

**FOR LEASE**

**WIXOM PLAZA | WIXOM, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	47410-47472 Pontiac Trail
City/Township	Wixom
Building Size	41,732 SF
Space Available	12,100 SF
Minimum Available	1,200 SF
Maximum Available	6,500 SF
Asking Rental Rate	\$16.00 PSF
Estimated NNN's	\$5.50 PSF
Parking	Ample

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 115,446 PEOPLE	 <b>MEDIAN AGE</b> 41 YEARS OLD
 <b>HOUSEHOLDS</b> 46,831	 <b>CONSUMER SPENDING</b> \$1.8 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$109,417/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 72,067 EMPLOYEES

**JOIN**



**AREA TENANTS & EMPLOYERS**

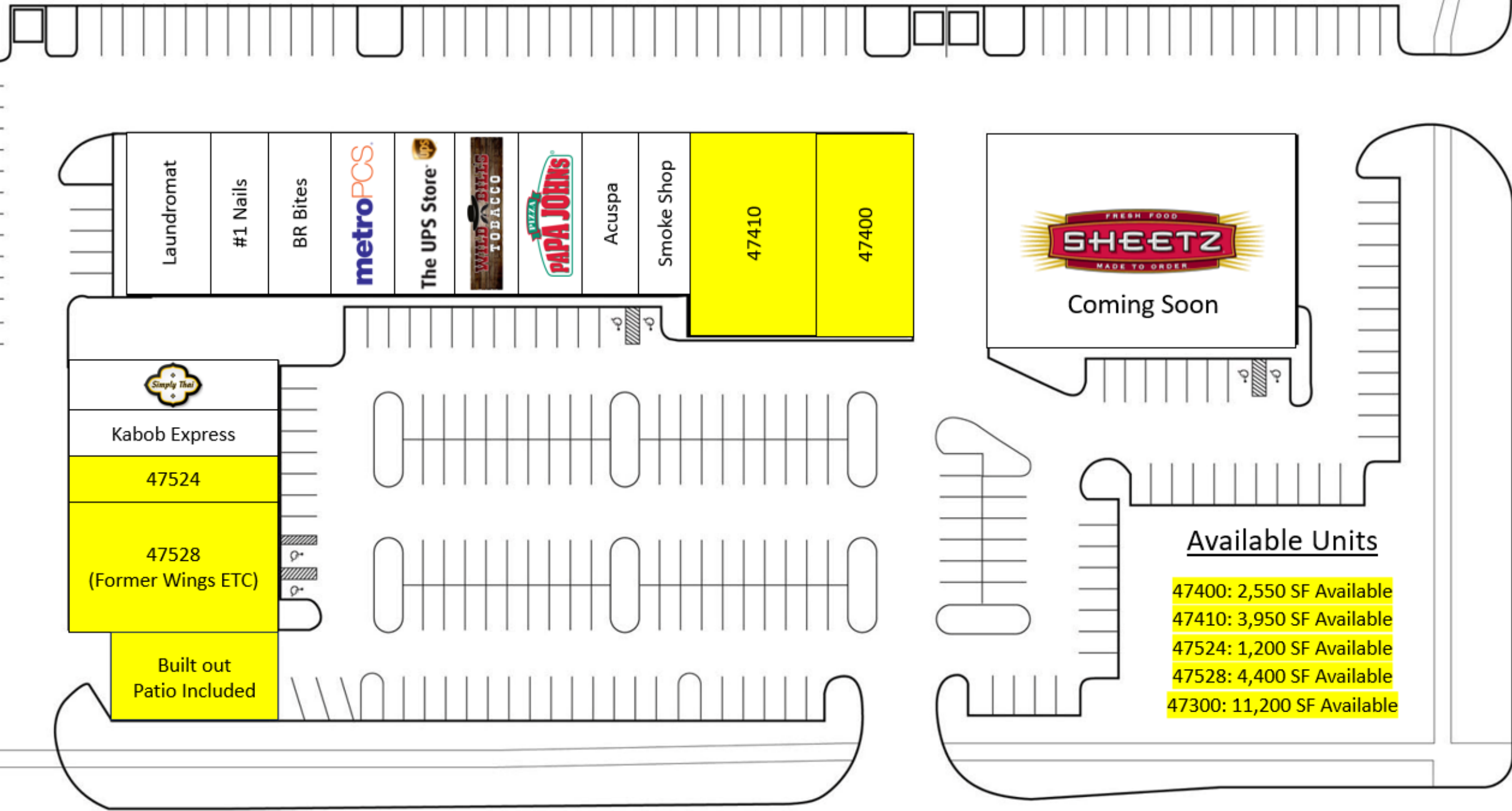


**PROPERTY HIGHLIGHTS**

- Situated on the Northwest Corner of Pontiac Trail & Beck Roads, Wixom Plaza presents a great opportunity to join national and regional retailers.
- Former Rite Aid available for lease or redevelopment located on the hard corner of Pontiac Trail & Beck Roads.
- 4,400 SF Turn-Key restaurant opportunity featuring a built-out Patio along Pontiac Trail available for lease.
- Wixom Plaza shares the same intersection as Kroger, Planet Fitness, CVS, and other national and regional users are located.



WIXOM PLAZA  
47300-47528 Pontiac Trail  
Wixom, Michigan



- Available Units**
- 47400: 2,550 SF Available
  - 47410: 3,950 SF Available
  - 47524: 1,200 SF Available
  - 47528: 4,400 SF Available
  - 47300: 11,200 SF Available

PONTIAC TRAIL

BECK ROAD

Exhibit A



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	11,089	44,008	97,597
2023 Population	14,472	52,966	115,446
2028 Population Projection	15,069	54,527	118,540
Annual Growth 2010-2022	2.30%	1.60%	1.40%
Annual Growth 2022-2027	0.80%	0.60%	0.50%
Median Age	37.2	39.6	41
Bachelor's Degree or Higher	41%	41%	48%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,549	19,067	39,459
2023 Households	7,169	22,840	46,831
