



THE TRIBUTE SHOPS – FOR LEASE

49078 PONTIAC TRAIL | WIXOM, MI

5,321 SF OFFICE SPACE FOR LEASE WITHIN MASTER PLANNED DEVELOPMENT | HIGH TRAFFIC CORRIDOR



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LEASE SUMMARY



LEASE RATE
\$15.00/SF NNN (OFFICE)



AVAILABLE SPACE
5,321 SF OFFICE



LEASE SERVICES
NNN



CURRENT BUILDING SIZE
26,597 +/- SF



YEAR BUILT
2006



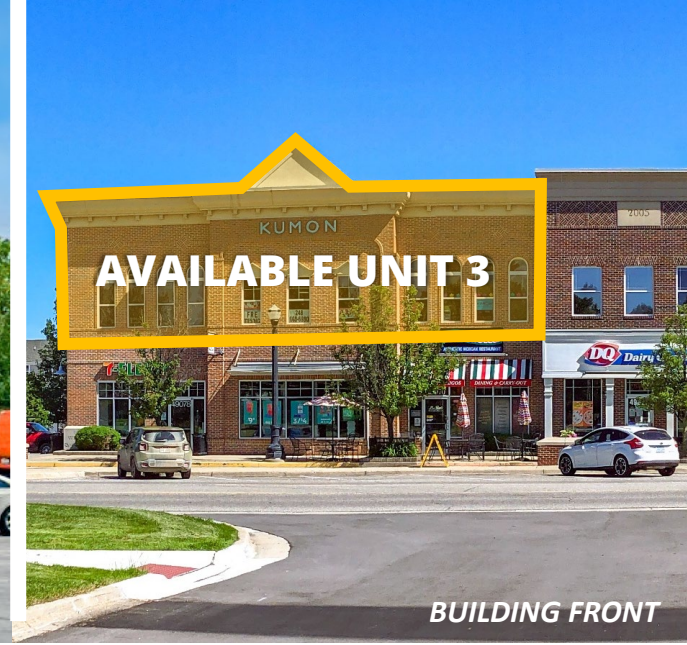
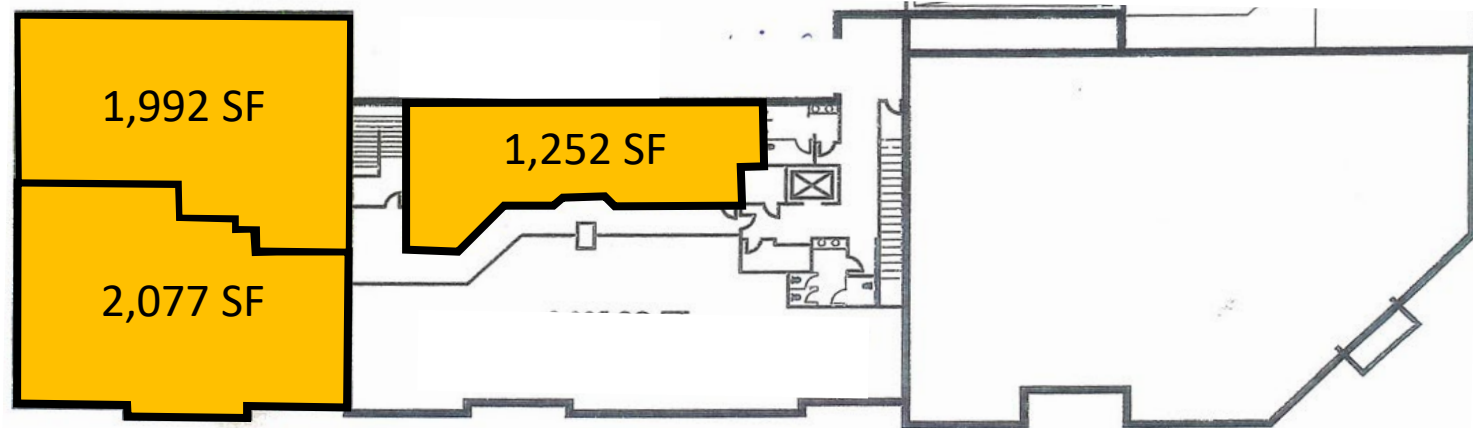
LOT SIZE
2.73 ACRES



