

934-954 N PONTIAC TRAIL

Walled Lake, MI 48390



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFFER

Vice President

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OFFERING SUMMARY: 938 N. Pontiac Trail | Walled Lake, MI 48390



PROPERTY OVERVIEW

An exceptional opportunity to acquire a well-maintained multi-tenant strip center located in a high traffic, desirable commercial corridor. Included within the strip center is a well-known, successful owner-operated business, which is not included in the Center's sale price, but can be purchased separately. This presents an optional, value-add opportunity for a buyer seeking both real estate and business ownership.

OFFERING SUMMARY

Sale Price: \$1,500,000.00
Building Size: 8,691 SF
Price / SF: \$172.59
Year Built: 1965
Zoning: B1 - Business

PROPERTY HIGHLIGHTS

- Established Multi-Tenant Strip Center.
- Ample parking.
- Strong visibility.
- Lease in place with Hungry Howie's Pizza.
- Napa franchise and all inventory also for sale at \$500,000.00.

BUILDING/PROPERTY INFORMATION: 938 N. Pontiac Trail | Walled Lake, MI 48390

BUILDING INFORMATION

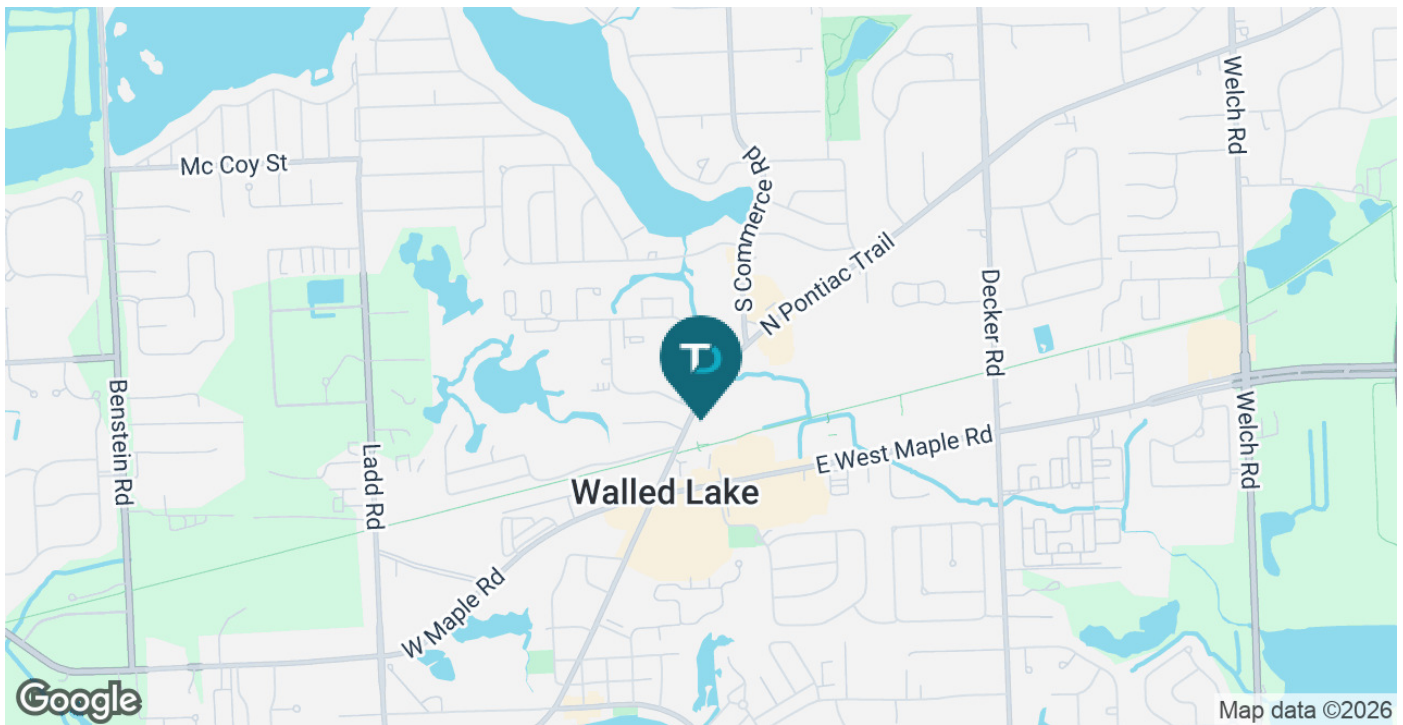
SALE PRICE:	\$1,500,000.00
Price/SF:	\$172.59
Building Size:	8,691 SF
Year Built:	1965
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	30

