



Property Description

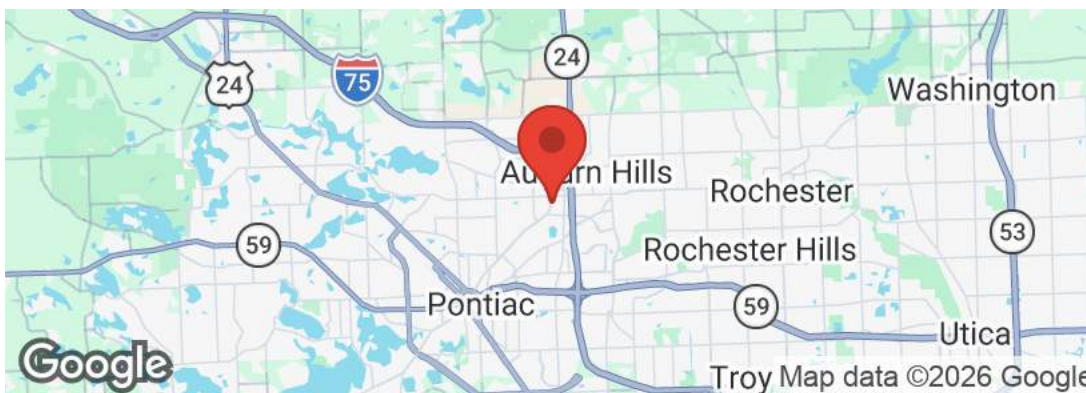
Located on North Perry Street, just south of Walton Road, Valentina Plaza is conveniently located near the border of Pontiac and Auburn Hills. I-75 is less than 1 mile away, providing easy access from neighboring communities. The property has ample parking, multiple curb cuts off Perry Street, and large pylon signage.

Summary

Available Size: 2,400 - 10,000
SF End Cap

Lease Rate: Contact Agent

Zoning: C1; Local
Business



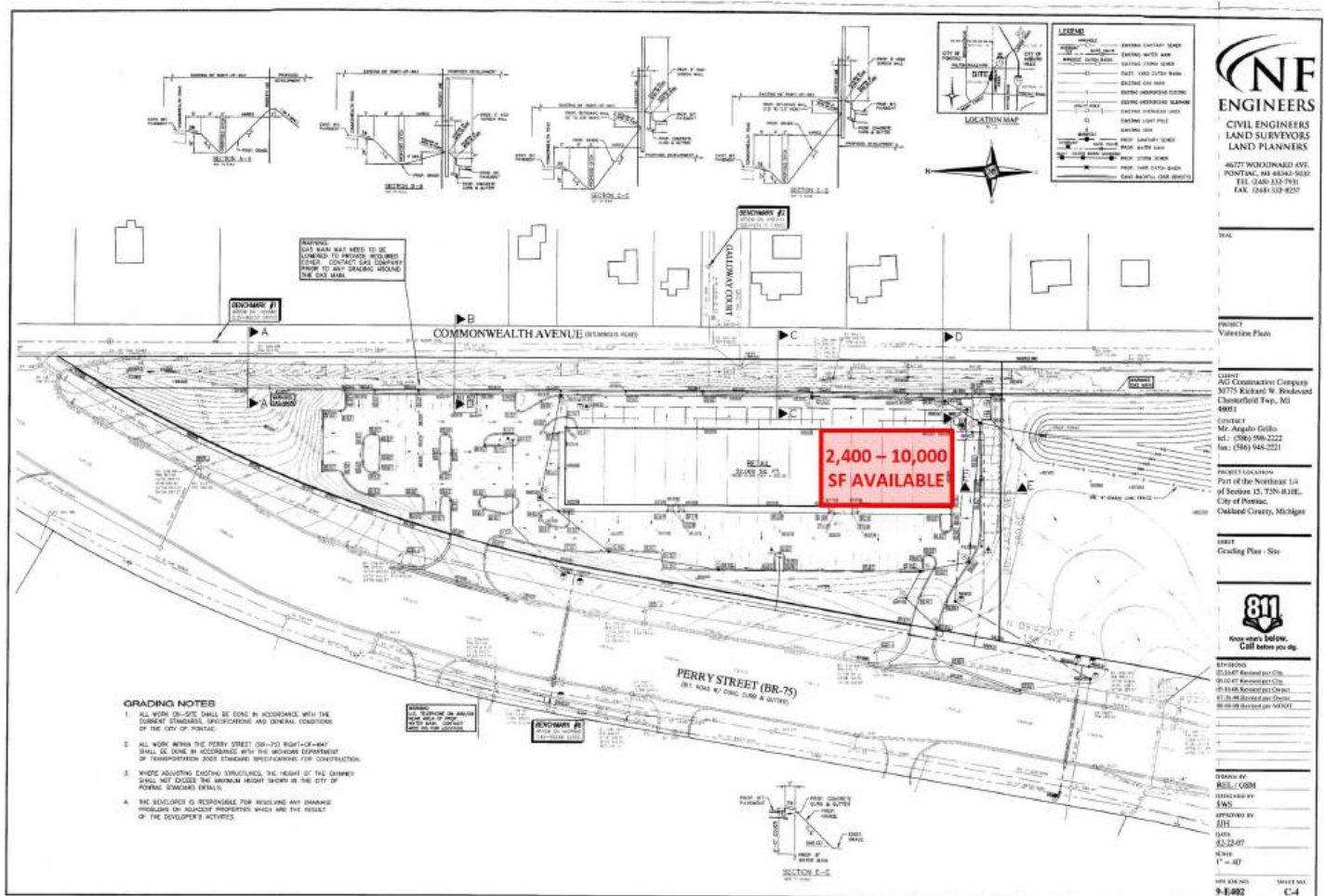
Gerdom Realty & Investment | www.GerdomRealty.com
248-242-6766 | 640 Griswold Street, Suite 100, Northville, MI 48167

