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PROPERTY INFORMATION

Property Address	321 W Walton Road
City/Township	Pontiac
Building Size	3,600 SF
Property Size	0.82 Acres
Purchase Price	\$800,000
Seller Financing Terms	Contact Broker
Tunnel Depth	122 Feet
Vacuums on Site	Yes

DEMOGRAPHICS (FIVE-MILE RADIUS)

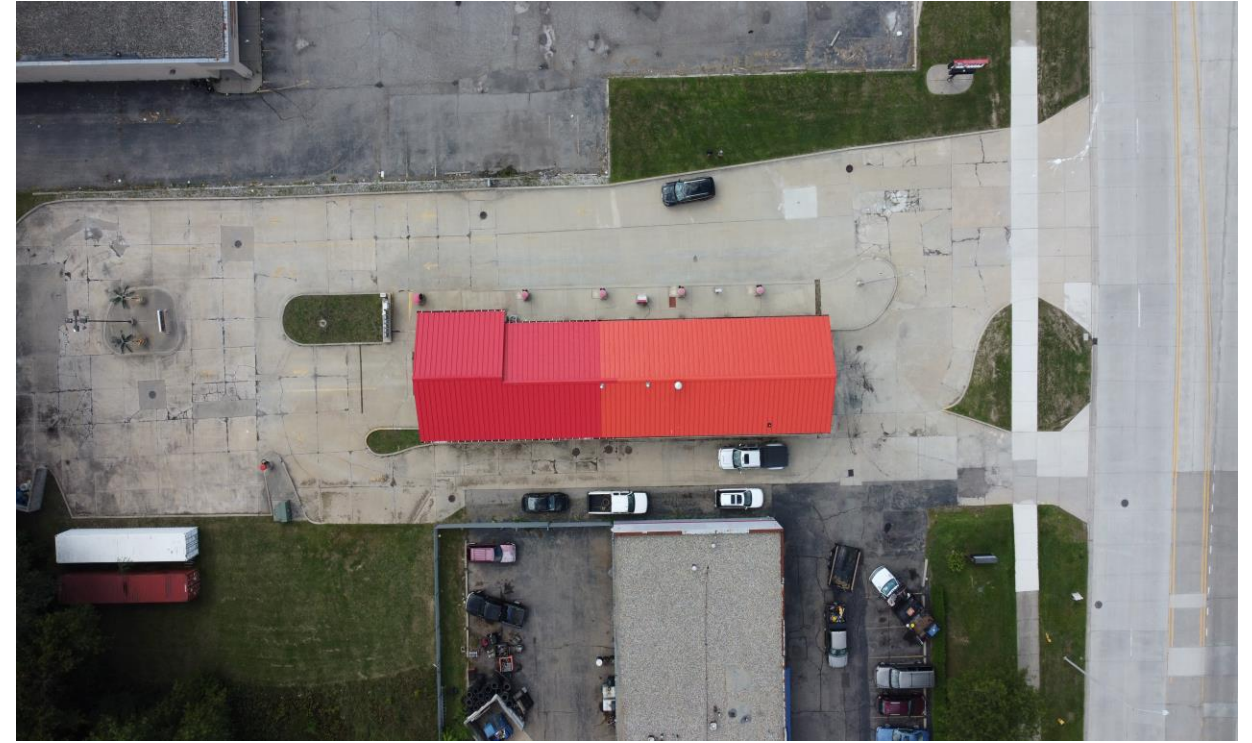
 POPULATION 150,763 PEOPLE	 MEDIAN AGE 38.9 YEARS OLD
 HOUSEHOLDS 60,022	 CONSUMER SPENDING \$1.7 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$75,413/ANNUALLY	 DAYTIME EMPLOYEES 98,669 EMPLOYEES

AREA TENANTS



PROPERTY HIGHLIGHTS

- Former car wash located on the SEQ on Telegraph & Walton.
- Interior of car wash requires full upgrade.
- Site provides easy ingress and egress.
- Strong traffic counts with tremendous visibility.
- Pylon signage available.





COLLISION GUYS

Hawthorne Park

bp

Site

Great Lakes
#1 In Auto Repair
Auto Repair Service, Inc.

RKST

T-Mobile
WIRELESS TOYZ

DQ

Auto Zone

SAVVY SLIDERS
Chicken Fingers

CVS
pharmacy

Lomeli
TIRE

W Walton Blvd

Baldwin Ave



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,517	61,849	145,205
2023 Population	10,281	63,526	150,763
2028 Population Projection	10,222	63,732	151,544
Annual Growth 2010-2022	-0.20%	0.20%	0.30%
Annual Growth 2022-2027	-0.10%	0.10%	0.10%
Median Age	36.3	37.7	38.9
Bachelor's Degree or Higher	13%	18%	24%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,103	40,054	100,964
Black	3,021	17,762	37,832
American Indian/Alaskan Native	121	554	996
Asian	569	2,516	5,629
Hawaiian & Pacific Islander	15	69	91
Two or More Races	451	2,570	5,251
Hispanic Origin	2,726	13,000	21,117

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,275	23,547	57,618
2023 Households	4,193	24,218	60,022
2028 Household Projection	4,170	24,304	60,375
Owner Occupied Households	1,817	13,578	36,819
Renter Occupied Households	2,353	10,726	23,556
Avg Household Income	52,354	66,938	75,413
Median Household Income	38,246	50,119	56,056

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,263	6,177	14,860
\$50,000 - 75,000	645	4,150	10,114
\$75,000 - 100,000	448	3,107	8,152
\$100,000 - 125,000	229	1,942	5,313
\$125,000 - 150,000	239	1,234	3,129
\$150,000 - 200,000	70	943	3,098
\$200,000+	26	756	2,920

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	1,148	202	6	32,232	2,186	15	83,346	6,935	12
Trade Transportation & Utilities	269	46	6	7,787	503	15	18,367	1,240	15
Information	19	3	6	398	57	7	1,134	137	8
Financial Activities	131	32	4	938	225	4	8,624	757	11
Professional & Business Services	112	14	8	2,416	245	10	9,624	855	11
Education & Health Services	400	63	6	5,284	612	9	17,514	2,401	7
Leisure & Hospitality	123	14	9	2,670	192	14	10,077	606	17
Other Services	77	28	3	1,947	258	8	4,817	772	6
Public Administration	17	2	9	10,792	94	115	13,189	167	79
Goods-Producing Industries	173	17	10	5,666	207	27	15,323	707	22
Natural Resources & Mining	0	0	-	4	2	2	29	10	3
Construction	36	11	3	1,201	118	10	3,233	401	8
Manufacturing	137	6	23	4,461	87	51	12,061	296	41
Total	1,321	219	6	37,898	2,393	16	98,669	7,642	13

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*