

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	23,300 SF
Minimum Available	1,200 SF
Maximum Available	11,200 SF
Asking Rental Rate	\$16.00 PSF
Estimated NNN's	\$5.50 PSF
Parking	Ample

DEMOGRAPHICS (FIVE-MILE RADIUS)

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

JOIN



AREA TENANTS & EMPLOYERS

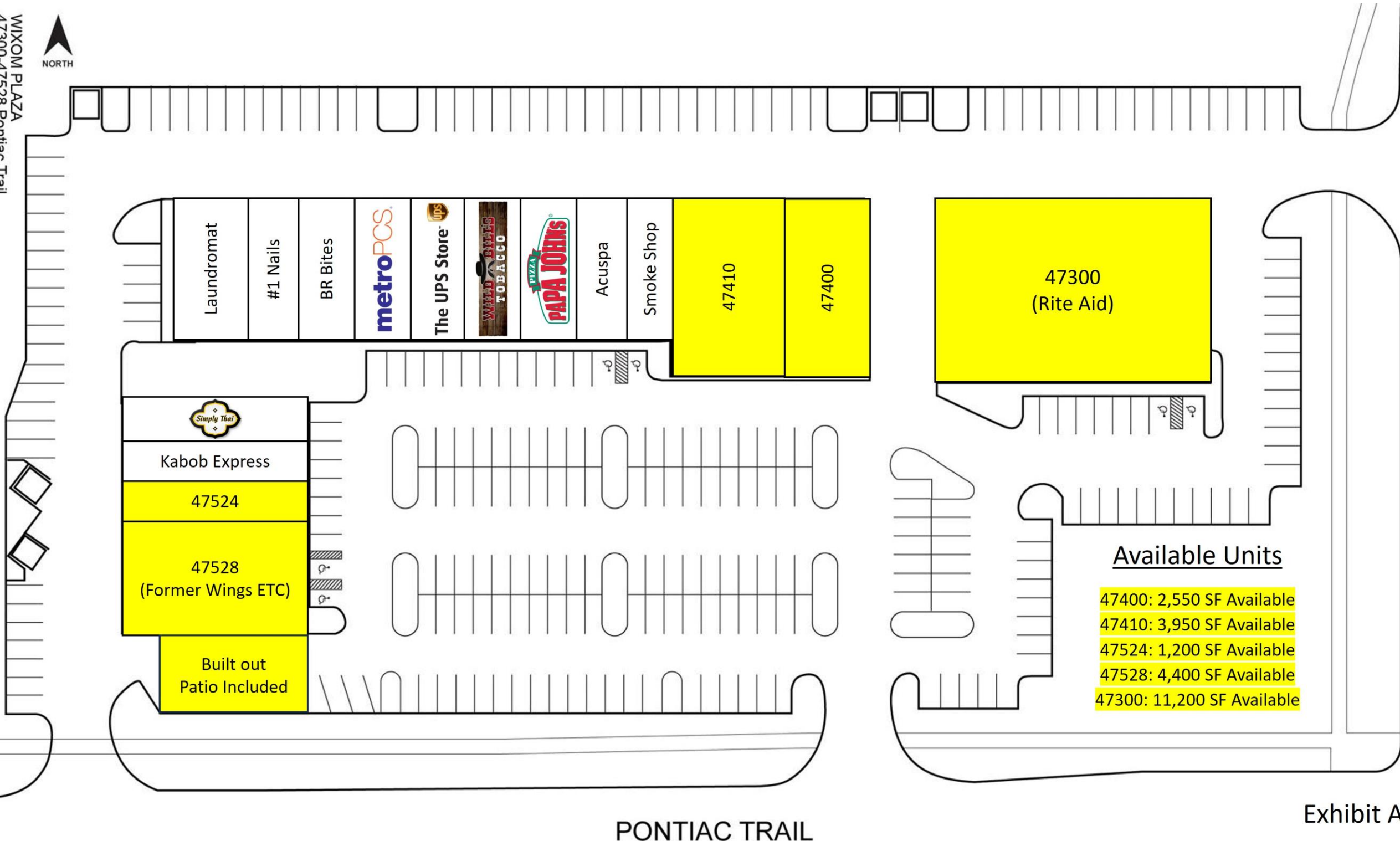


PROPERTY HIGHLIGHTS

- 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.