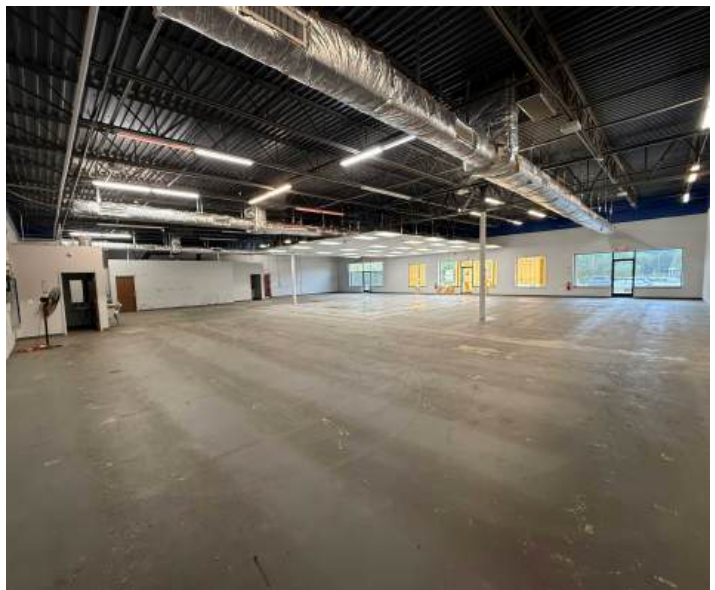
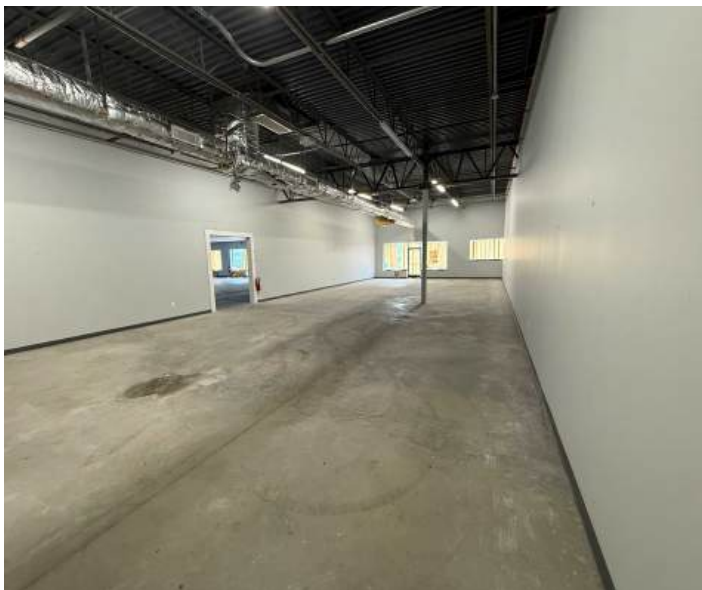
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1820 North Perry Street Pontiac, MI 48340	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	6,704	55,422	161,876
2031 Projected Population	6,707	55,224	163,124
2020 Census Population	6,771	54,004	155,840
2010 Census Population	5,687	49,283	145,065
Projected Annual Growth 2026 to 2031	-	-	0.2%
Historical Annual Growth 2010 to 2026	1.1%	0.8%	0.7%
2026 Median Age	32.4	34.0	38.2
Households			
2026 Estimated Households	3,174	21,936	65,713
2031 Projected Households	3,187	21,980	66,678
2020 Census Households	2,919	20,783	61,441
2010 Census Households	2,445	18,671	55,822
Projected Annual Growth 2026 to 2031	-	-	0.3%
Historical Annual Growth 2010 to 2026	1.9%	1.1%	1.1%
Race and Ethnicity			
2026 Estimated White	48.4%	49.3%	57.4%
2026 Estimated Black or African American	31.7%	27.6%	22.4%
2026 Estimated Asian or Pacific Islander	6.1%	8.2%	9.2%
2026 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.3%
2026 Estimated Other Races	13.3%	14.3%	10.6%
2026 Estimated Hispanic	13.5%	15.8%	11.1%
Income			
2026 Estimated Average Household Income	\$73,830	\$90,541	\$119,514
2026 Estimated Median Household Income	\$64,835	\$70,814	\$91,652
2026 Estimated Per Capita Income	\$35,392	\$36,736	\$48,909
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	3.4%	6.0%	3.6%
2026 Estimated Some High School (Grade Level 9 to 11)	4.3%	7.2%	5.5%
2026 Estimated High School Graduate	27.4%	28.6%	22.2%
2026 Estimated Some College	24.4%	18.8%	17.3%
2026 Estimated Associates Degree Only	10.0%	6.9%	7.3%
2026 Estimated Bachelors Degree Only	18.0%	18.6%	25.2%
2026 Estimated Graduate Degree	12.3%	13.8%	18.8%
Business			
2026 Estimated Total Businesses	440	2,174	6,410
2026 Estimated Total Employees	16,085	82,383	143,073
2026 Estimated Employee Population per Business	36.6	37.9	22.3
2026 Estimated Residential Population per Business	15.2	25.5	25.3

