



PRIME DOWNTOWN RETAIL FOR LEASE

1,200 - 13,800 SF | DOWNTOWN'S PREMIER DESTINATION



COFFEE SHOP

BOUTIQUE RETAIL

BAKERY CAFÉ

147 S SAGINAW ST
PONTIAC, MI 48342



PRIME
LOCATION



HIGH
VISIBILITY



STRONG
TRAFFIC



ENDLESS
POTENTIAL

PROPERTY HIGHLIGHTS



Ample Parking



New Construction



Prime Downtown Location

Situated in the heart of Pontiac on highly visible S. Saginaw Street



High Traffic Corridor

Strong daily vehicle and pedestrian traffic counts



Flexible Development Opportunity

Ideal for retail, restaurant, office, or mixed-use



Utilities Available

Water, sewer, gas, and electric at or near site



Walkable Area

Surrounded by local businesses, dining, and government offices



Excellent Accessibility

Quick access to major roads including M-59 and I-75



Proximity to Key Demand Drivers

Near courthouse, municipal offices, and downtown employers

1,200 - 13,800 SF
AVAILABLE FOR LEASE

For more information, please contact:

BRIAN CRAWFORD

(248) 561-9586

crawford@crabillco.com

RYDER PATTERSON

(248) 877-4971

rpatterson@crabillco.com

CRABILL & COMPANY

(734) 261-8200

33640 Schoolcraft Rd.

Livonia, MI 48150

Information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.



147 S SAGINAW ST | PONTIAC, MI 48342

RETAIL FOR LEASE

1,200 - 13,800 SF | DOWNTOWN'S PREMIER DESTINATION

PROPERTY RENDERINGS

MODERN NEW CONSTRUCTION IN THE HEART OF DOWNTOWN PONTIAC

BUILDING OVERVIEW



BUILDING OVERVIEW



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**147 S SAGINAW ST
PONTIAC, MI 48342**



DOWNTOWN PONTIAC RETAIL SPACE AVAILABLE



**PRIME
LOCATION**



**HIGH
VISIBILITY**



**ENDLESS
POTENTIAL**



**STRONG
TRAFFIC**

**1,200 - 13,800 SF
AVAILABLE FOR LEASE**



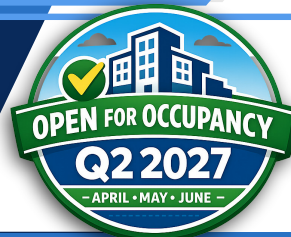
**1.50
ACRES TOTAL**



**SIGNALIZED
INTERSECTION NEARBY**



**MINUTES TO
I-75**



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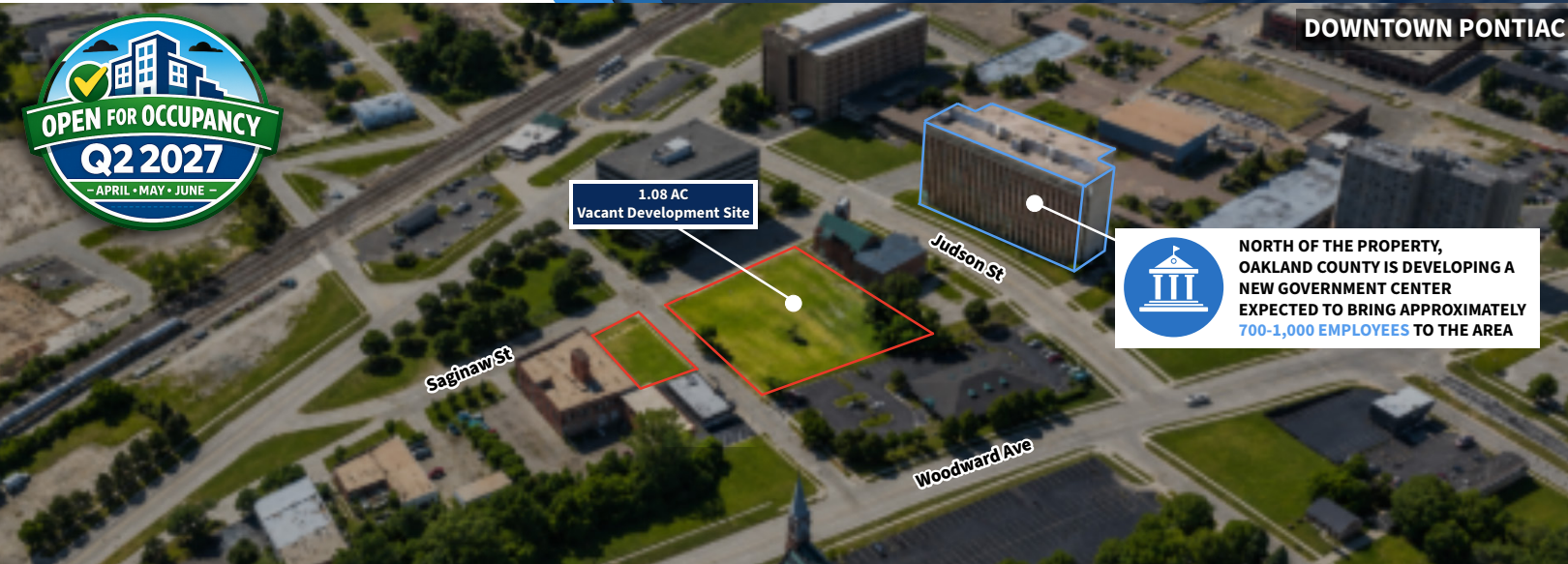
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PRIME PROPERTY OVERVIEW & DEVELOPMENT POTENTIAL

