EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

211 W MAIN ST

211 W Main St, Pinckney, MI 48169



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW GOBLE
Associate
agoble@thomasduke.com

JOHN PORTH
Vice President
jkporth@thomasduke.com

OFFERING SUMMARY: 211 W Main St | Pinckney, MI 48169



PROPERTY OVERVIEW

Proposed property and building expansion in Downtown Pinckney, MI

OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	4,400 SF
Available SF:	2,200 - 4,400 SF
Year Built:	2026
Zoning:	CBD

PROPERTY HIGHLIGHTS

- Proposed commercial/building extension
- Downtown Pinckney on Main St
- Build to suit
- Potential for 2 stories
- Outdoor seating
- Contact Broker for more information

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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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 211 W Main St | Pinckney, MI 48169

BUILDING INFORMATION

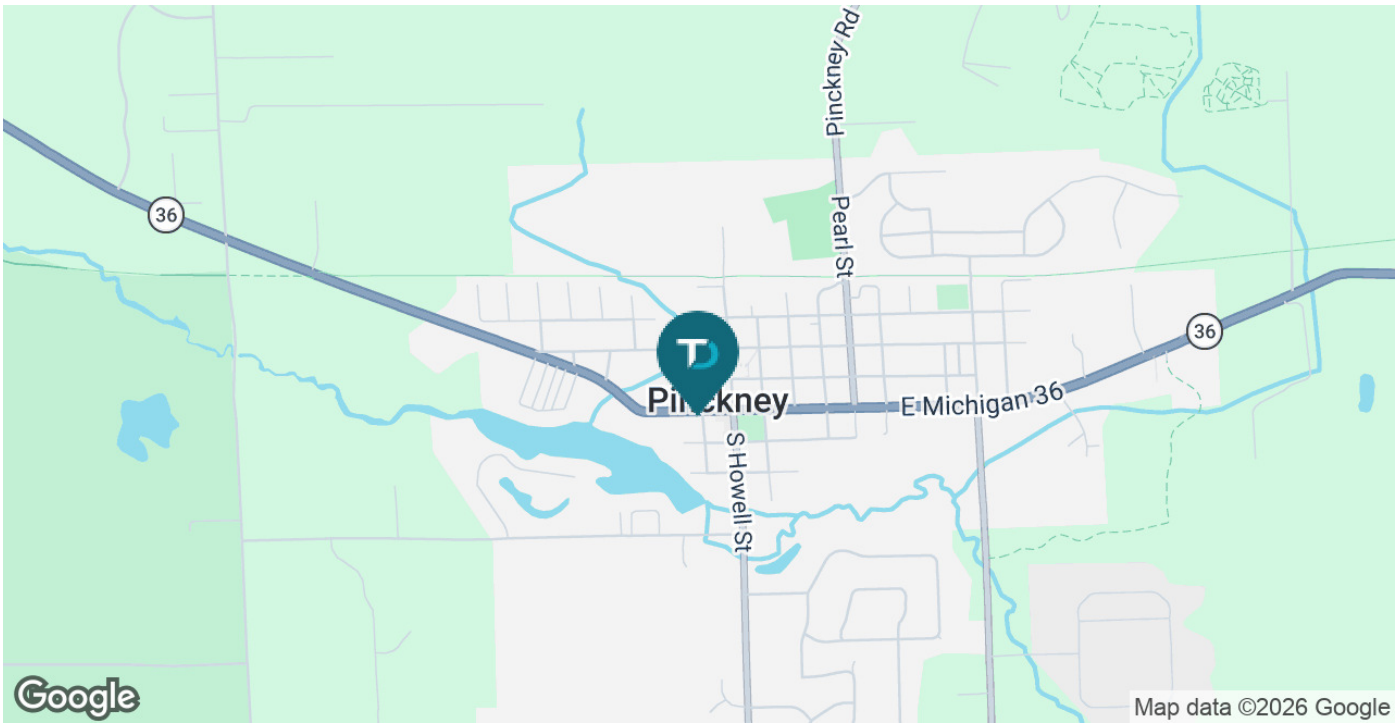
Price/SF:	Contact Broker
Building Size:	4,400 SF
Year Built:	2026
Number of Floors:	2

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Freestanding Building
Zoning	CBD
Legal Description:	Available upon request
APN:	4714-22-404-004

LOCATION INFORMATION

Located on the corner of Marion St and M-36 (Main St) in Downtown Pinckney.