FOR LEASE
TRIBUTE SHOPS MIXED USE DEVELOPMENT | WIXOM, MI

AVAILABLE SPACES

Unit	SF	Rate/SF
1	1,252 SF	\$15.00/SF NNN
2	1,992 SF	\$15.00/SF NNN
3	2,077 SF	\$15.00/SF NNN



BUILDING REAR

BUILDING FRONT

FOR LEASE
 TRIBUTE SHOPS MIXED USE DEVELOPMENT | WIXOM, MI



INVESTMENT HIGHLIGHTS

On-Site Restaurant Amenities – Convenient access to multiple on-site dining options, ideal for employee lunches and client meetings without leaving the property.

Abundant On-Site Parking – Generous parking ratio providing ease of access for employees and visitors throughout the day.

Flexible Office Suites – ±5,321 SF available across two well-sized suites, accommodating a variety of office users and layouts.

Highly Accessible Location – Prominent frontage along Pontiac Trail with strong connectivity to I-96 and surrounding business corridors.

Professional Campus Setting – Well-maintained property offering a clean, corporate environment suitable for office users.

Walkable Convenience – Immediate proximity to retail and service amenities enhances employee experience and productivity.

Wixom Business Hub – Located within a growing commercial corridor with access to a strong local workforce and nearby residential communities.

