

GATEWAY COMMONS

South Lyon, MI 48178



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

OFFERING SUMMARY: 25660 Pontiac Trail | South Lyon, MI 48178



PROPERTY OVERVIEW

A 1,600 square foot Retail/Office suite available for lease within the Gateway Commons Retail Center in South Lyon, Michigan.

OFFERING SUMMARY

Lease Rate: \$22.00/SF,(NNN)
Building Size: 30,000 SF
Available SF: 1,600 SF
Year Built: 2005
Zoning: Commercial

PROPERTY HIGHLIGHTS

- Part of a 50,000 square foot Mixed-Use Development.
- Former Dental Office.
- Across from South Lyon High School.
- Close proximity to Downtown South Lyon.
- Available August 1, 2026.

BUILDING/PROPERTY INFORMATION: 25660 Pontiac Trail | South Lyon, MI 48178

BUILDING INFORMATION

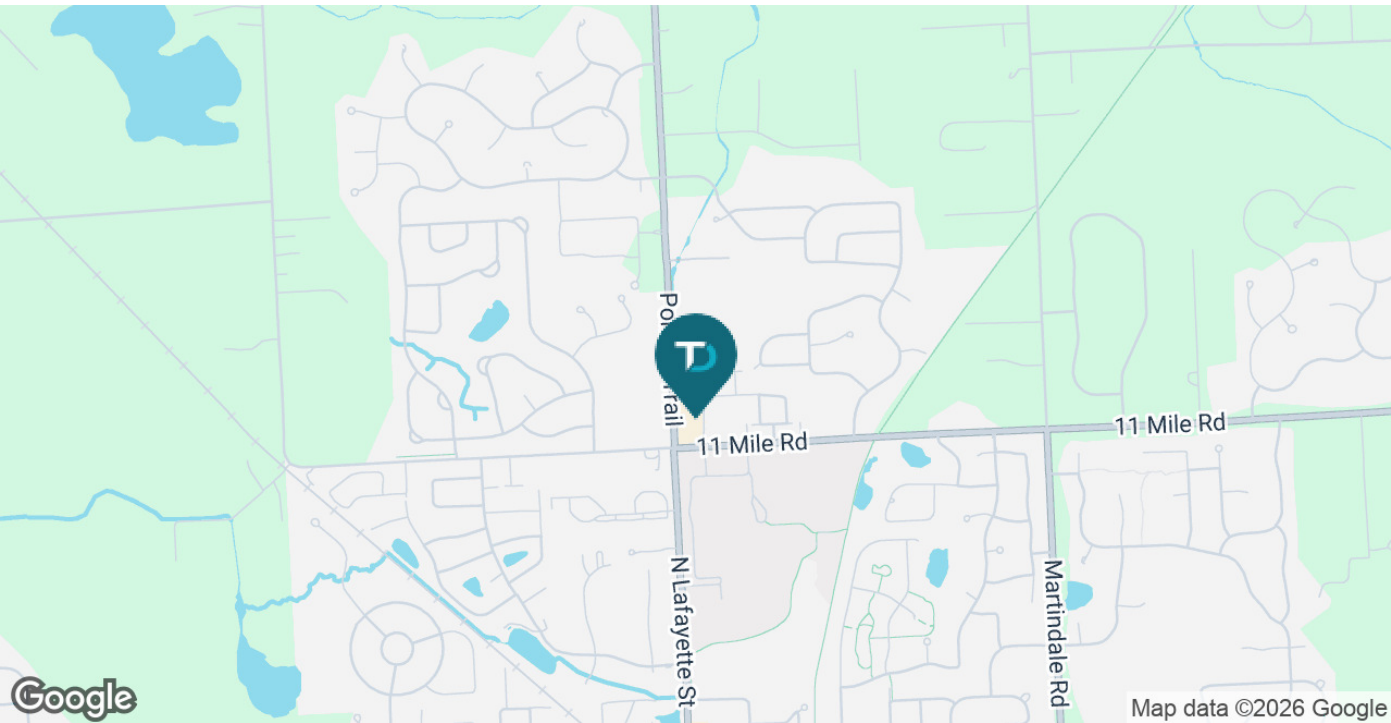
LEASE RATE:	\$22.00/sf, NNN
Building Size:	30,000 SF
Available Space:	1,600 SF
Year Built:	2005
Number of Floors:	1
Current Center Tenants:	Cancun Mexican Grill, Java Cafe, Saigon Spa, Benitos, Tropical Smoothie, ATI and LaMarsa

PROPERTY INFORMATION

Property Type:	Retail/Office Space
Zoning	Commercial
2025 Traffic Counts:	Pontiac Trail = 14,247 11 Mile Road = 9,095
Utilities:	Municipal Water & Sanitary Sewer

LOCATION INFORMATION

Located within the Gateway Commons Retail Center at the northeast corner of Pontiac Trail and 11 Mile Road in South Lyon.



