

**DOWNTOWN PONTIAC OFFICE-RETAIL-MIXED USED**  
**71-75 W Huron**  
**Pontiac, MI 48342**

**PRICE REDUCED!**



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# PILOT

## PROPERTY GROUP

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# PROPERTY SUMMARY

## PRICE REDUCED!

### 71-75 W Huron, Pontiac, MI 48342

- Two-Story former bank building. Elevator equipped, onsite dedicated parking, and tremendous signage
- Building has retail, office, and mixed-use potential
- Prominent location at the hard corner of Huron and Woodward
- Bonus basement space not included in the total square footage of the building.

Property Type: .....Office/Retail/Mixed Use  
Cross Streets: .....Corner of Huron and Woodward Ave  
Total Square Footage: .....Approx. 12,600  
Parcel Size: .....0.4 Acres  
Year Built: .....1950  
Zoning: .....C-2  
Parking Spaces: .....15  
Property Taxes: .....2024: \$15,251.43  
Sale Price: .....~~\$1,200,000.00 (\$93.23/SF)~~  
**\$995,000.00 (\$78.97/SF)**



#### AGENT CONTACT INFO

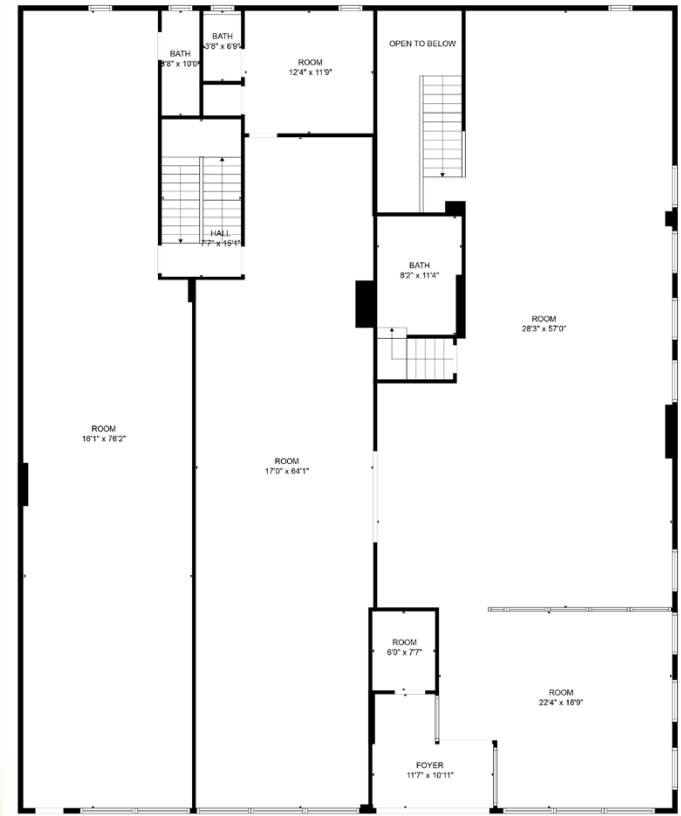
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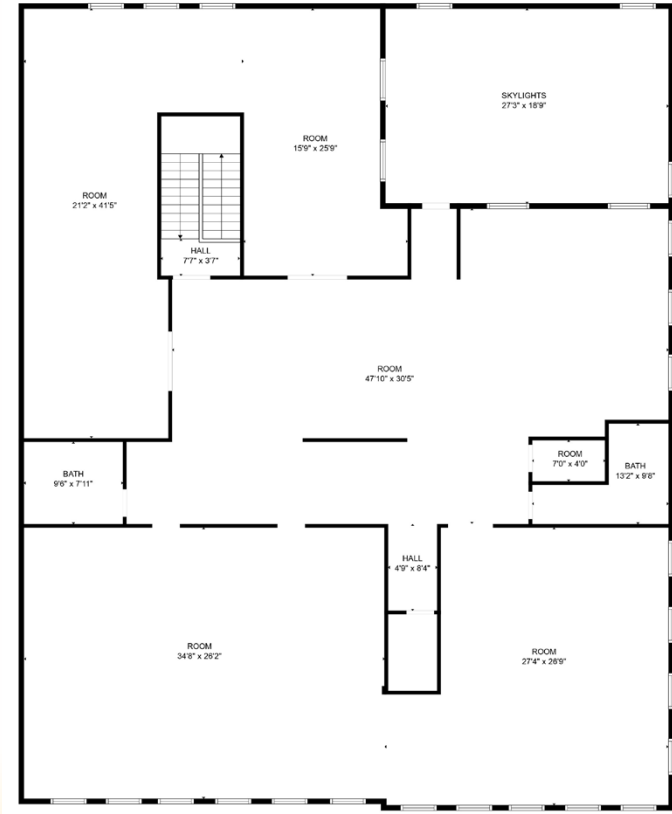
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# FLOOR PLANS

