

FOR LEASE

FREESTANDING RETAIL BUILDING W/DRIVE-THRU

1186 BALDWIN AVE, PONTIAC MI



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1186 BALDWIN AVE

PROPERTY HIGHLIGHTS

- Former Rite Aid - 14,570 SF with drive-thru
- 2.06 Acres with over 60 car parking
- Extremely dense with population over 65,000 within 3 miles and average HH income of \$61,500
- Highly visible with unobstructed site lines from all directions
- Numerous permitted uses allowed besides retail and medical
- Lease Rate - Contact Broker

SF **14,570**

Property Type **Retail**

City **Pontiac**

Lease Rate **Contact Broker**

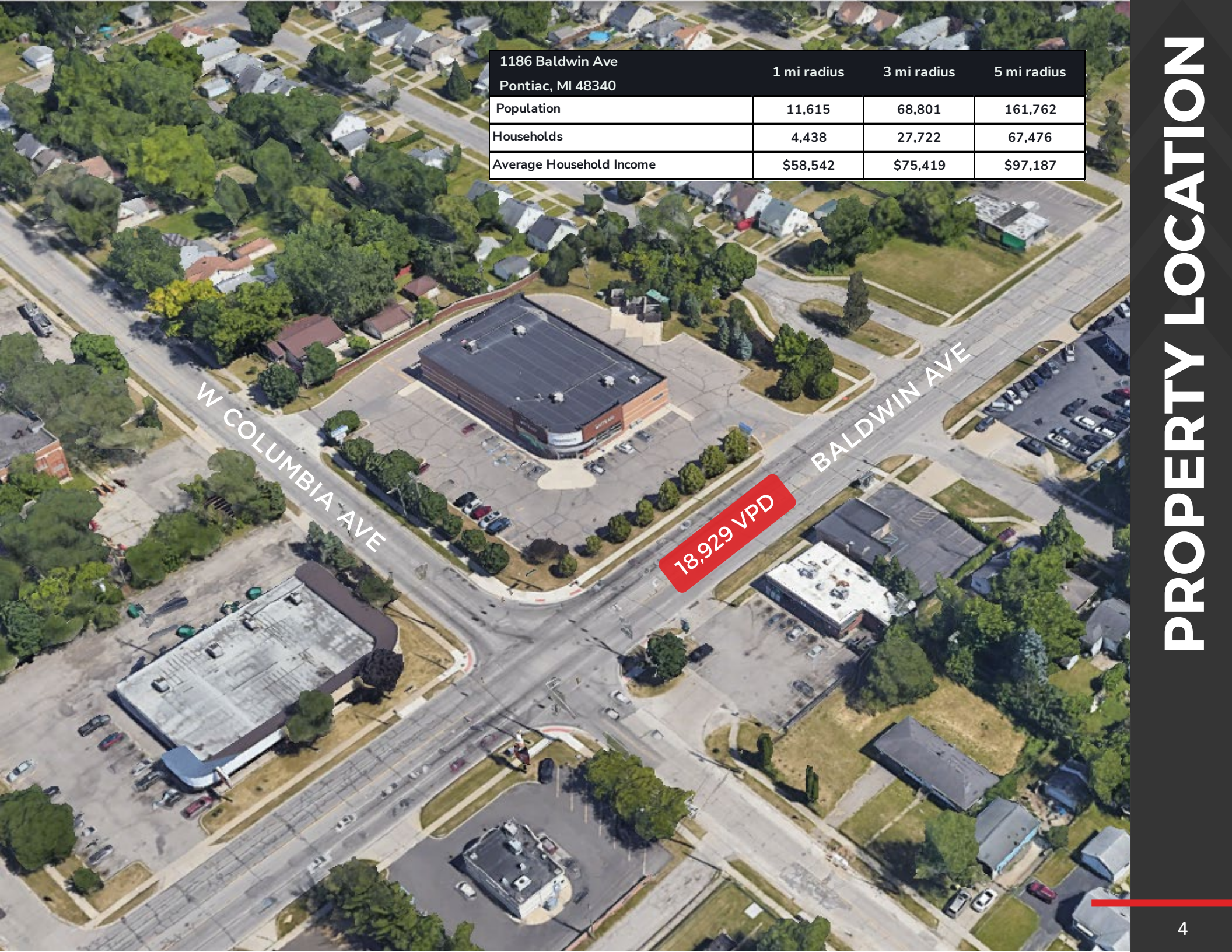
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FOR LEASE – PONTIAC, MI



PROPERTY PHOTOS



1186 Baldwin Ave Pontiac, MI 48340	1 mi radius	3 mi radius	5 mi radius
Population	11,615	68,801	161,762
Households	4,438	27,722	67,476
Average Household Income	\$58,542	\$75,419	\$97,187

18,929 VPD

W COLUMBIA AVE

BALDWIN AVE

PROPERTY LOCATION

NEARBY RETAIL



**GENERAL MOTORS
REDISTRIBUTION
CENTER**

**SUBJECT
PROPERTY**

PONTIAC, MI

Pontiac is a historic industrial city whose culture is deeply rooted in its role in America's automotive boom and its diverse community. Founded in the early 19th century and named after the Ottawa leader Chief Pontiac, the city grew rapidly in the 1900s as part of the General Motors network, particularly through the Pontiac Motor Division. This industrial expansion drew thousands of workers, including many African Americans during the Great Migration, shaping the city's strong Black cultural identity and community traditions. Over time, Pontiac developed a culture marked by working-class resilience, faith-based institutions, and grassroots activism. The city has maintained a vibrant local culture through its arts scene, historic neighborhoods, and ongoing revitalization efforts, reflecting both its industrial legacy and its enduring community spirit.

The current economy of Pontiac reflects a gradual transition from its industrial past toward a more diversified, service-oriented local economy. Key sectors include healthcare, retail, logistics, and small businesses, supported by Pontiac's location within the broader Metro Detroit region. The city has also seen renewed investment, including housing development and job-creation initiatives aimed at revitalizing underused areas.

Pontiac offers a range of cultural attractions that reflect its rich history and evolving arts scene. Museums are a central part of the city's identity, especially the Pine Grove Historical Museum, where visitors can explore the preserved home of former governor Moses Wisner along with 19th-century buildings that showcase early local life. The city also highlights its automotive legacy through developing institutions like the Pontiac Transportation Museum, which connects the community's past to its industrial roots and ongoing revitalization efforts. In addition, festivals and events—such as those tied to regional car culture and arts—contribute to a lively cultural atmosphere, while local galleries and community spaces continue to support creative expression. Together, these attractions highlight Pontiac's blend of history, innovation, and community-driven culture.



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