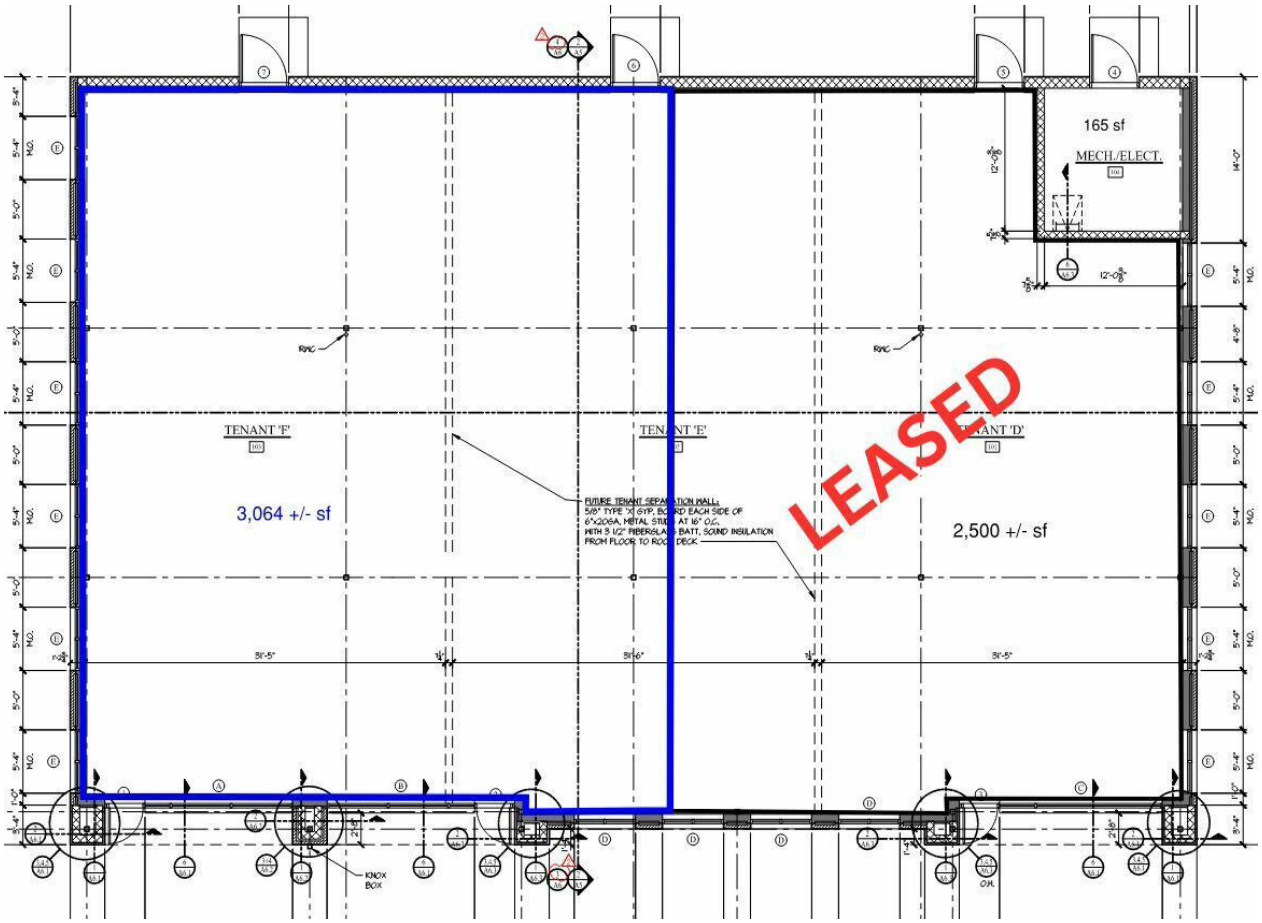
BUILDING 1 - FLOOR PLAN: 26800 Pontiac Trail | South Lyon, MI 48178



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BUILDING 2 - FLOOR PLAN: 26800 Pontiac Trail | South Lyon, MI 48178



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Permitted Uses: 26800 Pontiac Trail | South Lyon, MI 48178