PROPERTY INFORMATION

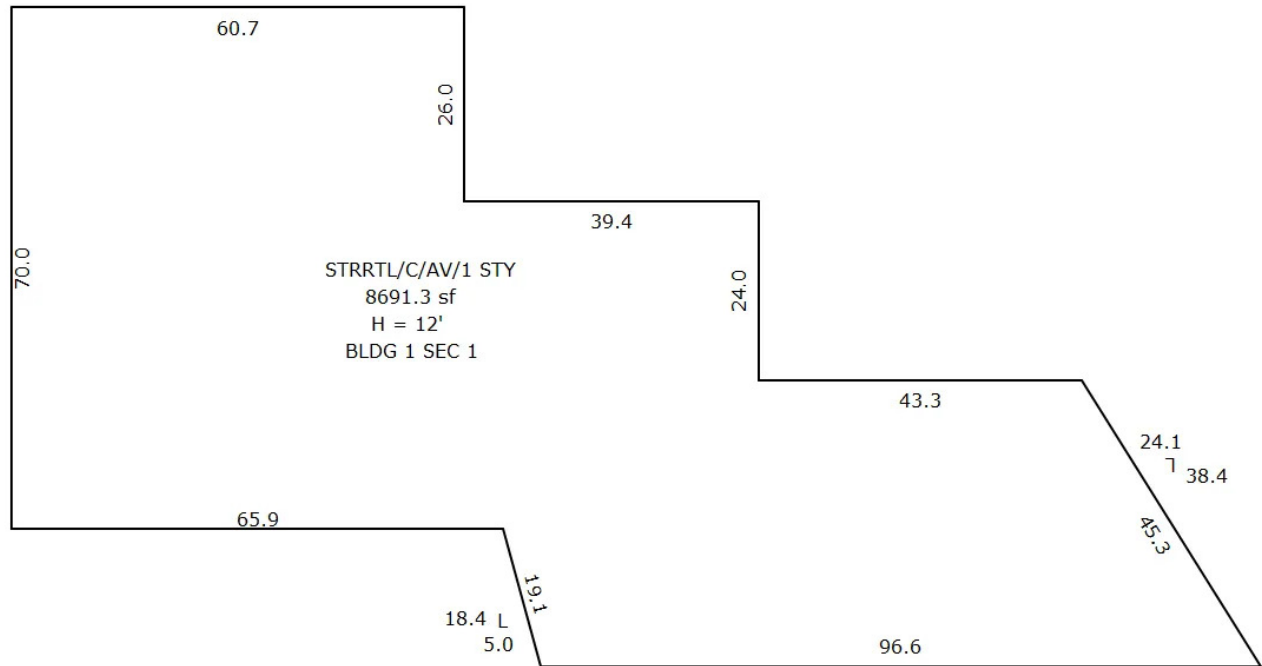
Lot Size:	0.78 Acres
Property Type:	Retail
Property Subtype:	Neighborhood Center
Taxes:	2026 Summer - \$18,249.47 2025 Winter - \$682.39
Zoning	B1 - Business
2025 Traffic Count:	N Pontiac Trail = 20,065 E. West Maple = 20,457
Legal Description:	Available upon request.
APN:	17-34-228-010

LOCATION INFORMATION

Located on the east side of N. Pontiac Trail, north of E. West Maple Road.