2028 Household Projection	7,455	23,497	48,113
Owner Occupied Households	2,136	14,164	32,690
Renter Occupied Households	5,319	9,333	15,423
<b>Avg Household Income</b>	<b>73,155</b>	<b>96,170</b>	<b>109,417</b>
<b>Median Household Income</b>	<b>51,234</b>	<b>71,801</b>	<b>84,344</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,036	41,317	88,103
Black	2,718	4,583	9,047
American Indian/Alaskan Native	49	182	336
Asian	1,278	5,605	15,328
Hawaiian & Pacific Islander	1	9	22
Two or More Races	389	1,270	2,611
Hispanic Origin	1,354	3,270	5,329

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,910	4,657	8,699
\$50,000 - 75,000	1,300	3,741	7,023
\$75,000 - 100,000	818	3,015	6,052
\$100,000 - 125,000	522	2,359	5,190
\$125,000 - 150,000	313	1,622	3,830
\$150,000 - 200,000	329	1,794	4,833
\$200,000+	368	2,139	5,772

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>3,225</b>	<b>312</b>	<b>10</b>	<b>22,719</b>	<b>2,508</b>	<b>9</b>	<b>57,543</b>	<b>5,908</b>	<b>10</b>
Trade Transportation & Utilities	872	59	15	7,248	448	16	18,154	1,054	17
Information	118	12	10	1,094	70	16	2,155	136	16
Financial Activities	367	60	6	1,329	260	5	4,150	647	6
Professional & Business Services	359	53	7	3,467	378	9	9,148	923	10
Education & Health Services	709	39	18	4,895	906	5	12,728	2,187	6
Leisure & Hospitality	590	44	13	3,019	225	13	7,038	464	15
Other Services	147	36	4	1,389	193	7	3,217	436	7
Public Administration	63	9	7	278	28	10	953	61	16
<b>Goods-Producing Industries</b>	<b>2,360</b>	<b>40</b>	<b>59</b>	<b>8,445</b>	<b>438</b>	<b>19</b>	<b>14,524</b>	<b>786</b>	<b>18</b>
Natural Resources & Mining	3	1	3	27	3	9	36	6	6
Construction	271	12	23	2,023	191	11	3,641	382	10
Manufacturing	2,086	27	77	6,395	244	26	10,847	398	27
<b>Total</b>	<b>5,585</b>	<b>352</b>	<b>16</b>	<b>31,164</b>	<b>2,946</b>	<b>11</b>	<b>72,067</b>	<b>6,694</b>	<b>11</b>

## EXCLUSIVELY LISTED BY:

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