

# 2255 PONTIAC TRAIL FOR LEASE

COMMERCE TOWNSHIP, MI 48390



EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



**OFFERING SUMMARY**

Available SF: 1,400 - 5,400 SF  
(Proposed 4 units)

Lease Rate: \$22.00 per SF (NNN)

Building Size: 5,400

Zoning: B-1

**PROPERTY HIGHLIGHTS**

- Proposed Retail Center.
- Completion date Fall 2019.
- Great visibility on Pontiac Trail.
- Easy freeway access at M-5 and Pontiac Trail.
- Strong area demographics.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Households:	3,854	20,829	42,148
Total Population:	7,788	47,571	102,584
Average HH Income:	\$64,915	\$75,128	\$87,240

PROPERTY DETAILS: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390

**LEASE RATE** **\$22.00/SF, NNN**

LOCATION INFORMATION	
Building Name	2255 Pontiac Trail - Lease
Street Address	2255 Pontiac Trail
City, State, Zip	Commerce Township, MI 48390
County/Township	South West Oakland

BUILDING INFORMATION	
Building Size	5,400 SF
Available Space	1,400 to 5,400 SF
Number Of Floors	1

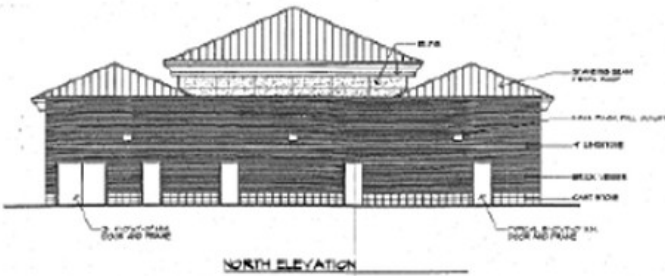
PROPERTY DETAILS	
Property Type	Proposed Retail Center
Property Subtype	Strip Center
Zoning	B-1
Lot Size	0.63 Acres
APN#	17-25-101-015
Traffic Count	N. Pontiac Trail = 15,437 S Pontiac Trail = 13,923

UTILITIES & AMENITIES	
Utilities Description	City Water, Sanitary Sewer, Gas & Electric

AVAILABLE SPACES: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2255		\$22.00 SF/yr	NNN	1,400 - 5,400 SF	Negotiable	2019 Occupancy

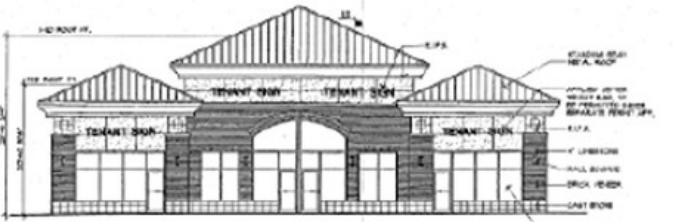
ELEVATION & FLOOR PLAN: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