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LEASE SPACES: 211 W Main St | Pinckney, MI 48169



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,200 - 4,400 SF	Lease Rate:	Contact Broker

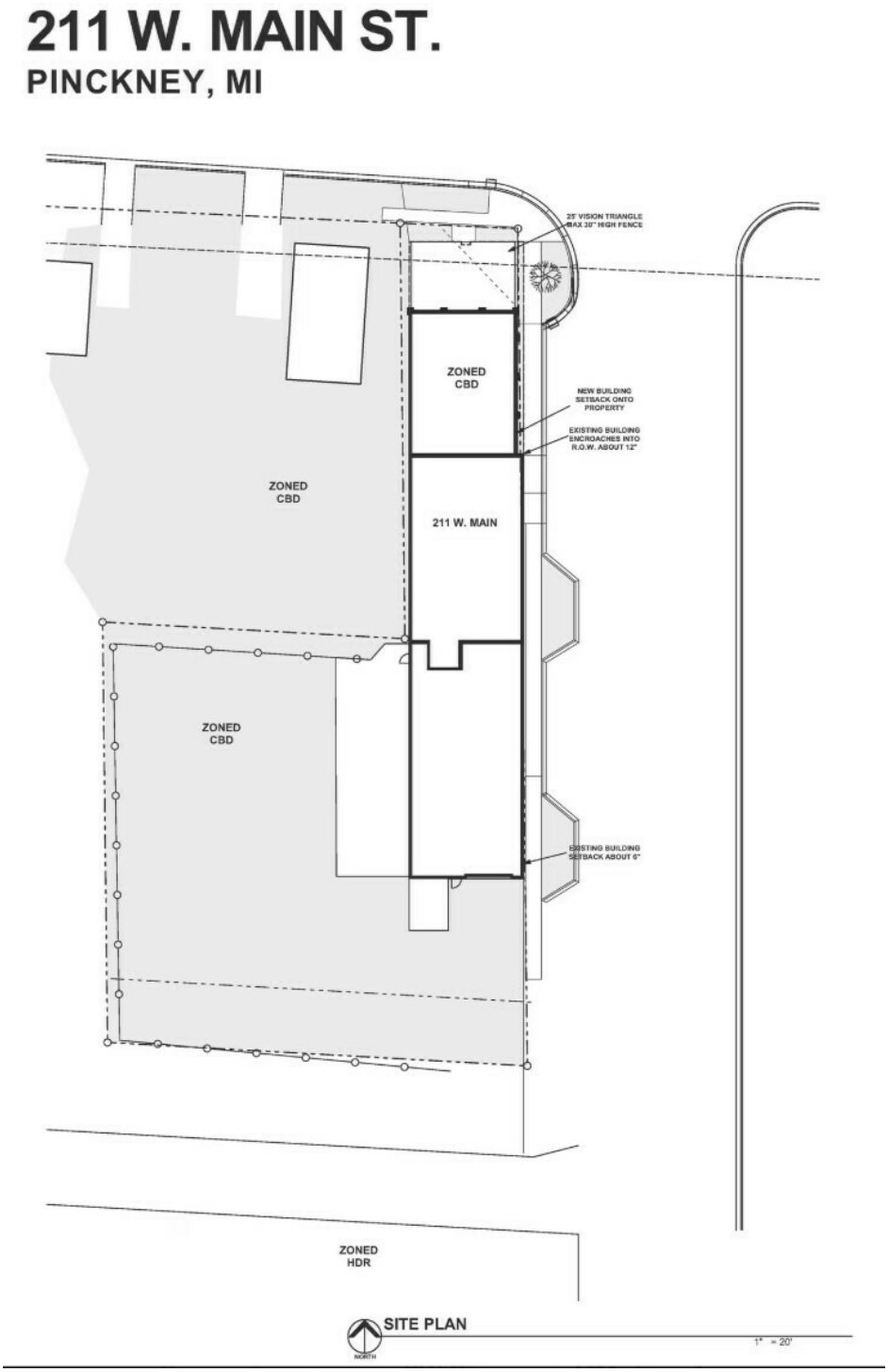
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B	Available	2,200 - 4,400 SF	NNN	Contact Broker
A	Available	2,200 - 4,400 SF	NNN	Contact Broker

