

FOR LEASE

22880-22910 PONTIAC TRAIL
SOUTH LYON, MI 48178



PROPERTY FEATURES

- King Plaza Shopping/Office Center
City of South Lyon, Michigan 48178
- 22882 Pontiac Trail: 1,200 SF
22884 Pontiac Trail: 1,200 SF**
22886 Pontiac Trail: 1,200 SF**
22888 Pontiac Trail: 1,200 SF**
Total Contiguous: 4,800 SF
**Former Dance Studio
- 22,000+ Daily Traffic Count
- Store Front Signage
- Great Parking
- Fast Growing Community in the Area

FOR DETAILS CONTACT

John Dinsmore

john.dinsmore@lee-associates.com

(810) 923-9106

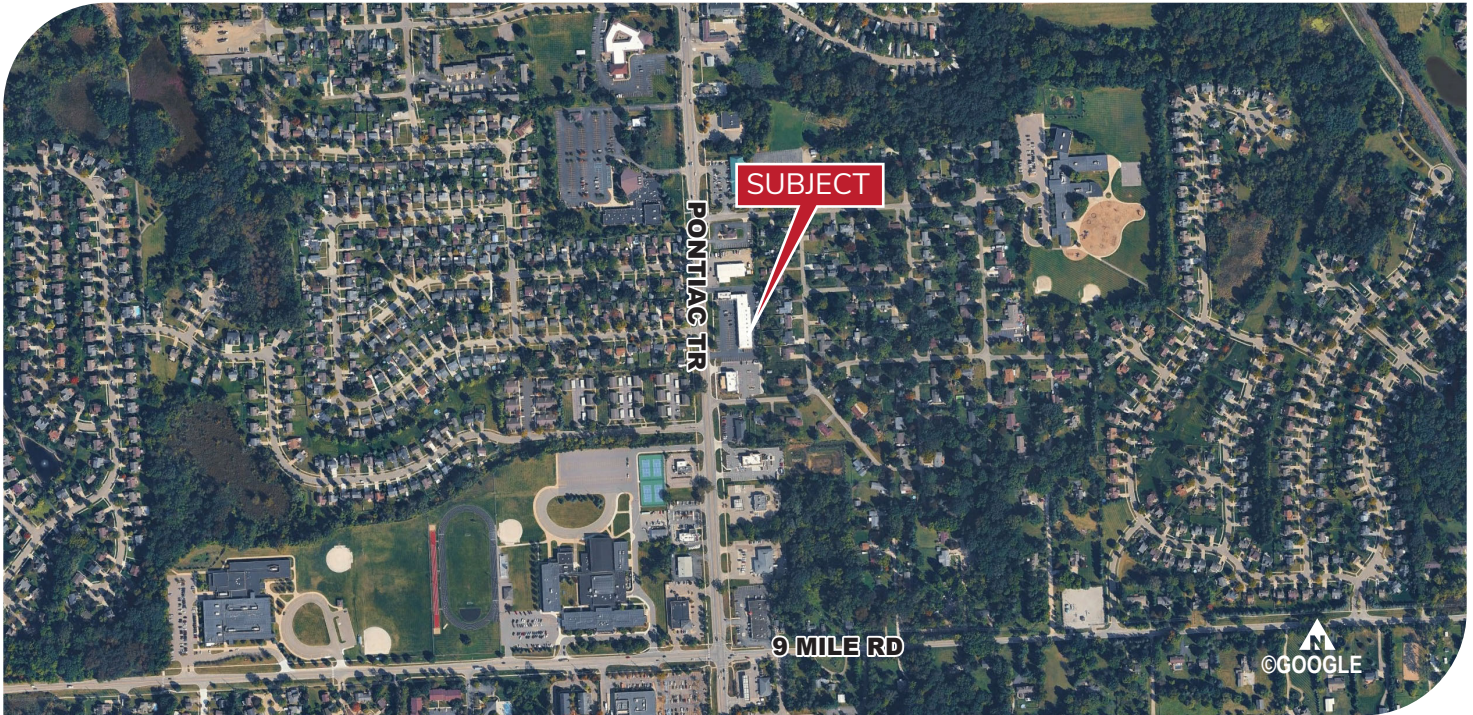


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Property Type:	Retail / Office
Available SF:	1,200 to 4,800
Land (AC):	1.5
Year Built:	1979
Multi-Tenant:	Yes
Ceiling Height:	10'
Floor Type:	Concrete
Roof Age & Type:	2024 / Flat
Heat:	Gas Forced Air