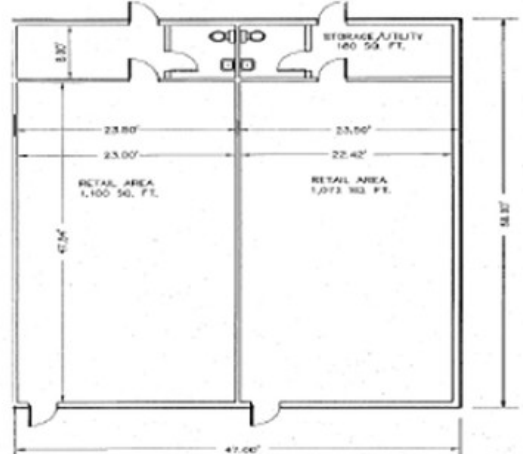
NORTH ELEVATION



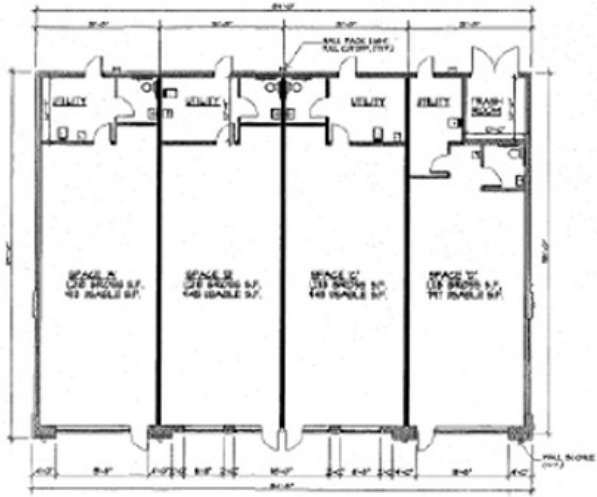
EAST ELEVATION



SOUTH ELEVATION



TYPICAL UNIT LAYOUT



**FLOOR PLAN**  
 VICE (PLUP), ASSURED 11  
 CONSTRUCTION CLASS. 30  
 NOT-FIRE SUPPRESSED

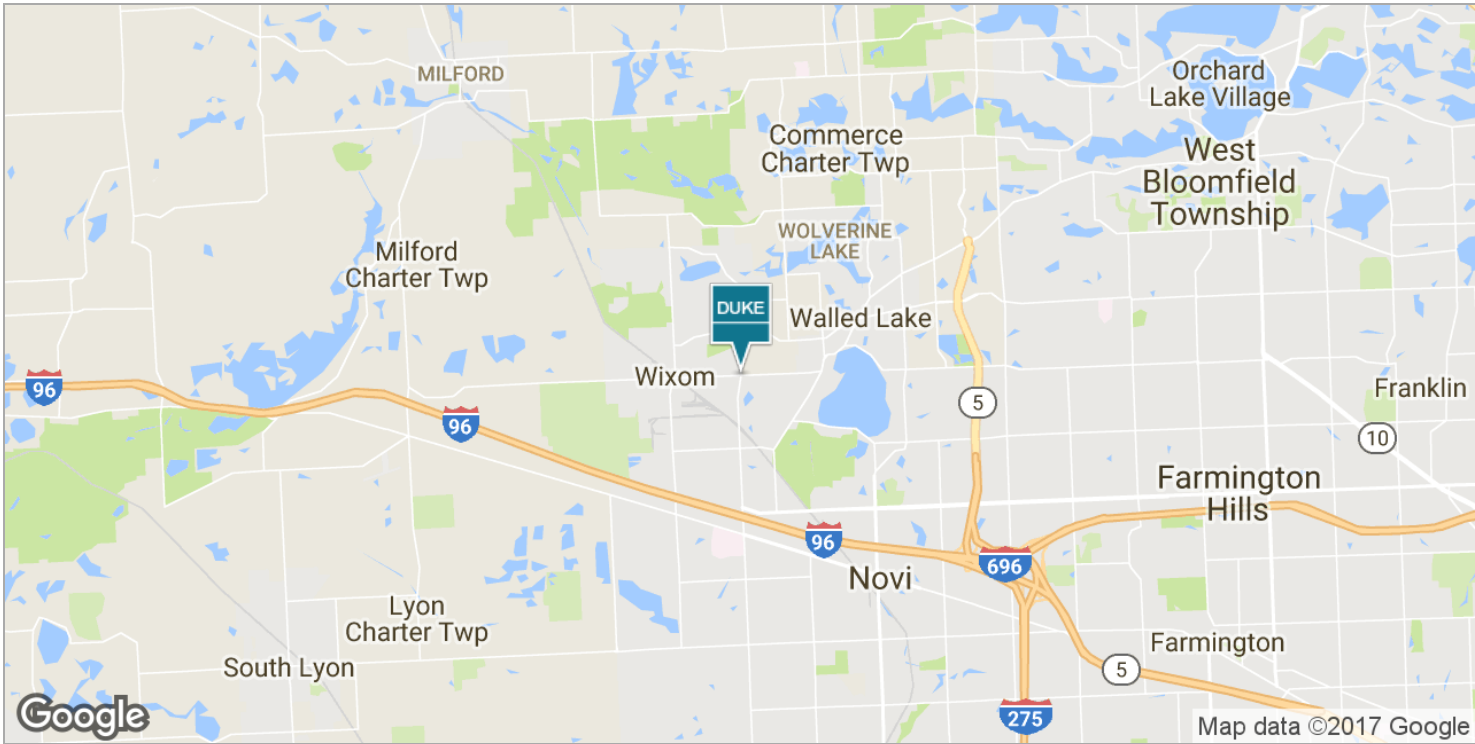
SCALE: 1/8" = 1'-0"  
 TOTAL GRABED SF.: 4812  
 TOTAL USABLE SF.: 5800



