

FORMER RITE AID

25610 Pontiac Trail, South Lyon, MI 48178



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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Senior Partner

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OFFERING SUMMARY: 25610 Pontiac Trail | South Lyon, MI 48178



PROPERTY OVERVIEW

Former Rite Aid available for lease or redevelopment located on the hard corner of Pontiac Trail and 11 Mile Road in South Lyon, Michigan. Gateway Commons presents a great opportunity to join one of the fastest growing communities in the State of Michigan.

OFFERING SUMMARY

Lease Rate:	Contact Agent for Rate
Building Size:	11,180 SF
Available SF:	3,000 - 11,180 SF
Year Built:	2005
Zoning:	PUD = Planned Unit Development

PROPERTY HIGHLIGHTS

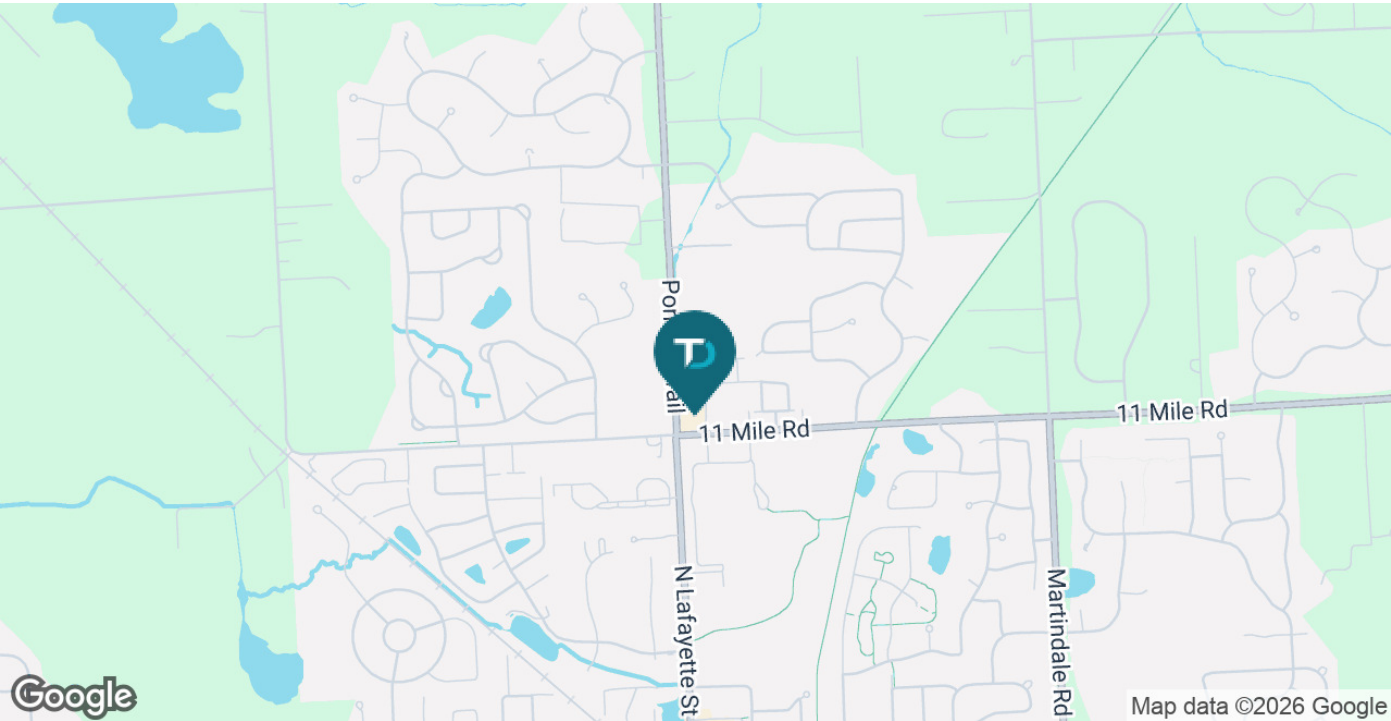
- Located within the Gateway Commons Retail/Office Center.
- Zoning allows for various uses.
- Ample parking suitable for Retail, Restaurant and Medical users.
- Lighted intersection, directly across from South Lyon High School.
- One mile north of Downtown South Lyon.
- Drive-Thru Window.

