

SOUTH LYON PLAZA

26800 Pontiac Trail, South Lyon, MI 48178



FOR LEASE

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EXCLUSIVELY LISTED BY:

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



PROPERTY OVERVIEW

A brand new 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

- Brand New Office/Medical/Retail Development slated for Summer of 2026.
- Located in one of the fastest growing communities in the State of Michigan.
- Tremendous demand for new Medical users in the immediate area.

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

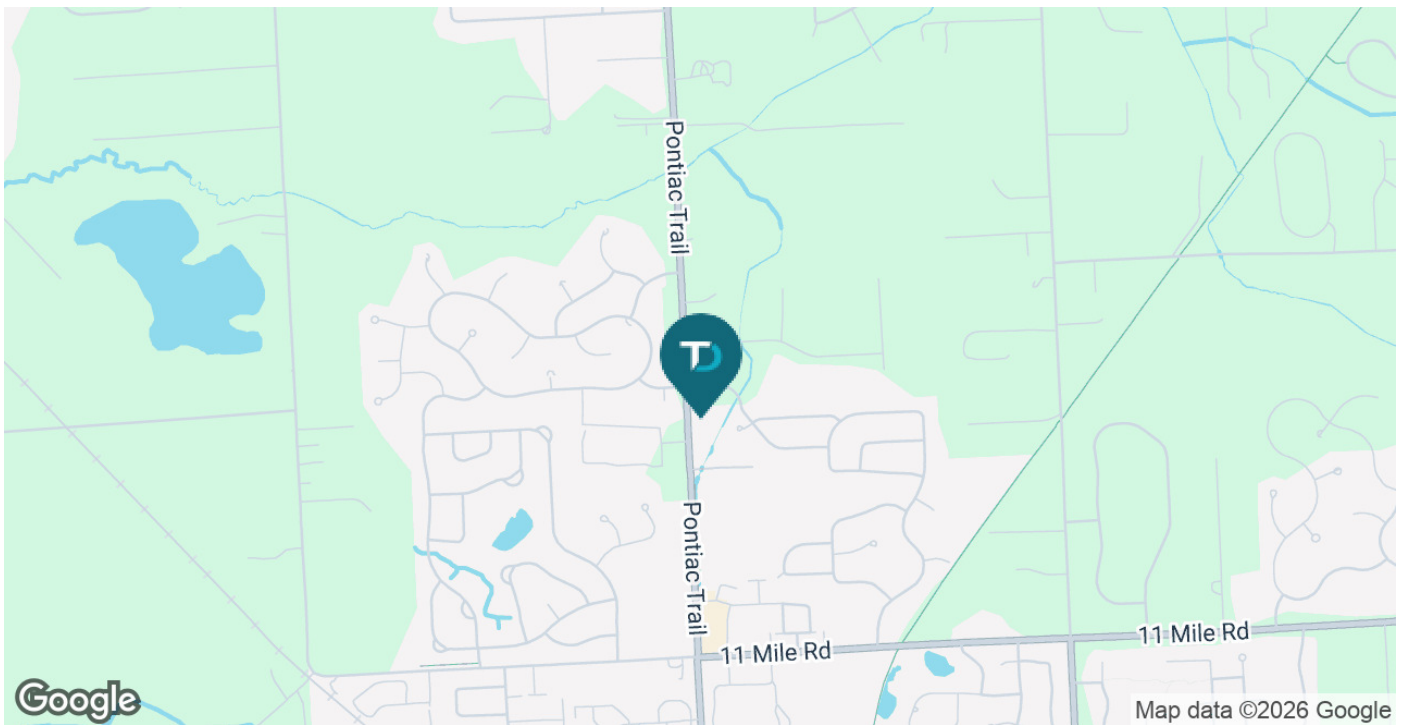
2025 Traffic Count: Pontiac Trail = 13,987

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.