147 S Saginaw St | Pontiac, MI 48342



DOWNTOWN PONTIAC



NORTH OF THE PROPERTY, OAKLAND COUNTY IS DEVELOPING A NEW GOVERNMENT CENTER EXPECTED TO BRING APPROXIMATELY 700-1,000 EMPLOYEES TO THE AREA

WHY THIS SITE WORKS



Excellent downtown visibility on S. Saginaw Street



Strong traffic counts and nearby daytime population



Walkable to restaurants, shops, and civic destinations



Ideal for restaurants, cafe, boutique retail, or service retail uses



New government employment hub nearby supports daily customer demand

LOCATION & MARKET ADVANTAGE

- ✓ Located just west of Woodward in downtown Pontiac
- ✓ Walking distance to downtown restaurants and shops
- ✓ Public transportation accessible
- ✓ Exceptionally car friendly and fairly pedestrian friendly
- ✓ Suitable for retail, restaurant, mixed-use, or downtown service concepts

PROPERTY SPECIFICATIONS



Property Type: Commercial Land



Zoning: Downtown Central Business



Gross Land Area: 1.08 AC



Gross Land SF: 47,045 SF



Lots: 2 lots



Topography: Level

Current Use: Vacant Land

Proposed Use: Commercial

Opportunity Zone: Yes

Utilities: Cable, curb/gutter/sidewalk, electricity, gas, irrigation, sewer, streets, telephone, and water available off-site.

DEMOGRAPHICS & TRAFFIC

	1 Mile Population: 14,292		3 Mile Population: 80,700
	1 Mile Households: 5,427		3 Mile Households: 32,267
	1 Mile Daytime Employees: 6,233		3 Mile Daytime Employees: 55,349
	1 Mile Median Household Income: \$34,152		3 Mile Median Household Income: \$52,123



S Saginaw St:
28,594 VPD



Woodward Ave:
27,782 VPD



I-75 Bus / Auburn Area:
17,282 VPD

A City on the Rise
Pontiac's revitalization is bringing new life, new investment, and new opportunity to the heart of downtown.



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RESTAURANT DEMAND DRIVERS

A Prime Downtown Opportunity for
Fast-Casual, Coffee, and Dining Concepts



Store Fronts for Retail and
Food Services

DOWNTOWN PONTIAC

Judson St

Saginaw St

Woodward Ave



NORTH OF THE PROPERTY,
OAKLAND COUNTY IS DEVELOPING A
NEW GOVERNMENT CENTER
EXPECTED TO BRING APPROXIMATELY
700-1,000 EMPLOYEES TO THE AREA

WHY RESTAURANTS FIT HERE



Built-In Lunch Crowd

Surrounded by offices, the courthouse, and municipal services that drive consistent daytime traffic.



Future Government Employee Demand

The new Oakland County Government Center will bring 700-1,000+ employees just north of the site.



Walkable Downtown Setting

Steps from government, retail, and residential — perfect for dining and beverage concepts.



High Visibility on S. Saginaw Street

Strong daily vehicle counts and excellent exposure for restaurant brands.



Ideal for Fast-Casual, Coffee, and QSR Concepts

Flexible spaces designed to accommodate modern food service layouts and operations.



Close to Offices, Courthouse, and Municipal Activity

Central to where people work, transact, and run errands.



Flexible 1,200-13,800 SF Opportunities

Right-sized spaces for single or multi-unit restaurant strategies.



MAJOR EMPLOYEE GROWTH NORTH OF THE SITE

North of the property, Oakland County is developing a new government center expected to bring approximately **700-1,000 employees** to the area.



This development creates built-in daytime demand, strong lunch traffic, and increased foot traffic — an ideal recipe for restaurants and service retail.

IDEAL USERS



FAST CASUAL



COFFEE / CAFE



SANDWICH / DELI



PIZZA



SMOOTHIE / JUICE



CASUAL DINING



**Position Your Brand in
Downtown Pontiac's Next Growth Corridor**



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