EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

GATEWAY COMMONS

South Lyon, MI 48178



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

OFFERING SUMMARY: 25660 Pontiac Trail | South Lyon, MI 48178



PROPERTY OVERVIEW

A 1,600 square foot Retail/Office suite available for lease within the Gateway Commons Retail Center in South Lyon, Michigan.

OFFERING SUMMARY

Lease Rate:	$22.00/SF,(NNN)
Building Size:	30,000 SF
Available SF:	1,600 SF
Year Built:	2005
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Part of a 50,000 square foot Mixed-Use Development.
- Former Dental Office.
- Across from South Lyon High School.
- Close proximity to Downtown South Lyon.
- Available August 1, 2026.

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: 25660 Pontiac Trail | South Lyon, MI 48178

BUILDING INFORMATION

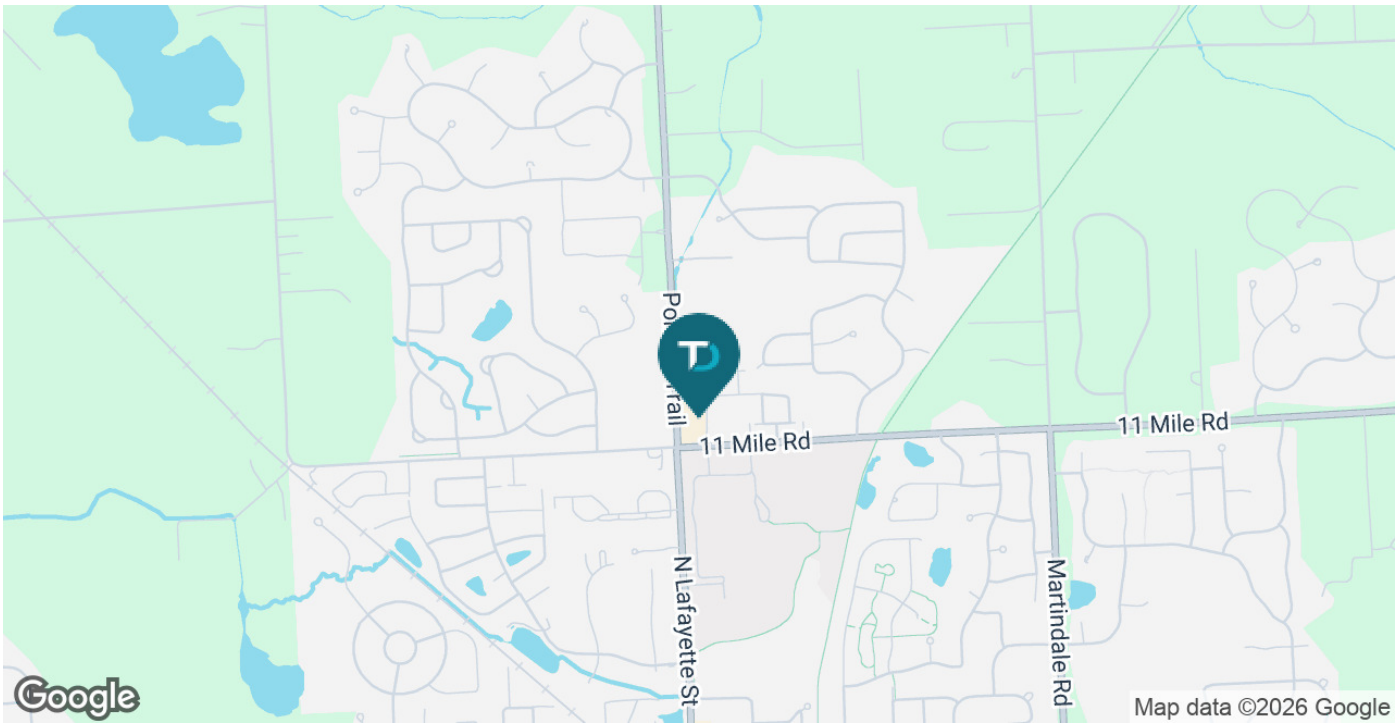
LEASE RATE:	$22.00/sf, NNN
Building Size:	30,000 SF
Available Space:	1,600 SF
Year Built:	2005
Number of Floors:	1
Current Center Tenants:	Cancun Mexican Grill, Java Cafe, Saigon Spa, Benitos, Tropical Smoothie, ATI and LaMarsa

PROPERTY INFORMATION

Property Type:	Retail/Office Space
Zoning	Commercial
2025 Traffic Counts:	Pontiac Trail = 14,247 11 Mile Road = 9,095
Utilities:	Municipal Water & Sanitary Sewer

LOCATION INFORMATION

Located within the Gateway Commons Retail Center at the northeast corner of Pontiac Trail and 11 Mile Road in South Lyon.