ADDITIONAL PHOTOS: 211 W Main St | Pinckney, MI 48169



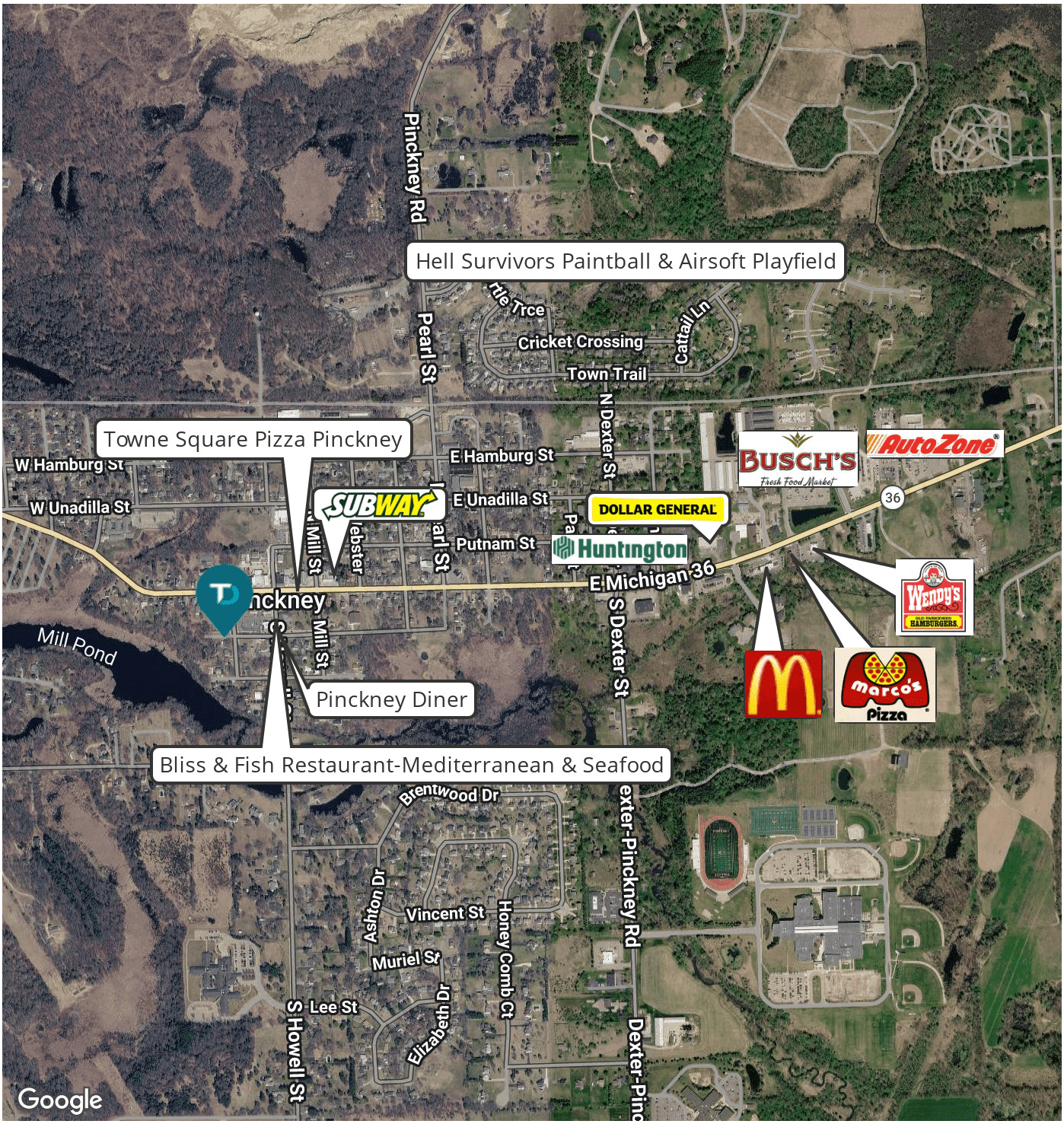
SITE PLAN: 211 W Main St | Pinckney, MI 48169