Use	Permitted
Recreation facilities, public	Permitted
Research, development, and design centers	Permitted
Offices for manufacturers representative or corporate branch offices	Permitted
Personal service establishments and restaurants compatible with office uses, as determined by PC, when in office building and no more than 25 percent of GFA	Permitted
Professional services	Permitted
Studios of art, photography, music, dance and similar uses	Permitted
Business services such as mailing, copying, data processing and computer centers	Permitted
Dry cleaners, retail outlet	Permitted
Veterinary offices, clinics	Permitted
Essential public services	Permitted
Public and quasi-public institutional buildings, structures and uses	Permitted
Offices and medical clinics including chiropractors, osteopaths, optometrists and similar or allied professions	Permitted
Urgent care centers, emergency medical stations, and similar uses	Permitted
~~Banks, credit unions, and similar with no drive throughs~~	~~Permitted~~
~~Banking centers, including ATMs which are separate from a financial institution~~	~~Permitted~~
Recreation facilities, private	Special Use
Adult and child residential care facilities	Special Use
Schools, including public, private and parochial elementary, middle, and high	Special Use
Health clubs and fitness centers	Special Use
Veterinary hospitals	Special Use
Commercial parking lots and parking garages	Special Use
Drive-through window facilities for banks, restaurants or other permitted uses	Special Use
~~Places of worship or public assembly~~	~~Special Use~~
~~Colleges, universities and other institutions of higher learning~~	~~Special Use~~
~~Business, research, vocational and technical training schools~~	~~Special Use~~
Restaurants, including carry-out, delicatessens, fast-food and standard restaurants	Prohibited
Hotels and motels	Prohibited
Hotels and motels including accessory convention/meeting facilities and restaurants	Prohibited
Banquet, conference, dance, lodge and union halls, and private clubs	Prohibited
Hospitals	Prohibited
Funeral homes and mortuaries, not including crematoriums	Prohibited
Animal boarding establishments	Prohibited

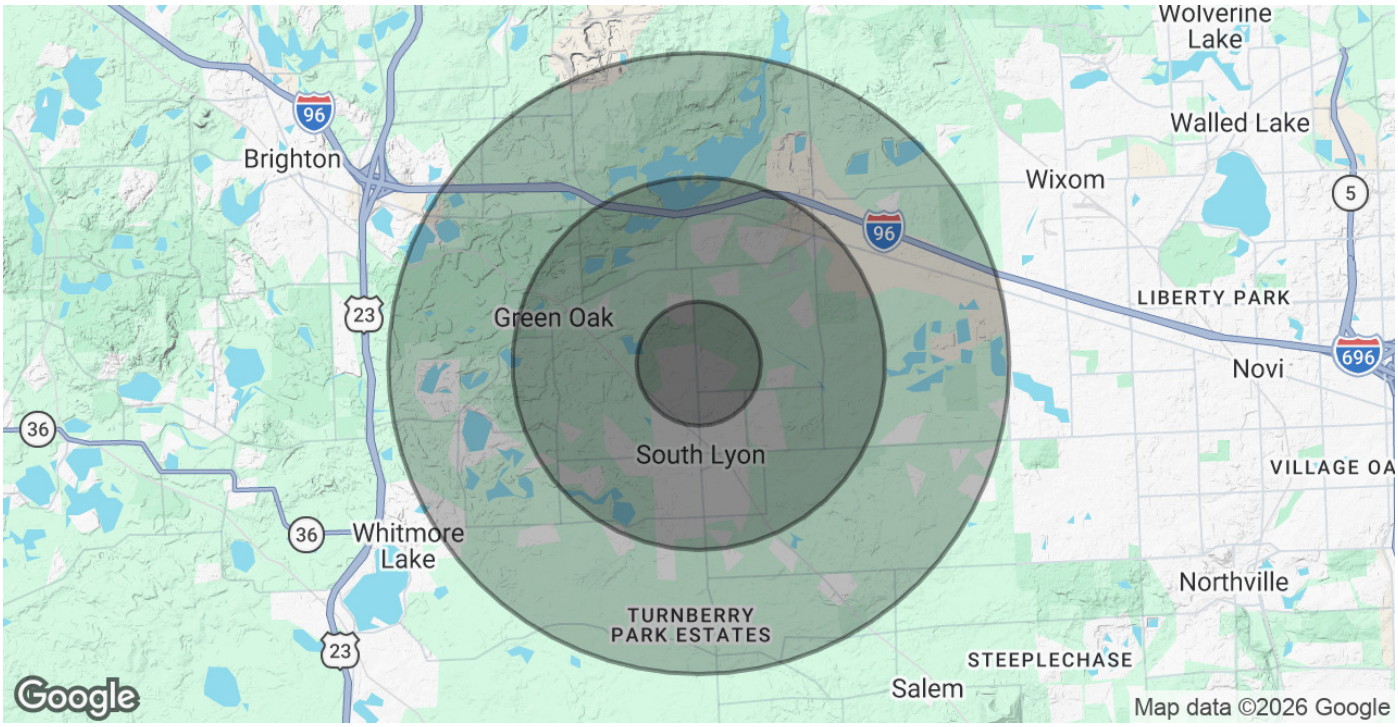
RETAILER MAP: 26800 Pontiac Trail | South Lyon, MI 48178



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DEMOGRAPHICS MAP & REPORT: 26800 Pontiac Trail | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,094	32,327	55,213
Average Age	44	40	41
Average Age (Male)	42	39	40
Average Age (Female)	46	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,597	12,313	20,834
# of Persons per HH	2.3	2.6	2.7
Average HH Income	$140,507	$152,654	$154,514
Average House Value	$341,198	$390,876	$430,338

2020 American Community Survey (ACS)

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