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

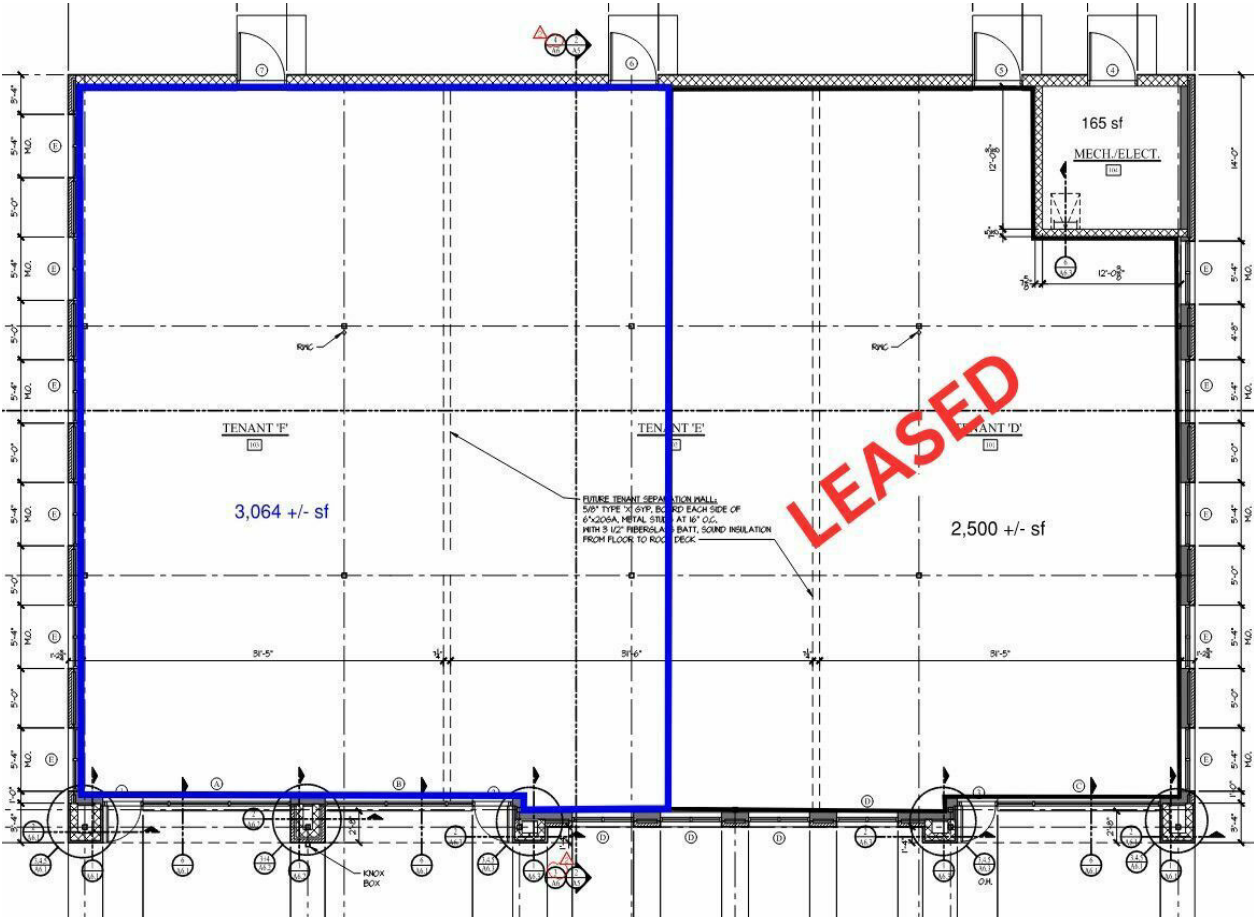


BUILDING 1 - FLOOR PLAN: 26800 Pontiac Trail | South Lyon, MI 48178



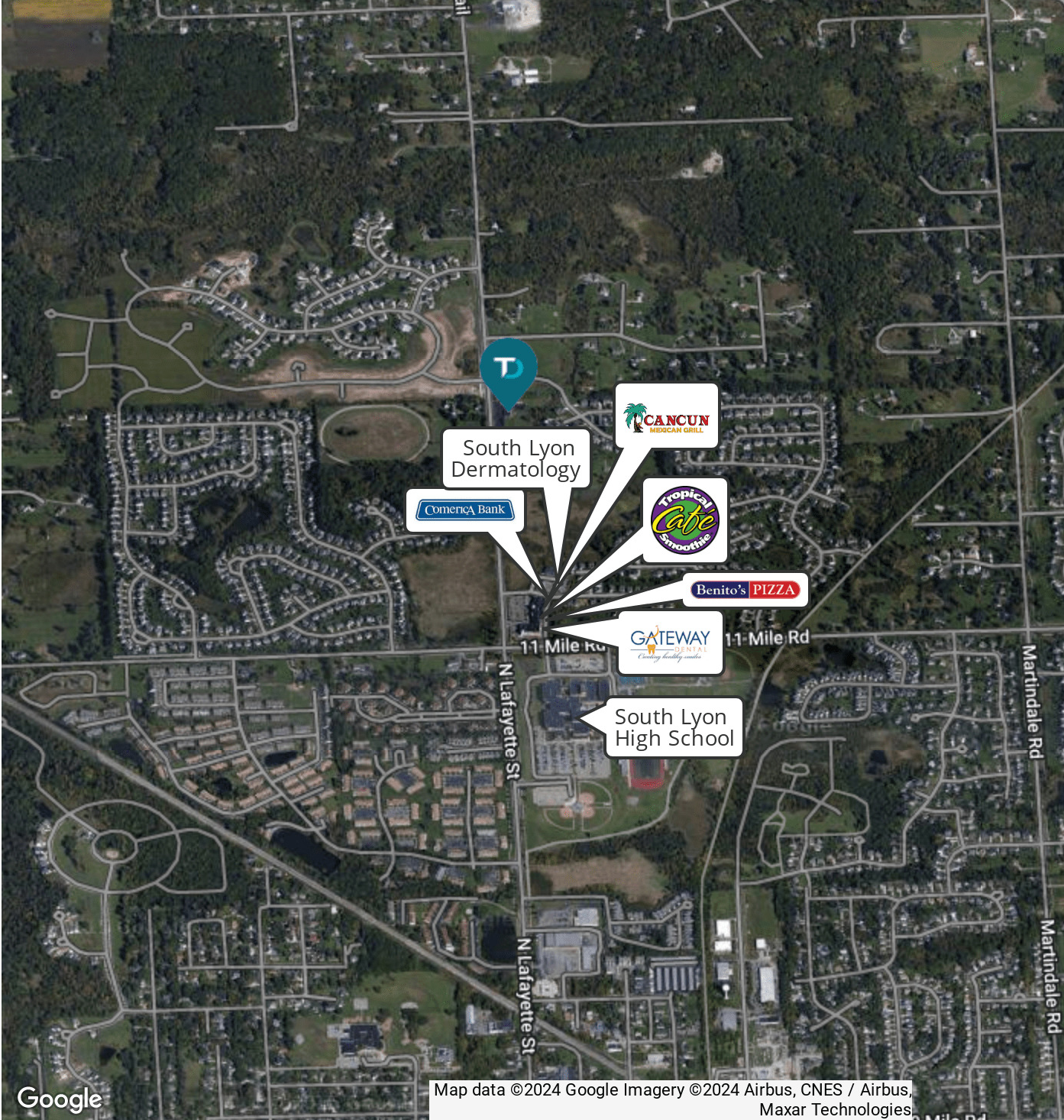
FLOOR PLAN