BUILDING/PROPERTY INFORMATION: 25610 Pontiac Trail | South Lyon, MI 48178

BUILDING INFORMATION		PROPERTY INFORMATION	
LEASE RATE:	Contact Agent for rate.	Property Type:	Free Standing Retail/Office
Building Size:	11,180 SF	Zoning	PUD = Planned Unit Development
Year Built:	2005	2025 Traffic Counts:	Pontiac Trail = 14,247 11 Mile Road = 4,713
Number of Floors:	1	APN:	21-17-351-001
Utilities:	Municipal Water & Sanitary Sewer	Current List of Tenants (partial):	Cancun Mexican Grill, ATI Physical Therapy, Benitos, Tropical Smoothie Cafe, Java House Cafe, Gateway Dental many others.
Parking Spaces:	59		

LOCATION INFORMATION

Located on the northeast corner of Pontiac Trail and 11 Mile Road in South Lyon, Michigan.



ADDITIONAL PHOTOS: 25610 Pontiac Trail | South Lyon, MI 48178



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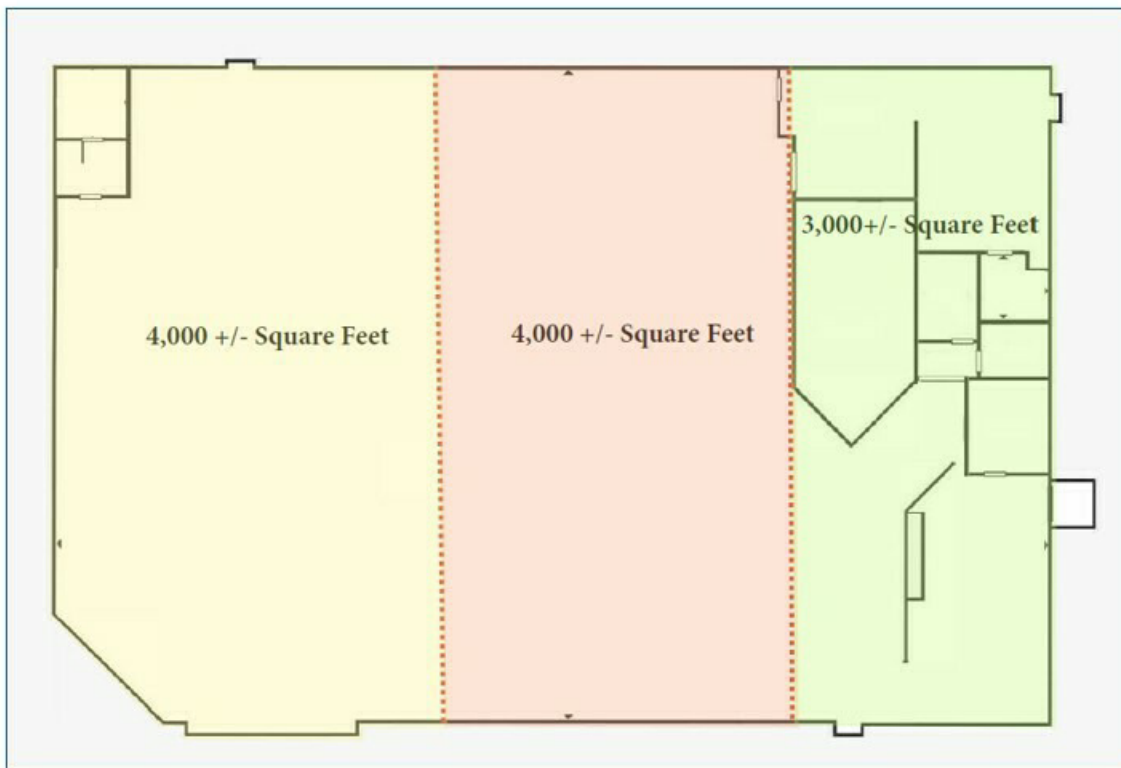