AC:	Yes
Security:	Tenant Responsibility
Lighting:	Fluorescent
Restroom:	3, plumbed for 4
Signage:	Yes
Handicapped Accessible:	Yes
Parking Spaces:	117
Zoning:	Commercial
Frontage:	297' on Pontiac Trail
Site Shape:	Irregular
Gas:	Natural Gas – Consumers Energy
Water & Sewer:	City
Power Supplier:	DTE Energy
Parcel ID:	21-29-303-031

TRANSACTION TYPE: Lease

ASKING LEASE RATE: \$17.50 PSF NNN

Up to 4,800 sq. ft. in this very nice 13-unit strip center on high-traffic Pontiac Trail (22,000+ vehicles daily). Excellent parking and storefront signage. Rent escalates by 3% each year. NNNs for 2026 are estimated to be \$4.50 per sq. ft. Tenant pays utilities.

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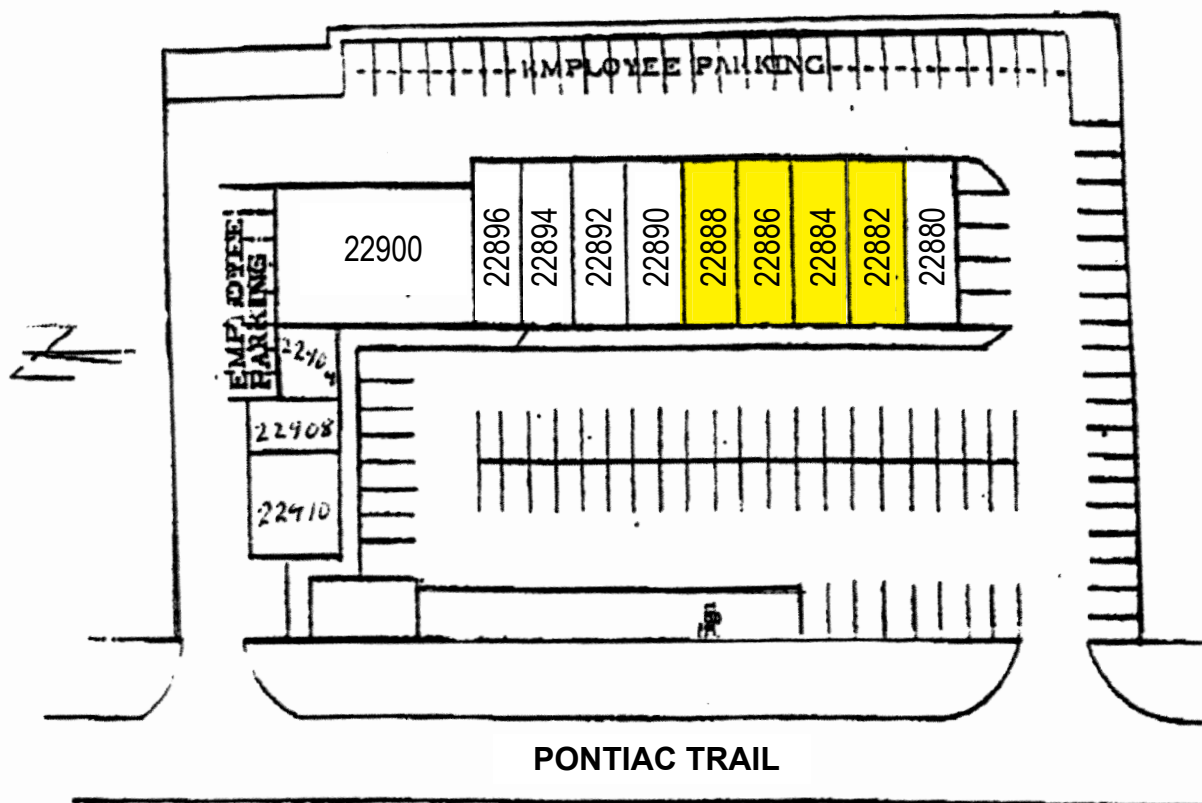
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