## MAIN FLOOR



## SECOND FLOOR



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# AREA & TRAFFIC

## Oakland County, Michigan

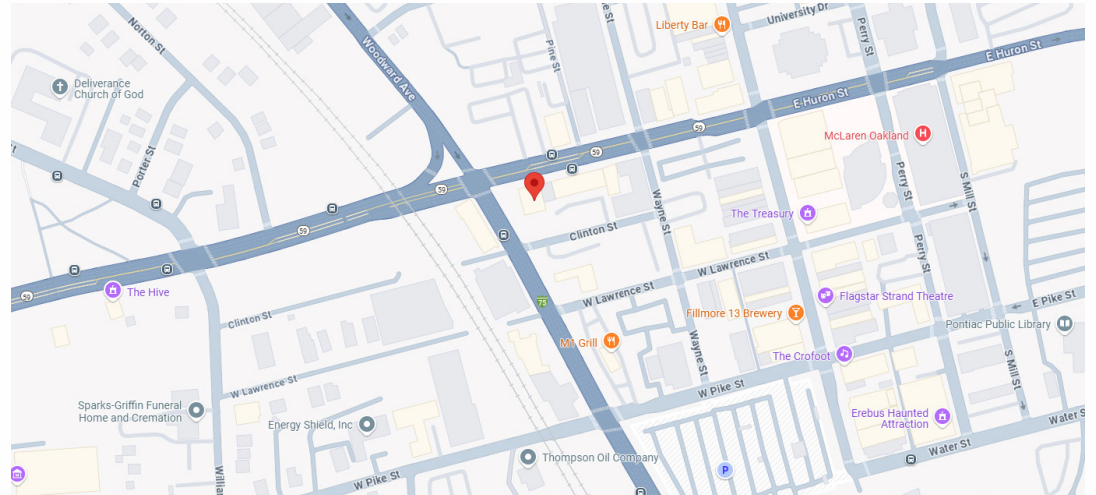
Oakland County is a principal county of the Detroit metropolitan area, containing the bulk of Detroit's northern suburbs. Due to the county's government complex spanning two municipalities, its seat of government is shared between Pontiac and Waterford. Its largest city is Troy. As of the 2020 Census, its population was 1,274,395, making it the second-most populous county in Michigan (behind neighboring Wayne County), and the largest county in the United States without a city of 100,000 residents.

Founded in 1819 and organized the following year, Oakland County is composed of 62 cities, villages, and townships. In 2010, Oakland County was among the ten wealthiest counties in the United States to have over one million residents. It is also home to Oakland University, a large public institution that straddles the border between the cities of Auburn Hills and Rochester Hills.

## Pontiac, Michigan

Pontiac is located roughly 26 miles (41.8 km) northwest of downtown Detroit, and is variously described as a satellite city or suburb of Detroit. As of the 2020 census, the city had a population of 61,606..

In 1975, the city built the Pontiac Silverdome, the stadium that hosted the Detroit Lions of the National Football League from 1975 to 2001, when the team returned to Downtown Detroit at Ford Field. Super Bowl XVI was played at the Silverdome in 1982. After 2001, the stadium continued to be used for concerts and other events until it was demolished in 2018. It is now the site of an Amazon Fulfillment and Distribution facility.



## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
M59 HURON ST	Pine St E	22,552	2020	0.01 mi
W Huron St	Pine St E	25,729	2022	0.01 mi
I-75BL(WIDETRACK)	W Huron St	12,082	2020	0.03 mi
Wide Track Dr W	W Huron St SE	17,290	2022	0.05 mi
I-75BL(WIDETRACK)	W Huron St SE	15,814	2020	0.05 mi
W Huron St	Wayne St E	26,385	2022	0.06 mi
W Huron St	Wide Track Dr W E	41,529	2017	0.07 mi
Wayne Street	W Huron St S	1,011	2022	0.07 mi
WAYNE ST	W Huron St	955	2020	0.07 mi
West Lawrence Street	Wayne St E	455	2022	0.08 mi

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# DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	38,917	153,503	603,490	2020 Households	15,118	64,026	242,611
2024 Population	41,124	156,662	603,471	2024 Households	15,956	65,252	242,845
2029 Population Projection	41,274	156,218	599,402	2029 Household Projection	16,008	65,040	241,217
Annual Growth 2020-2024	1.4%	0.5%	0%	Annual Growth 2020-2024	1.2%	0.6%	0.4%
Annual Growth 2024-2029	0.1%	-0.1%	-0.1%	Annual Growth 2024-2029	0.1%	-0.1%	-0.1%
Median Age	37.2	40.2	42.7	Owner Occupied Households	7,730	38,596	171,450
Bachelor's Degree or Higher	15%	33%	49%	Renter Occupied Households	8,278	26,444	69,767
U.S. Armed Forces	0	12	134	Avg Household Size	2.4	2.3	2.4
<b>Population By Race</b>				<b>Income</b>			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	10,993	85,069	414,406	Avg Household Income	\$54,047	\$91,873	\$122,493
Black	19,772	36,885	72,355	Median Household Income	\$38,784	\$61,706	\$93,612
American Indian/Alaskan Native	136	411	959	< \$25,000	5,246	13,401	29,586
Asian	867	9,242	55,033	\$25,000 - 50,000	4,636	13,771	36,638
Hawaiian & Pacific Islander	13	83	242	\$50,000 - 75,000	2,335	10,350	32,954
Two or More Races	9,343	24,973	60,475	\$75,000 - 100,000	1,328	7,381	29,880
Hispanic Origin	8,408	19,999	37,670	\$100,000 - 125,000	1,244	6,139	26,057
<b>Housing</b>				\$125,000 - 150,000	455	3,300	18,498
	2 miles	5 miles	10 miles	\$150,000 - 200,000	409	3,707	26,768
Median Home Value	\$85,659	\$221,005	\$339,346	\$200,000+	304	7,200	42,466
Median Year Built	1954	1968	1975				

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