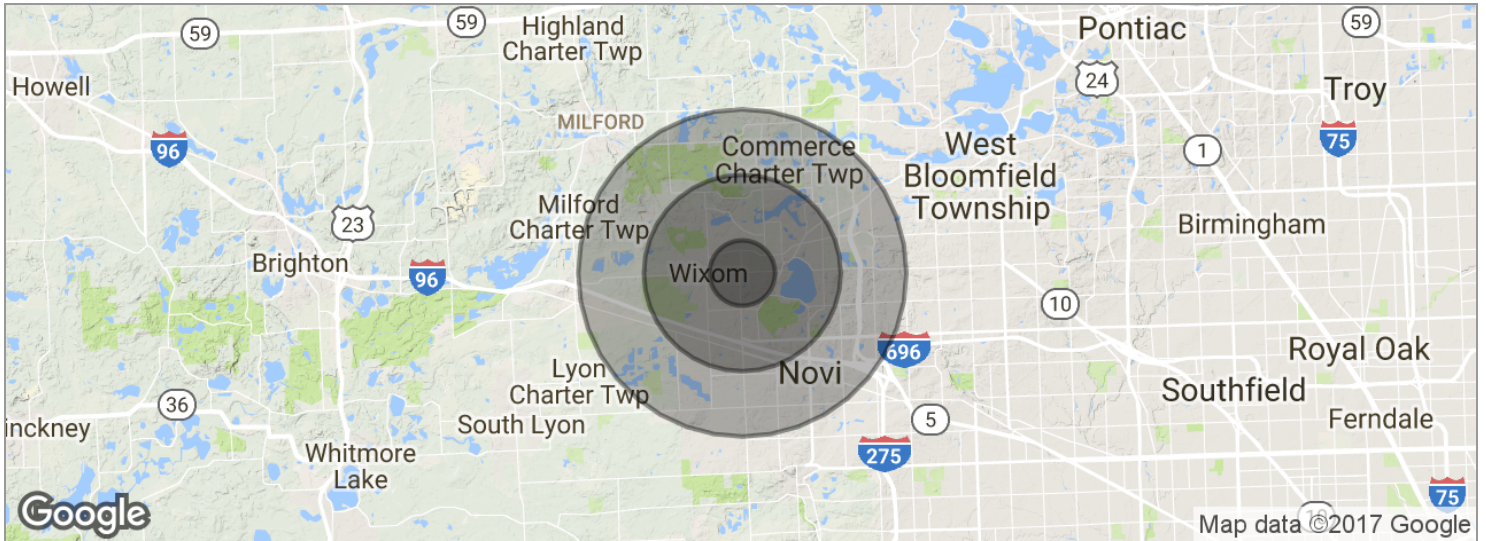
RETAILER MAP: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



LOCATION MAPS: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



DEMOGRAPHICS MAP: 2255 Pontiac Trail - Lease | Commerce Township, MI 48390



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,788	47,571	102,584
Median age	30.8	35.0	38.0
Median age (male)	31.4	34.6	37.2
Median age (Female)	30.5	35.3	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,854	20,829	42,148
# of persons per HH	2.0	2.3	2.4
Average HH income	\$64,915	\$75,128	\$87,240
Average house value	\$217,558	\$227,482	\$238,512

\* Demographic data derived from 2010 US Census