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**PROPERTY INFORMATION**

Property Address	325-345 West Walton Boulevard
City/Township	Pontiac
Building Size	20,000 SF
Land Size	2.40 AC
Space Available	5,600 SF
Asking Price	\$2,400,000
Price PSF	\$120.00 PSF
Cap Rate	8.17%

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 151,951 PEOPLE	 <b>MEDIAN AGE</b> 39 YEARS OLD
 <b>HOUSEHOLDS</b> 60,620	 <b>CONSUMER SPENDING</b> \$1.7 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$75,327/ANNUALLY	 <b>DAYTIME POPULATION</b> 99,099 PEOPLE

**NOTABLE TENANTS**



**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Silver Lake Center is located at the southeast corner of Telegraph Road and Walton Boulevard.
- The site is surrounded by over 60,000 households within a 5-mile radius with an average household income of \$75,327.
- The site features excellent visibility and easy access with pylon signage available to all tenants.
- Value-Add Opportunity
- The 2,400-sf vacant end-cap unit is a turnkey restaurant/bar that comes equipped with a full kitchen, FF&E, & a liquor license.









<b>Antonio's Beer, Wine &amp; Lotto</b>
Walton's Fresh Fish, Chicken & Seafood
<b>El Complis Barber Shop</b>
<b>Alejandro Garcia Boutique</b>
<b>Amity Nails</b>
<b>1 Shop Cash Advance</b>
<b>Basement Boyz</b>
<b>Flavorz</b>
<b>1,600 SF Available</b>
<b>1,600 SF Available</b>
<b>2,400 SF Available</b>







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,306	61,706	146,305
2023 Population	10,108	63,346	151,951
2028 Population Projection	10,056	63,545	152,747
Annual Growth 2010-2022	-0.10%	0.20%	0.30%
Annual Growth 2022-2027	-0.10%	0.10%	0.10%
Median Age	36.4	37.8	39
Bachelor's Degree or Higher	13%	18%	24%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,210	23,479	58,145
2023 Households	4,140	24,135	60,620
2028 Household Projection	4,120	24,218	60,985
Owner Occupied Households	1,776	13,714	37,124
Renter Occupied Households	2,344	10,504	23,861
<b>Avg Household Income</b>	<b>52,795</b>	<b>67,390</b>	<b>75,327</b>
<b>Median Household Income</b>	<b>38,728</b>	<b>50,289</b>	<b>56,079</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,954	40,292	101,920
Black	3,009	17,394	38,010
American Indian/Alaskan Native	119	546	1,001
Asian	565	2,500	5,649
Hawaiian & Pacific Islander	14	69	91
Two or More Races	446	2,545	5,281
Hispanic Origin	2,588	12,894	21,228

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,240	6,161	14,989
\$50,000 - 75,000	639	4,085	10,219
\$75,000 - 100,000	444	3,099	8,245
\$100,000 - 125,000	232	1,958	5,428
\$125,000 - 150,000	240	1,257	3,163
\$150,000 - 200,000	71	952	3,091
\$200,000+	27	770	2,929

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>1,142</b>	<b>200</b>	<b>6</b>	<b>33,829</b>	<b>2,298</b>	<b>15</b>	<b>83,750</b>	<b>6,980</b>	<b>12</b>
Trade Transportation & Utilities	269	46	6	7,847	515	15	18,623	1,252	15
Information	19	3	6	398	57	7	1,142	139	8
Financial Activities	127	31	4	938	226	4	8,645	763	11
Professional & Business Services	112	14	8	2,426	249	10	9,660	861	11
Education & Health Services	400	63	6	6,798	694	10	17,490	2,413	7
Leisure & Hospitality	121	13	9	2,705	197	14	10,184	613	17
Other Services	77	28	3	1,972	266	7	4,817	772	6
Public Administration	17	2	9	10,745	94	114	13,189	167	79
<b>Goods-Producing Industries</b>	<b>173</b>	<b>17</b>	<b>10</b>	<b>5,681</b>	<b>215</b>	<b>26</b>	<b>15,349</b>	<b>709</b>	<b>22</b>
Natural Resources & Mining	0	0	-	4	2	2	29	10	3
Construction	36	11	3	1,238	124	10	3,243	401	8
Manufacturing	137	6	23	4,439	89	50	12,077	298	41
<b>Total</b>	<b>1,315</b>	<b>217</b>	<b>6</b>	<b>39,510</b>	<b>2,513</b>	<b>16</b>	<b>99,099</b>	<b>7,689</b>	<b>13</b>

## EXCLUSIVELY LISTED BY:

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*Market Research & Site Evaluations*



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