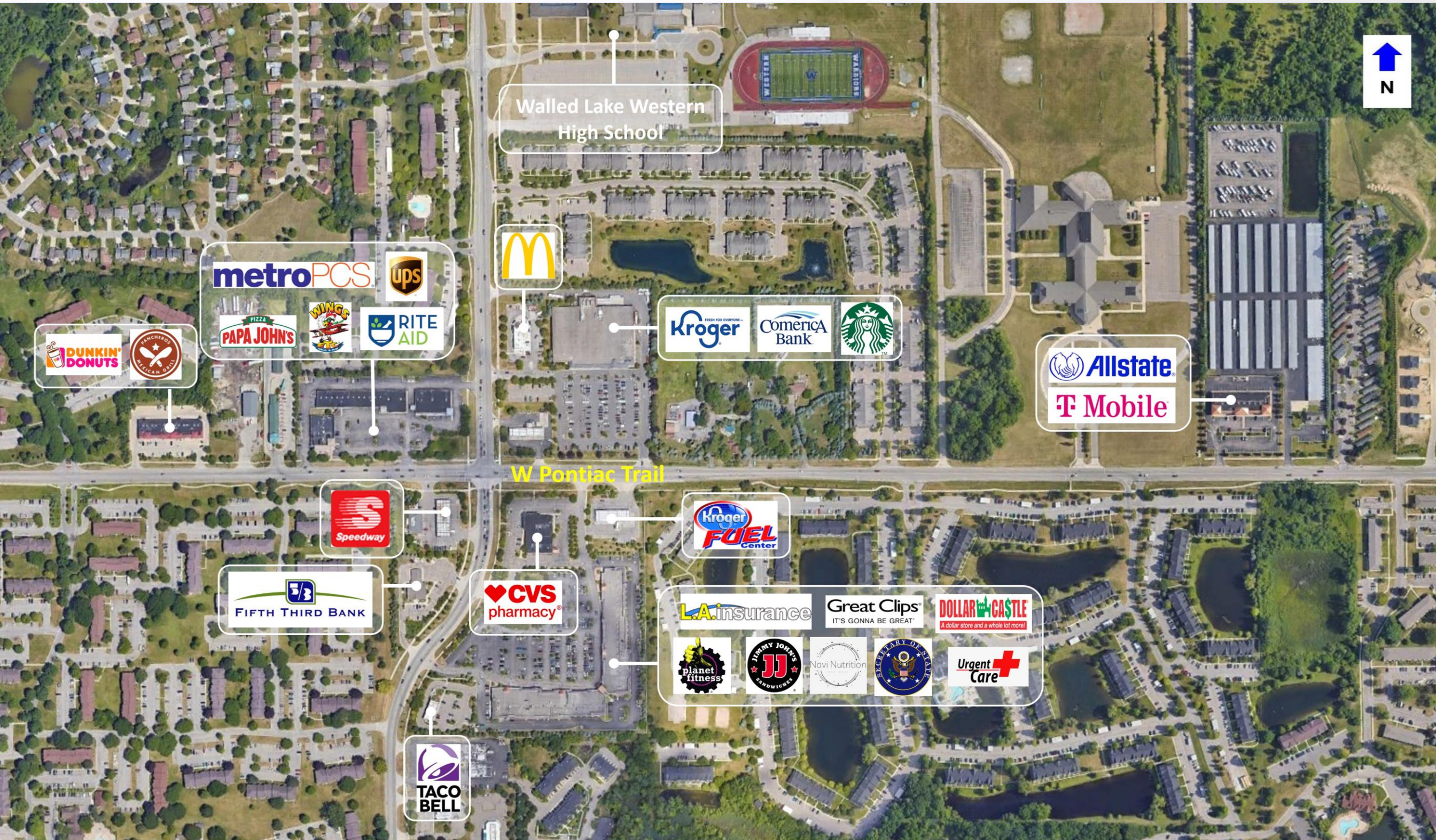


WIXOM PLAZA
47300-47528 Pontiac Trail
Wixom, Michigan



- 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

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%

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

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
Avg Household Income	73,155	96,170	109,417
Median Household Income	51,234	71,801	84,344

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
Service-Producing Industries	3,225	312	10	22,719	2,508	9	57,543	5,908	10
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
Goods-Producing Industries	2,360	40	59	8,445	438	19	14,524	786	18
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
Total	5,585	352	16	31,164	2,946	11	72,067	6,694	11

EXCLUSIVELY LISTED BY:

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Transactions*



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& Site Evaluations*



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*Innovative
Solutions*



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*Retailers & Investors
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