

FOR SALE/LEASE

18 WEST PIKE STREET | PONTIAC, MICHIGAN



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PROPERTY INFORMATION

Property Address	18 West Pike Street
City/Township	Pontiac, Michigan
Building Size	10,700 SF
Space Available	10,700 SF
First Floor	6,000 SF
Second Floor	4,700 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker
Asking Price	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

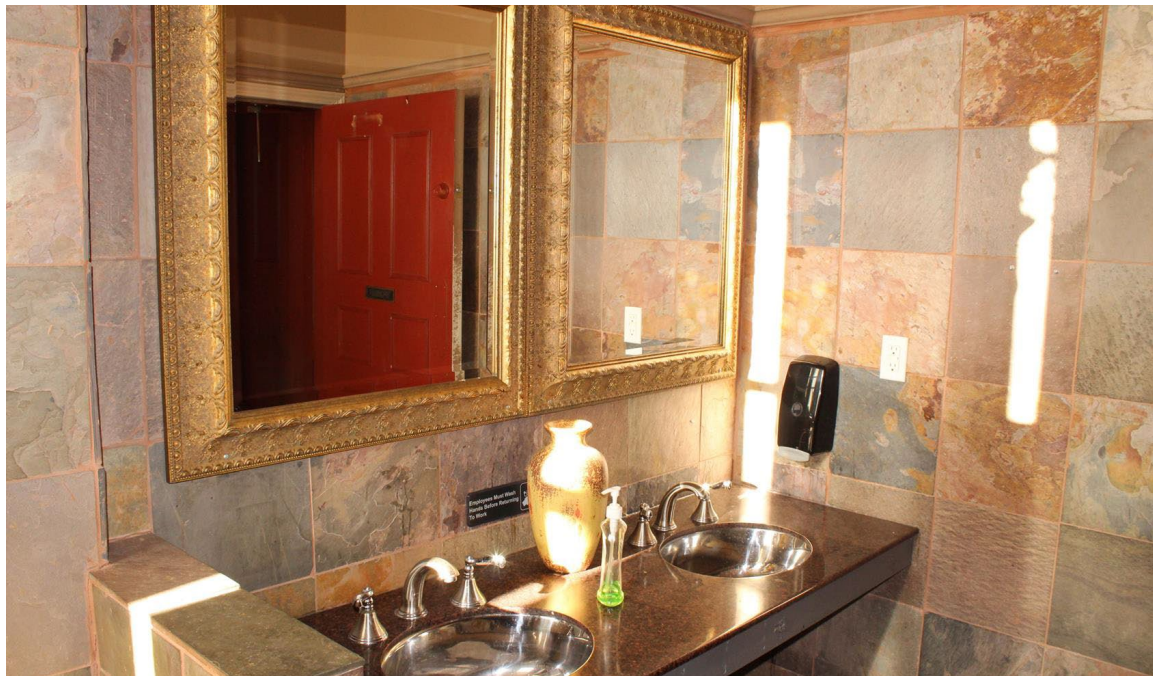
 POPULATION 135,993 PEOPLE	 MEDIAN AGE 32.6 YEARS OLD
 HOUSEHOLDS 50,000	 CONSUMER SPENDING \$2.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$135,993/ANNUALLY	 DAYTIME POPULATION 135,993 PEOPLE

