

23200 PONTIAC TRAIL

23200 PONTIAC TRAIL, SOUTH LYON, MI 48178

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant surroundings of 23200 Pontiac Trail in South Lyon, MI, 48178. This bustling neighborhood boasts an array of retail and dining options, creating a lively and engaging environment for businesses. Just a short distance from the property, tenants can explore the charm of the downtown area with its unique boutiques and cafes, offering a distinct local flavor that attracts a steady stream of shoppers. Additionally, the nearby golf courses and recreational areas provide leisure opportunities for residents and visitors alike. With its central location and proximity to major attractions, the area surrounding the property presents an exciting opportunity for Retail/Strip Center tenants seeking to establish a strong presence in a welcoming and high-traffic location.

PROPERTY HIGHLIGHTS

- Prime location on Pontiac Trail in South Lyon, MI
- Versatile layout suitable for retail or strip center use
- Professional and polished storefront
- Ample parking for tenant and customer convenience

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	1,200 SF
Building Size:	9,994 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,160	10,660	19,420
Total Population	7,516	27,146	48,895
Average HH Income	\$96,795	\$112,574	\$114,896

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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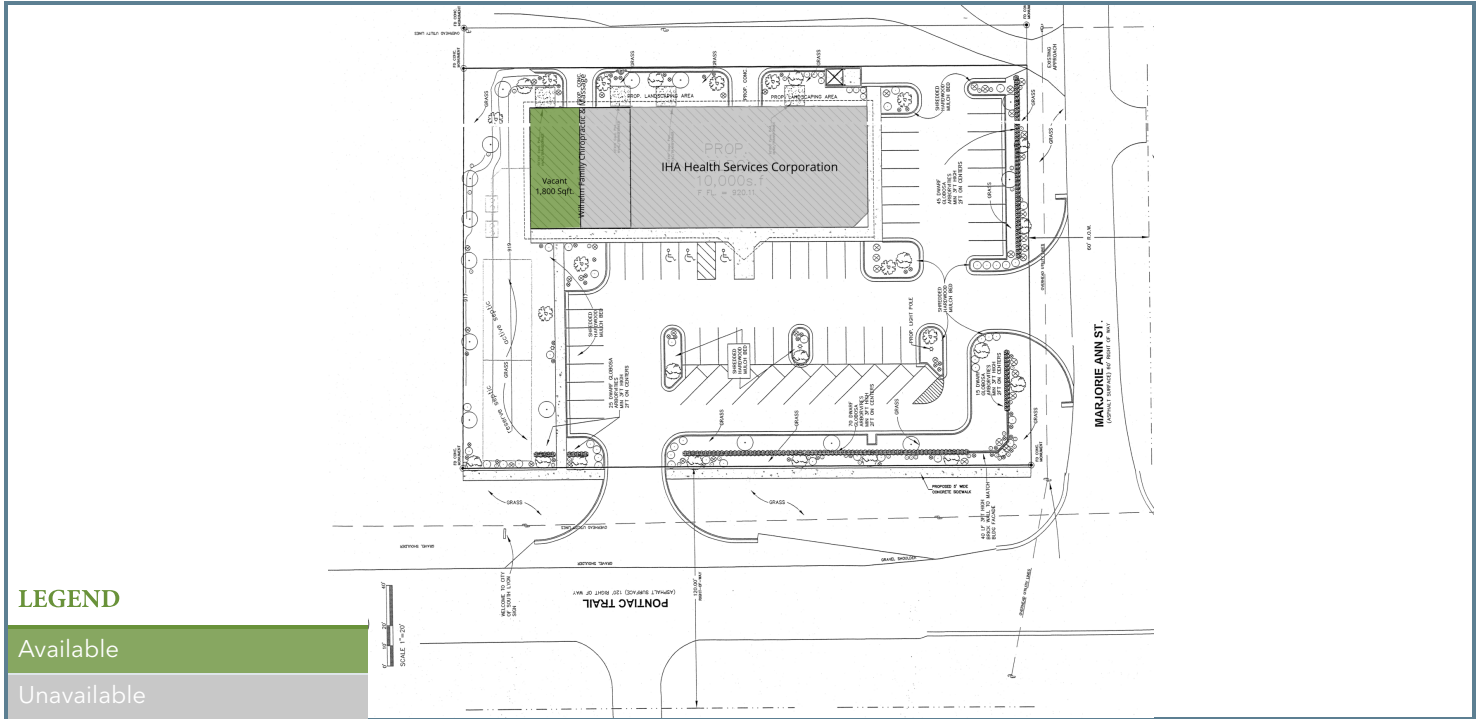
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
23200 Pontiac Trail	IHA Health Services Corporation	7,036 SF	NNN	-	-
23200 Pontiac Trail	Wilhelm Family Chiropractic & Massage	1,758 SF	NNN	-	-
23200 Pontiac Trail	Available	1,200 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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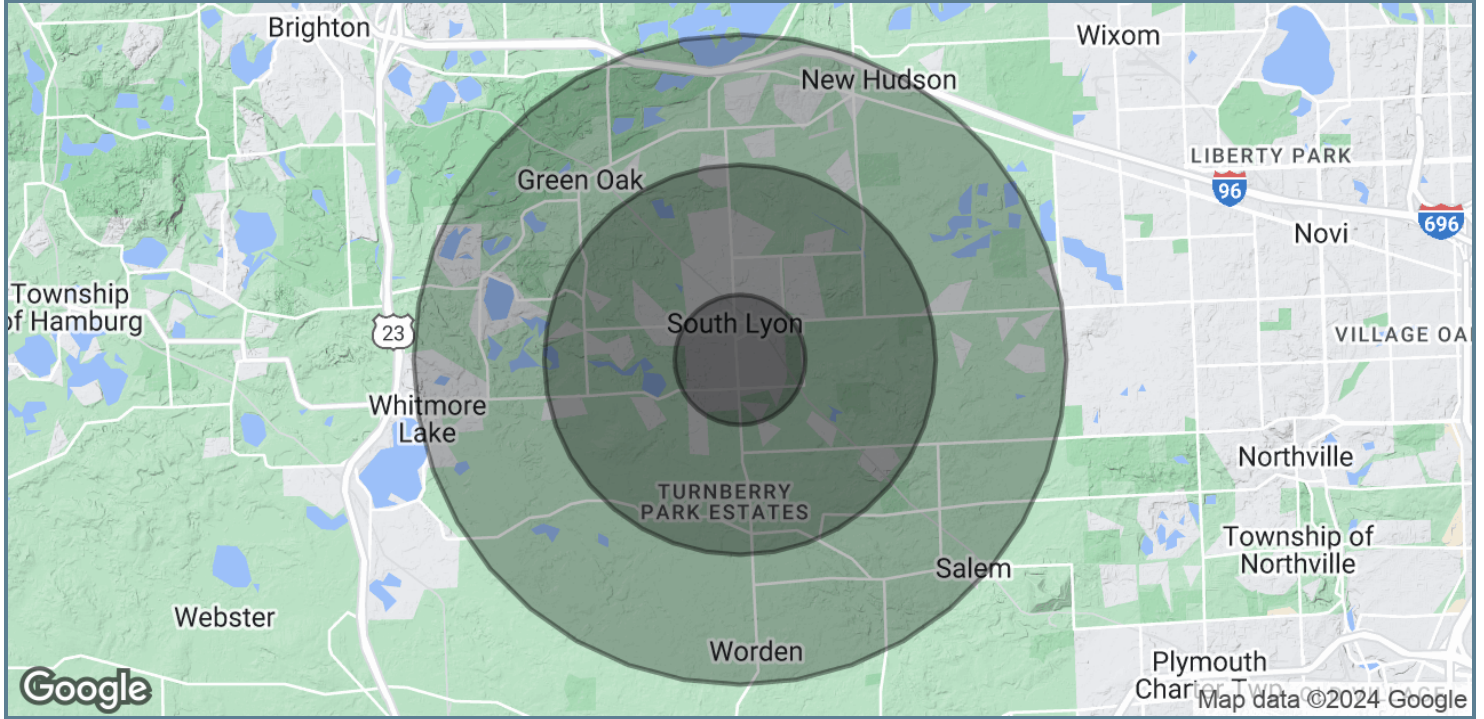
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,516	27,146	48,895
Average Age	42.6	41.9	41.7
Average Age (Male)	43.1	40.8	40.8
Average Age (Female)	40.4	41.3	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,160	10,660	19,420
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$96,795	\$112,574	\$114,896
Average House Value	\$232,293	\$266,910	\$298,373

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