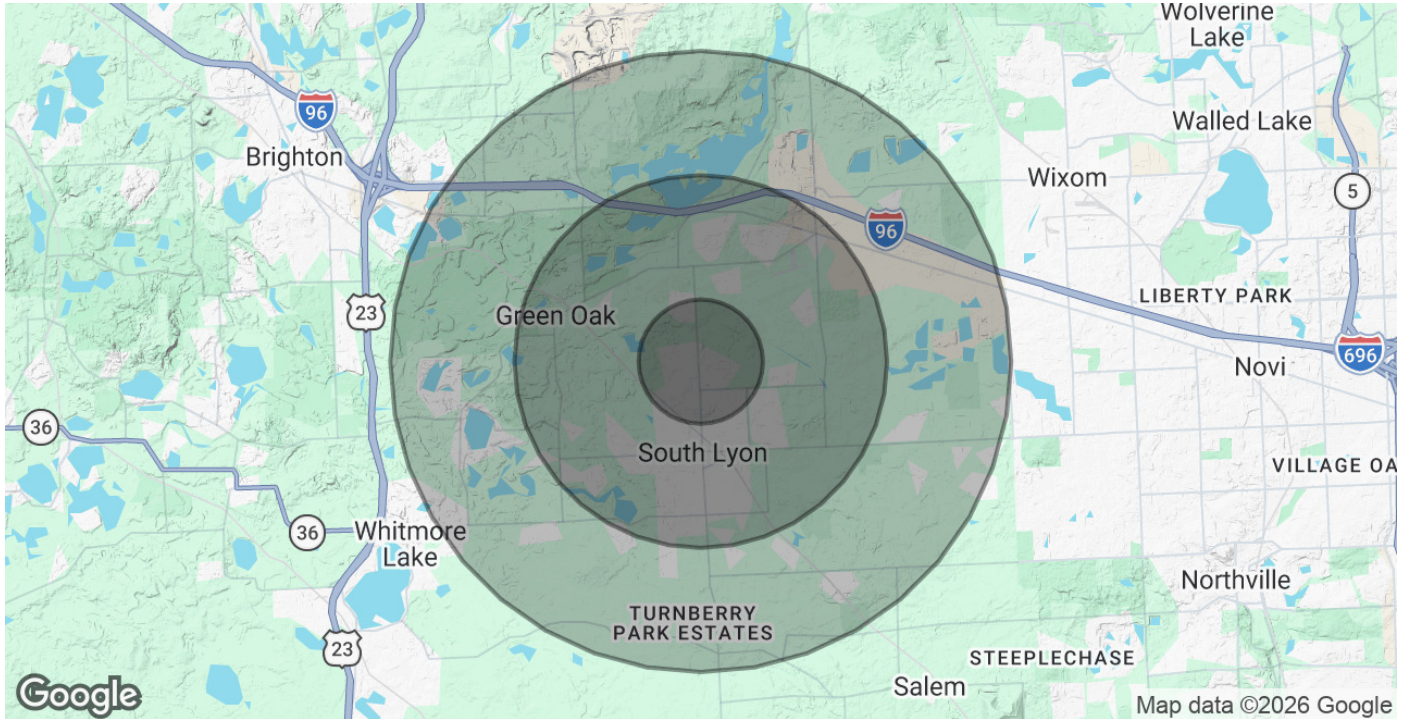
BUILDING 2 - FLOOR PLAN: 26800 Pontiac Trail | South Lyon, MI 48178





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



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)