AREA TENANTS & EMPLOYERS



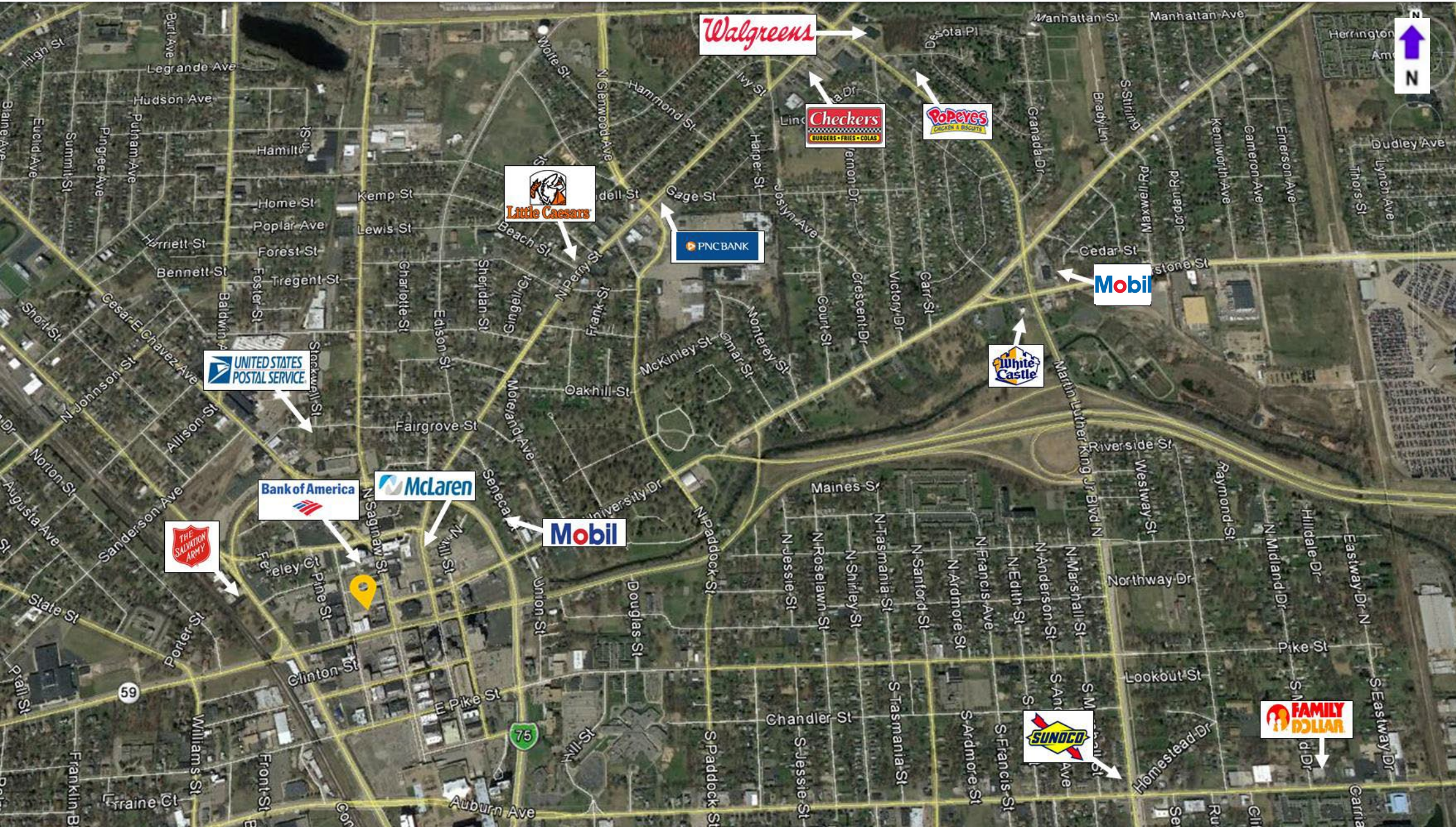
PROPERTY HIGHLIGHTS

- 10,700 SF freestanding former restaurant/nightclub available for sale or lease in the heart of Downtown Pontiac's entertainment district.
- The sale of this building includes all furniture, fixtures, equipment and a Class "C" liquor license.
- The building offers kitchens on both the 6,000 SF first floor and 4,700 SF second floor with a basement that is suitable for office/storage.
- Site has 25 dedicated parking spaces and sits immediately across a city public parking lot with over 500 spaces.
- Pylon signage available.



18 WEST PIKE STREET

AERIAL



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,204	70,892	149,507
2023 Population	11,185	73,007	156,659
2028 Population Projection	11,346	73,282	157,724
Annual Growth 2010-2023	0.7%	0.2%	0.4%
Annual Growth 2023-2028	0.3%	0.1%	0.1%
Median Age	37.9	38.7	39.6
Bachelor's Degree or Higher	7%	18%	32%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,807	35,243	98,283
Black	6,306	31,079	41,497
American Indian/Alaskan Native	87	531	860
Asian	563	3,142	10,565
Hawaiian & Pacific Islander	3	49	90
Two or More Races	419	2,964	5,364
Hispanic Origin	2,046	12,729	19,890

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,434	27,291	59,511
2023 Households	3,750	28,105	62,565
2028 Household Projection	3,803	28,214	63,034
Owner Occupied Households	1,666	15,775	39,241
Renter Occupied Households	2,136	12,439	23,793
Avg Household Income	\$44,449	\$65,228	\$90,484
Median Household Income	\$32,984	\$42,220	\$61,402

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,203	8,096	13,897
\$50,000 - 75,000	512	3,996	10,157
\$75,000 - 100,000	324	2,845	7,262
\$100,000 - 125,000	218	2,190	5,691
\$125,000 - 150,000	33	1,066	3,338
\$150,000 - 200,000	78	1,082	3,496
\$200,000+	8	1,177	6,503

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	8,119	777	10	51,778	4,066	13	93,171	7,781	12
Trade Transportation & Utilities	542	93	6	7,597	597	13	18,354	1,221	15
Information	172	17	10	640	82	8	1,873	163	11
Financial Activities	297	55	5	6,937	364	19	11,534	1,006	11
Professional & Business Services	518	88	6	5,874	521	11	12,736	1,299	10
Education & Health Services	4,031	362	11	12,256	1,687	7	18,387	2,499	7
Leisure & Hospitality	377	37	10	3,927	283	14	12,053	652	18
Other Services	837	93	9	2,649	414	6	5,202	773	7
Public Administration	1,345	32	42	11,898	118	101	13,032	168	78
Goods-Producing Industries	322	52	6	5,356	288	19	17,164	700	25
Natural Resources & Mining	0	0	-	13	5	3	26	12	2
Construction	206	32	6	1,646	177	9	3,626	378	10
Manufacturing	116	20	6	3,697	106	35	13,512	310	44
Total	8,441	829	10	57,134	4,354	13	110,335	8,481	13

EXCLUSIVELY LISTED BY:

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