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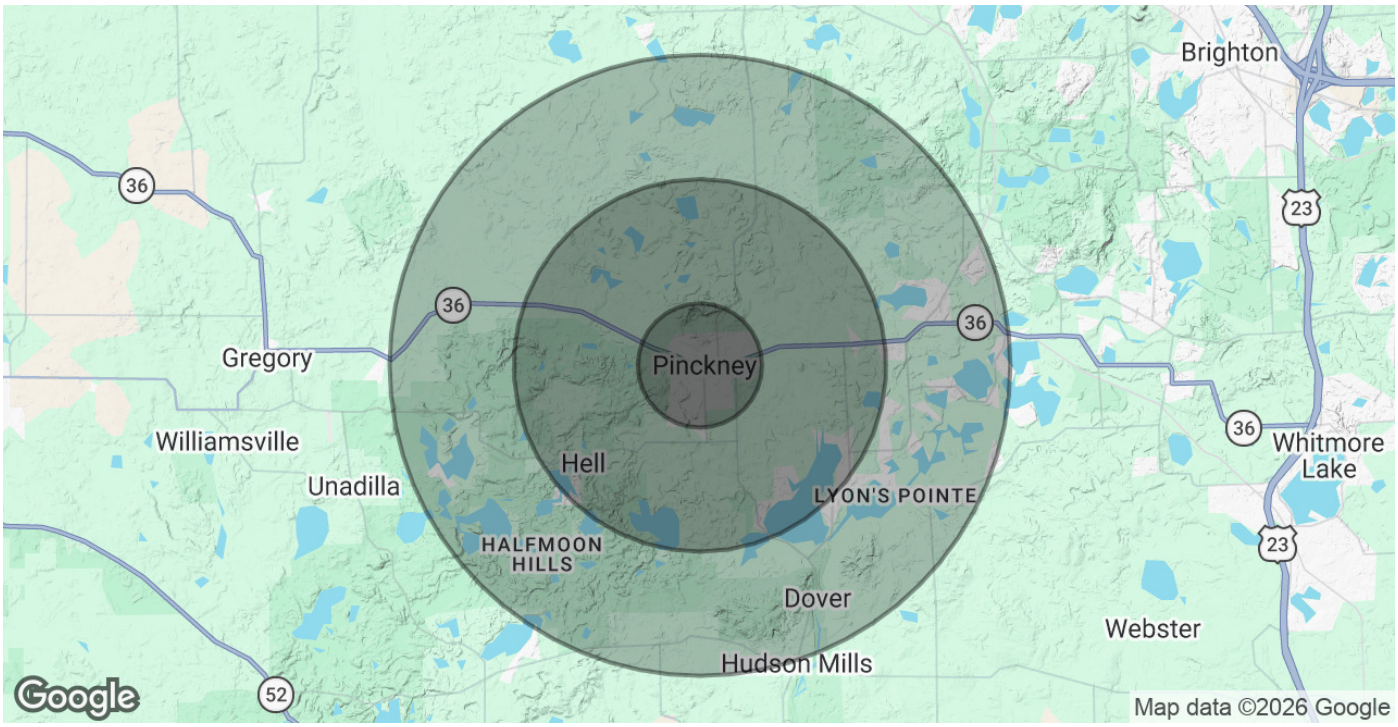
RETAILER MAP: 211 W Main St | Pinckney, MI 48169



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DEMOGRAPHICS MAP & REPORT: 211 W Main St | Pinckney, MI 48169



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,132	9,568	23,188
Average Age	42.9	45.0	48.3
Average Age (Male)	46.7	45.6	47.9
Average Age (Female)	41.7	45.0	48.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	904	3,772	9,182
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$102,342	$114,406	$129,916
Average House Value	$261,982	$337,318	$376,222

2023 American Community Survey (ACS)