ADDITIONAL PHOTOS: 25610 Pontiac Trail | South Lyon, MI 48178



PROPOSED BUILDING SPLIT : 25610 Pontiac Trail | South Lyon, MI 48178

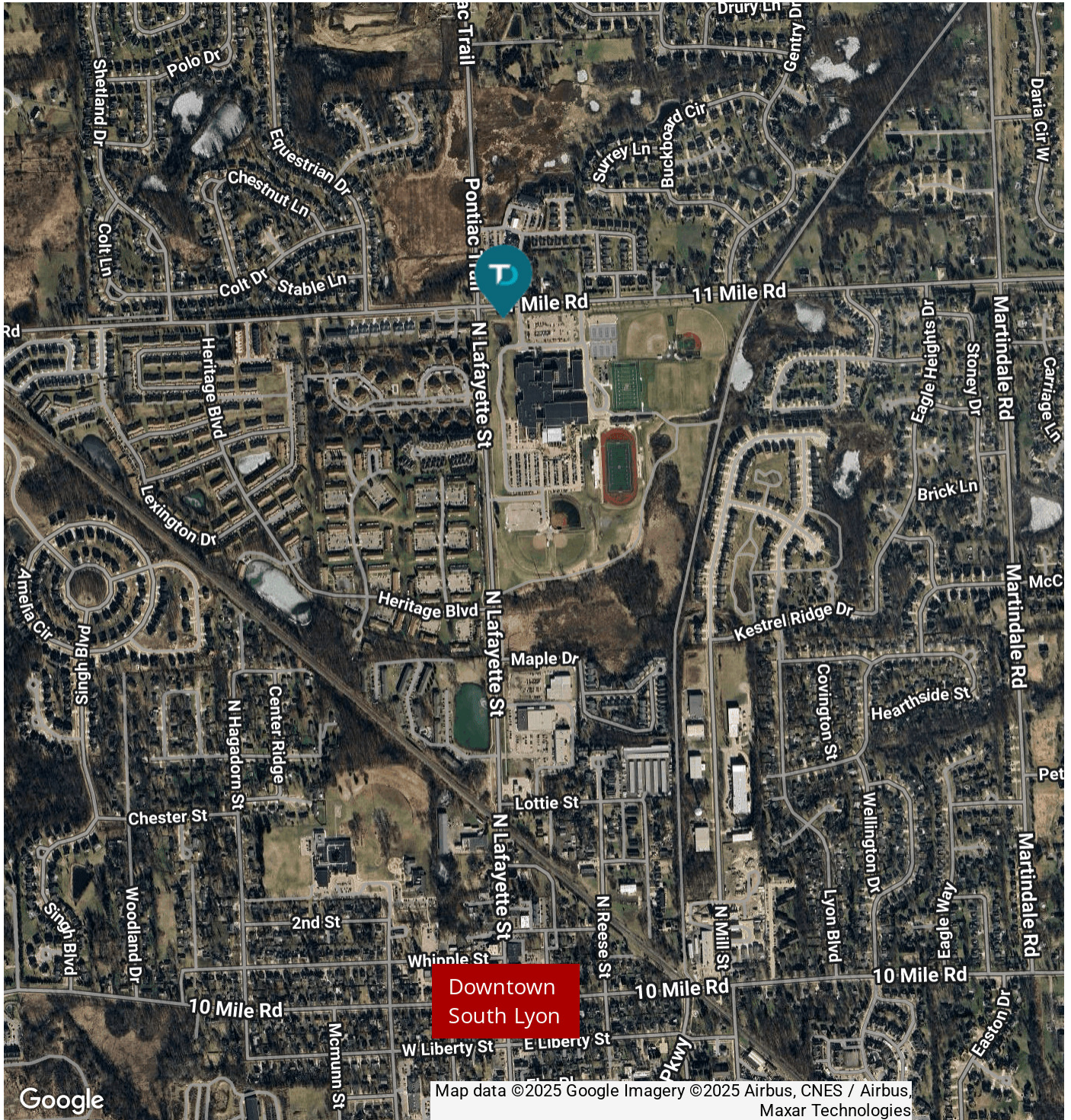
“PROPOSED” BUILDING SPLIT



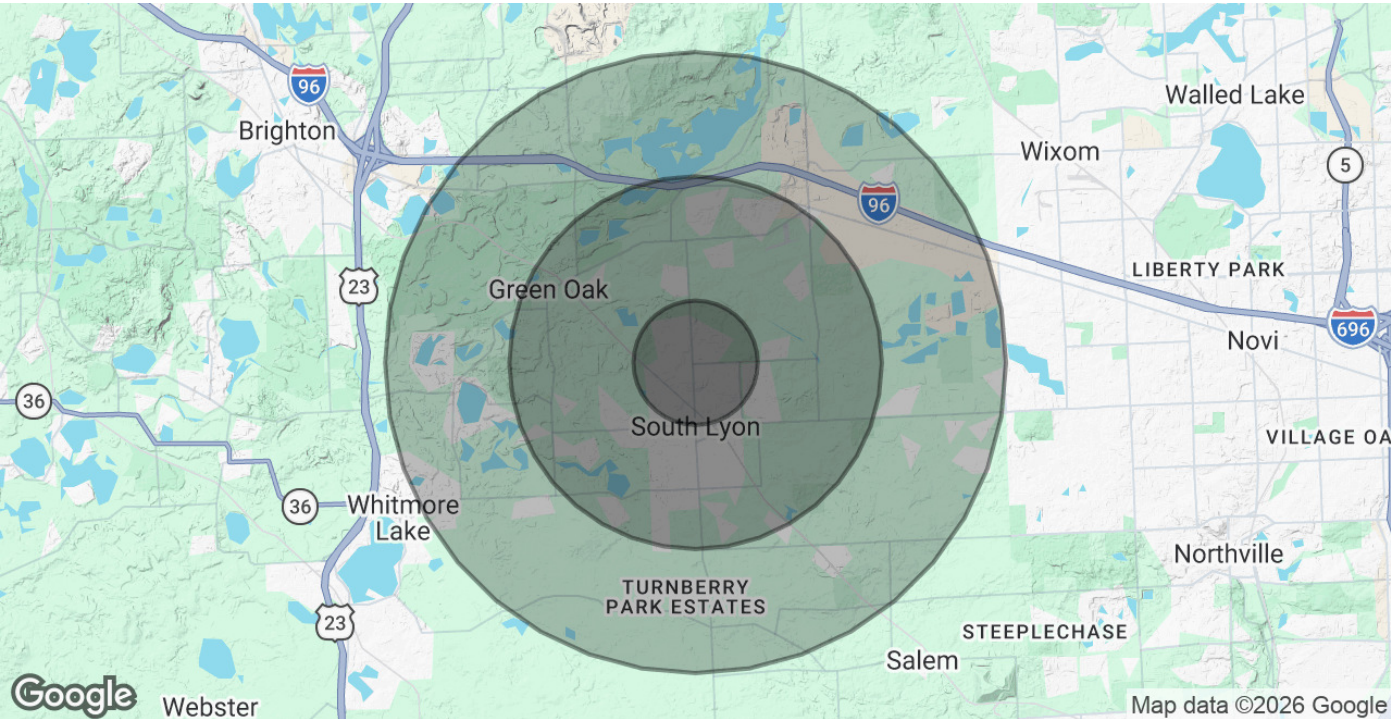
PROPERTY AERIAL: 25610 Pontiac Trail | South Lyon, MI 48178



RETAILER MAP: 25610 Pontiac Trail | South Lyon, MI 48178



DEMOGRAPHICS MAP & REPORT: 25610 Pontiac Trail | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,160	33,767	56,627
Average Age	43	40	41
Average Age (Male)	41	39	40
Average Age (Female)	45	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,399	12,822	21,473
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$148,079	\$153,706	\$153,836
Average House Value	\$341,602	\$394,943	\$428,214
2020 American Community Survey (ACS)			