ADDITIONAL PHOTOS: 25660 Pontiac Trail | South Lyon, MI 48178



LEASE SPACES: 25660 Pontiac Trail | South Lyon, MI 48178



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
25660	Available	1,600 SF	NNN	\$22.00 SF/yr	Available August 1, 2026.

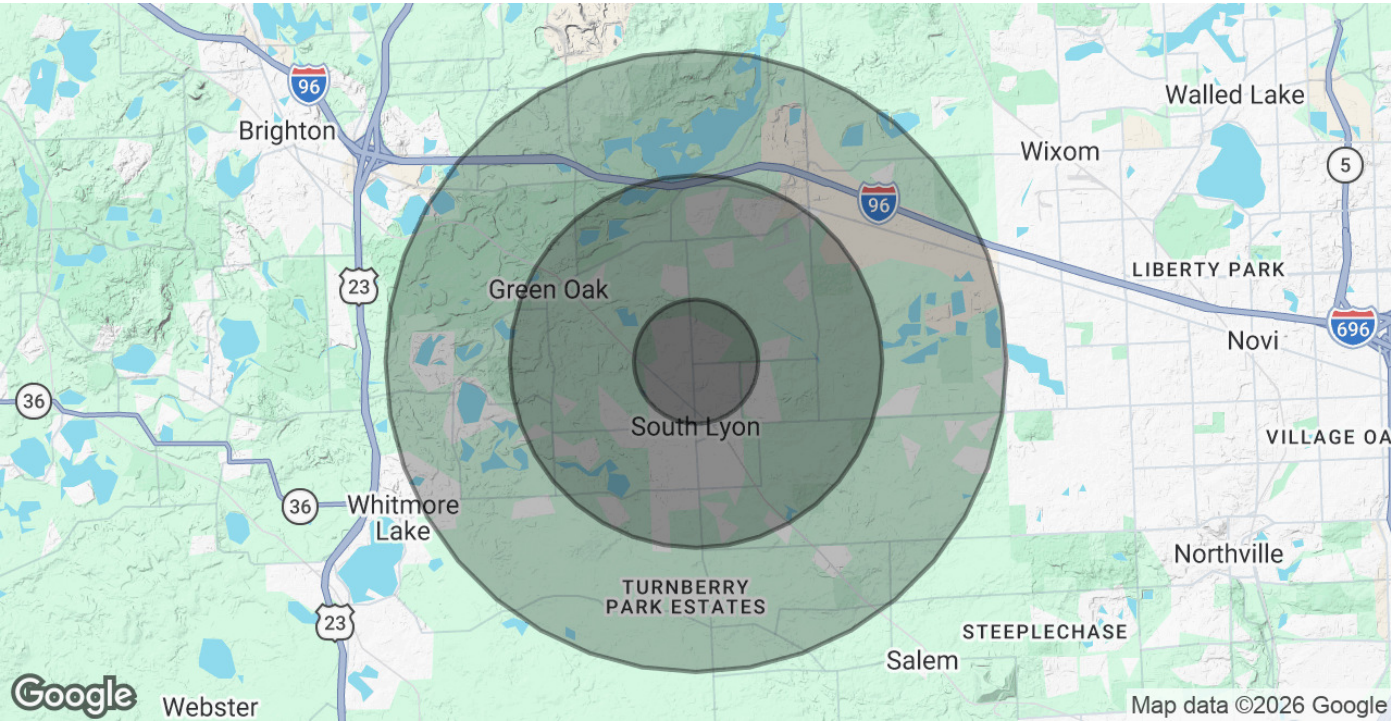
ADDITIONAL PHOTOS: 25660 Pontiac Trail | South Lyon, MI 48178



RETAILER MAP: 25660 Pontiac Trail | South Lyon, MI 48178



DEMOGRAPHICS MAP & REPORT: 25660 Pontiac Trail | South Lyon, MI 48178



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,267	32,633	53,512
Average Age	41.5	40.7	42.3
Average Age (Male)	39.3	40.3	41.5
Average Age (Female)	43.8	41.1	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,040	12,264	20,131
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$119,141	\$137,489	\$146,404
Average House Value	\$303,853	\$359,651	\$383,505
2023 American Community Survey (ACS)			