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ADDITIONAL PHOTOS: 25660 Pontiac Trail | South Lyon, MI 48178



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LEASE SPACES: 25660 Pontiac Trail | South Lyon, MI 48178



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
25660	Available	1,600 SF	NNN	$22.00 SF/yr	Available August 1, 2026.

ADDITIONAL PHOTOS: 25660 Pontiac Trail | South Lyon, MI 48178



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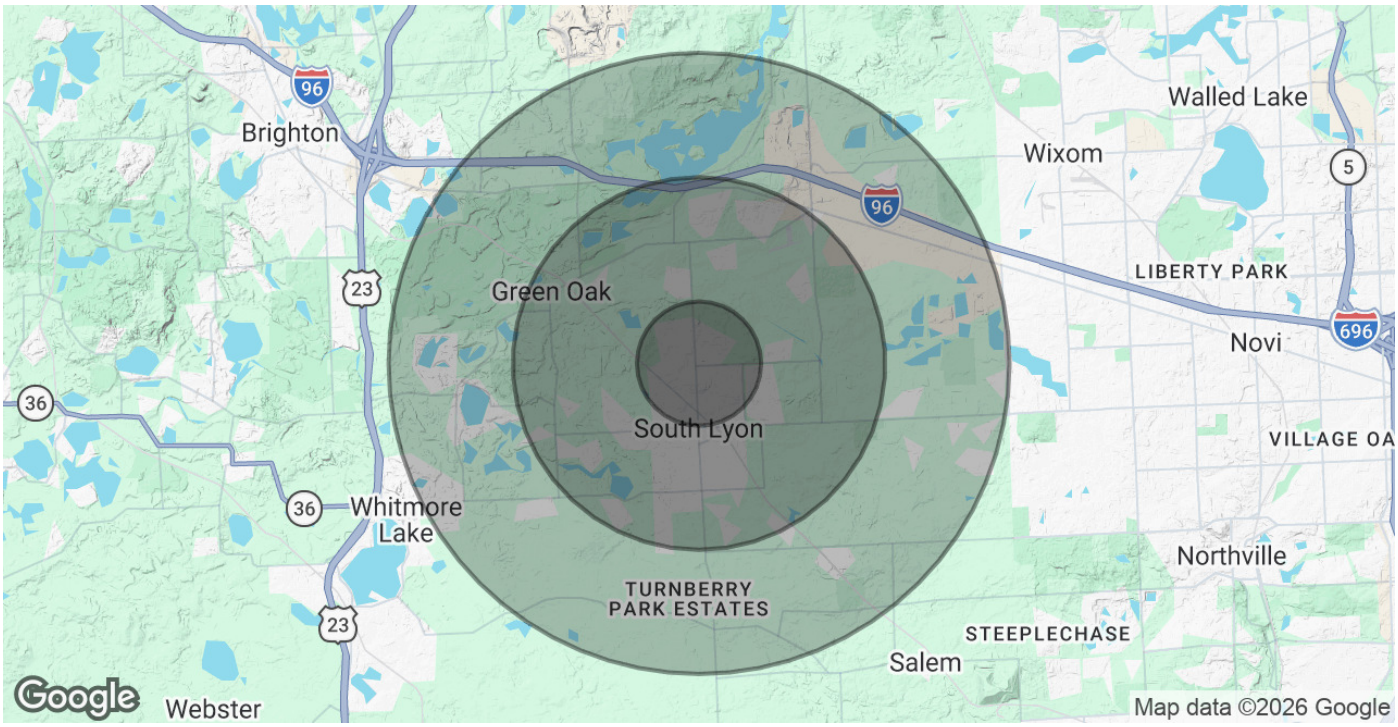
RETAILER MAP: 25660 Pontiac Trail | South Lyon, MI 48178



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DEMOGRAPHICS MAP & REPORT: 25660 Pontiac Trail | South Lyon, MI 48178



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	7,267	32,633	53,512
Average Age	41.5	40.7	42.3
Average Age (Male)	39.3	40.3	41.5
Average Age (Female)	43.8	41.1	42.8

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	3,040	12,264	20,131
# of Persons per HH	2.4	2.7	2.7
Average HH Income	$119,141	$137,489	$146,404
Average House Value	$303,853	$359,651	$383,505

2023 American Community Survey (ACS)