ADDITIONAL PHOTOS: 938 N. Pontiac Trail | Walled Lake, MI 48390



Sketch by Apex Sketch

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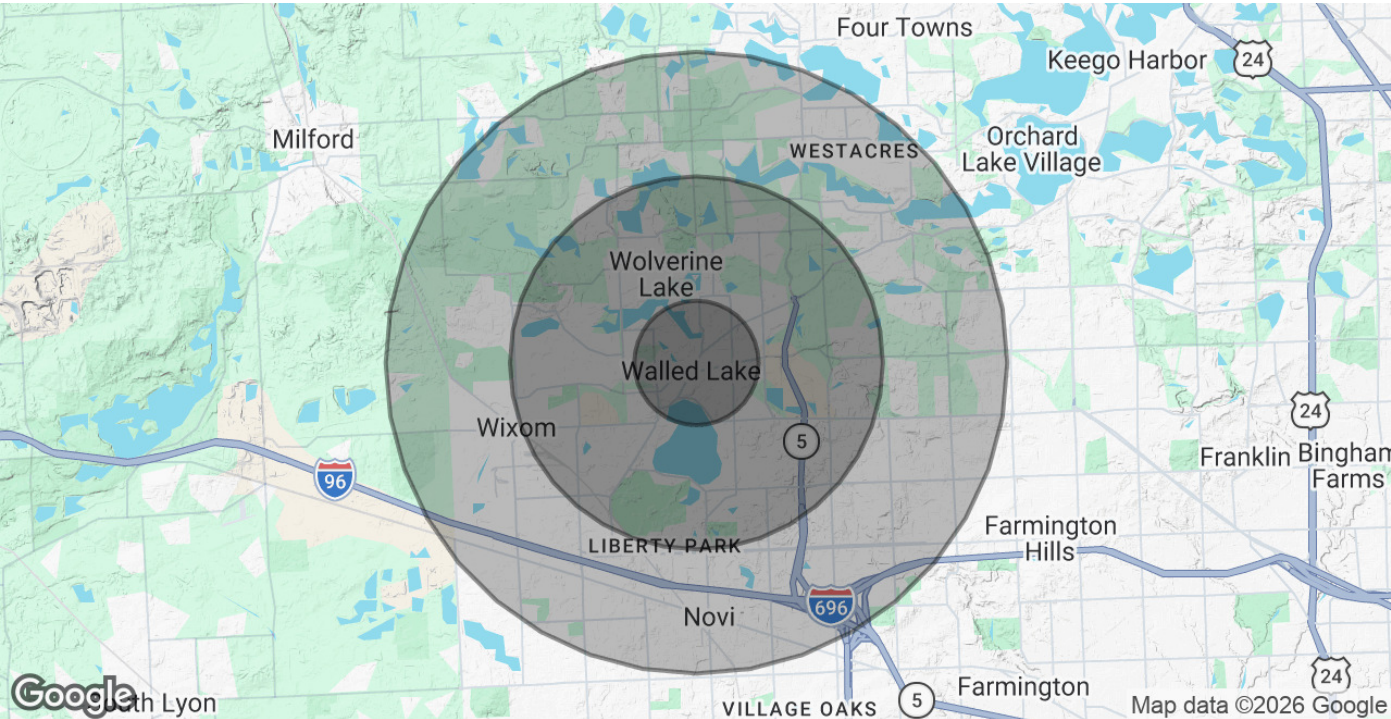
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RETAILER MAP: 938 N. Pontiac Trail | Walled Lake, MI 48390



DEMOGRAPHICS MAP & REPORT: 938 N. Pontiac Trail | Walled Lake, MI 48390



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,100	67,991	145,196
Average Age	44	43	43
Average Age (Male)	43	41	42
Average Age (Female)	46	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,880	31,361	60,812
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$96,043	\$113,864	\$134,328
Average House Value	\$298,920	\$379,789	\$406,492
2020 American Community Survey (ACS)			