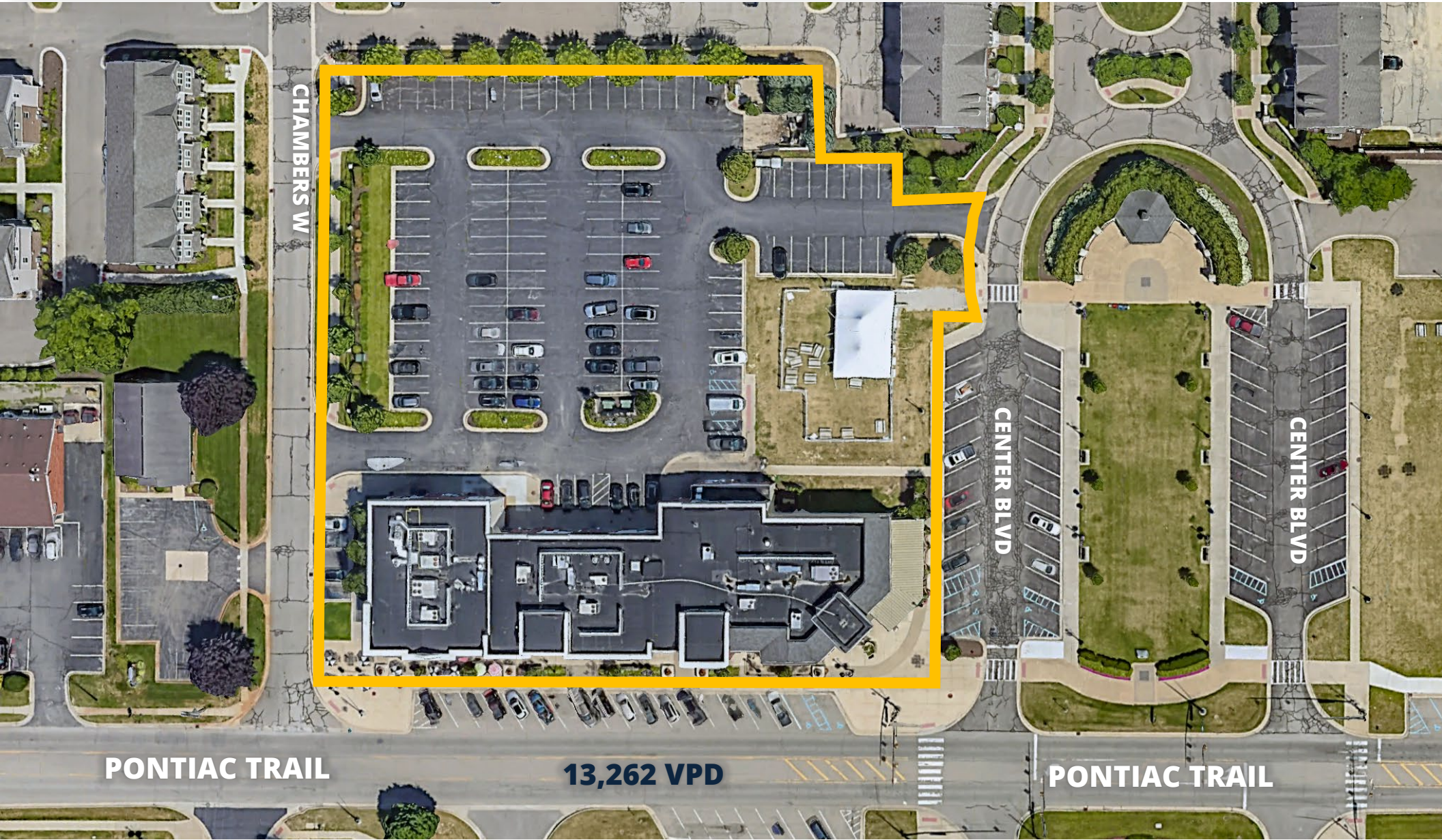


PROPERTY PHOTOS



FOR LEASE
TRIBUTE SHOPS MIXED USE DEVELOPMENT | WIXOM, MI

PROPERTY OUTLINE



CHAMBERS W

CENTER BLVD

CENTER BLVD

PONTIAC TRAIL

13,262 VPD

PONTIAC TRAIL

FOR LEASE
TRIBUTE SHOPS MIXED USE DEVELOPMENT | WIXOM, MI

ONNA GROUP
REAL ESTATE INVESTMENT SERVICES



LOCAL OVERVIEW



FOR LEASE
 TRIBUTE SHOPS MIXED USE DEVELOPMENT | WIXOM, MI

LOCATION OVERVIEW



Wixom, Michigan is an emerging retail investment market in western Oakland County, benefiting from its strategic location along the I-96 corridor and close proximity to Novi, Commerce Township, and Walled Lake. The city has grown to more than 17,400 residents, posting steady population gains since 2010 as new housing and infill development continue to come online. Median household income ranges from approximately \$65,000 to \$68,000, with a strong presence of professional, college-educated households—nearly 47% of residents hold a bachelor’s degree or higher—supporting consistent discretionary and service-oriented retail demand.

Retail fundamentals are strengthened by high-visibility corridors such as Grand River Avenue, Wixom Road, and Pontiac Trail, which capture both local traffic and commuter flow to Novi’s regional retail base. Per-capita retail sales exceed \$52,000, underscoring strong consumer spending power for neighborhood and convenience retail formats. Recent new-construction retail and multifamily developments in nearby Novi—anchored by national tenants including Target, Sam’s Club, and Starbucks—are expanding the regional trade area and driving cross-shopping that benefits Wixom assets. Combined with rising home values exceeding \$360,000 and comparatively attainable entry pricing, Wixom presents a compelling opportunity for investors seeking long-term retail stability and measured growth upside within Oakland County

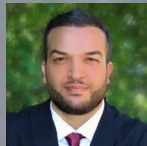
Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	9,369	43,624	103,684
Total Households	5,641	20,571	45,261
Total Family Households	1,869	10,784	27,421
Average Household Size	1.65	2.12	2.28
Median Age	32.9	37.3	40.6
Population Age 25+	6,916	31,109	74,283
2010-2020 Total Population: Annual Growth Rate (CAGR)	3.95%	2.21%	1.93%
Average Household Income	\$72,889	\$111,947	\$136,210
Total Businesses	307	2,045	4,327
Total Daytime Population	9,777	49,810	113,749
Daytime Population: Workers	6,533	31,411	65,789
Daytime Population: Residents	3,244	18,399	47,960

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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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