



**ANTHONY SESI**  
SENIOR ASSOCIATE

**CHRIS JONNA**  
PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**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)**

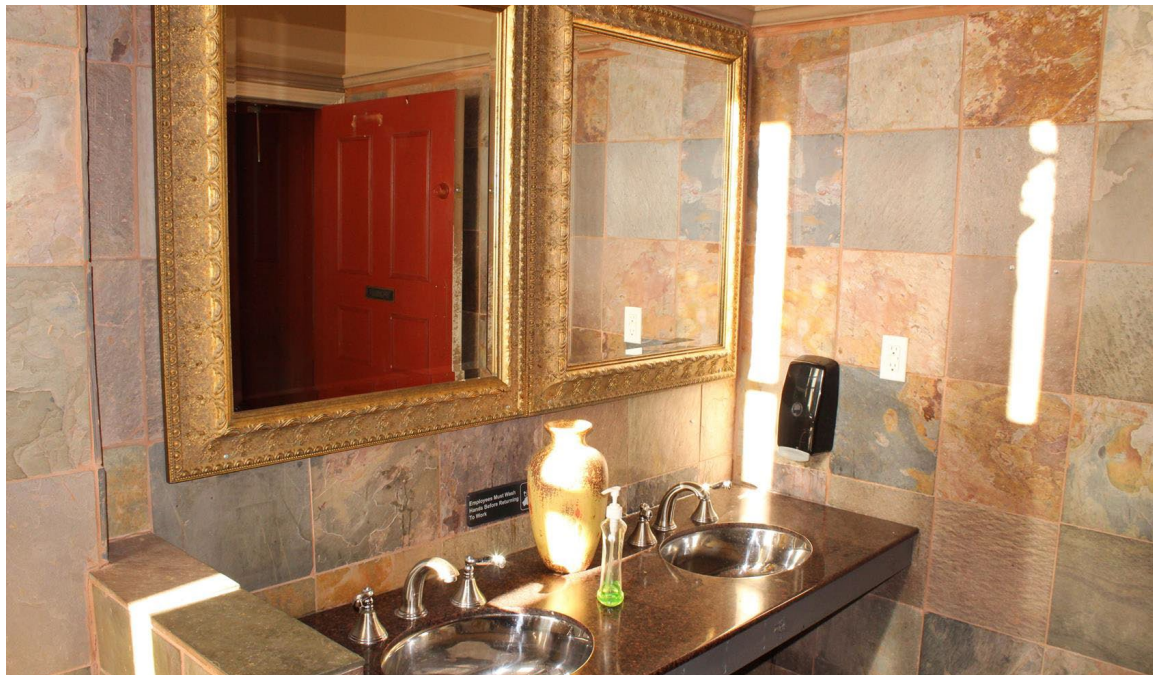
 <b>POPULATION</b> 135,993 PEOPLE	 <b>MEDIAN AGE</b> 32.6 YEARS OLD
 <b>HOUSEHOLDS</b> 50,000	 <b>CONSUMER SPENDING</b> \$2.2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$135,993/ANNUALLY	 <b>DAYTIME POPULATION</b> 135,993 PEOPLE

**AREA TENANTS & EMPLOYERS**



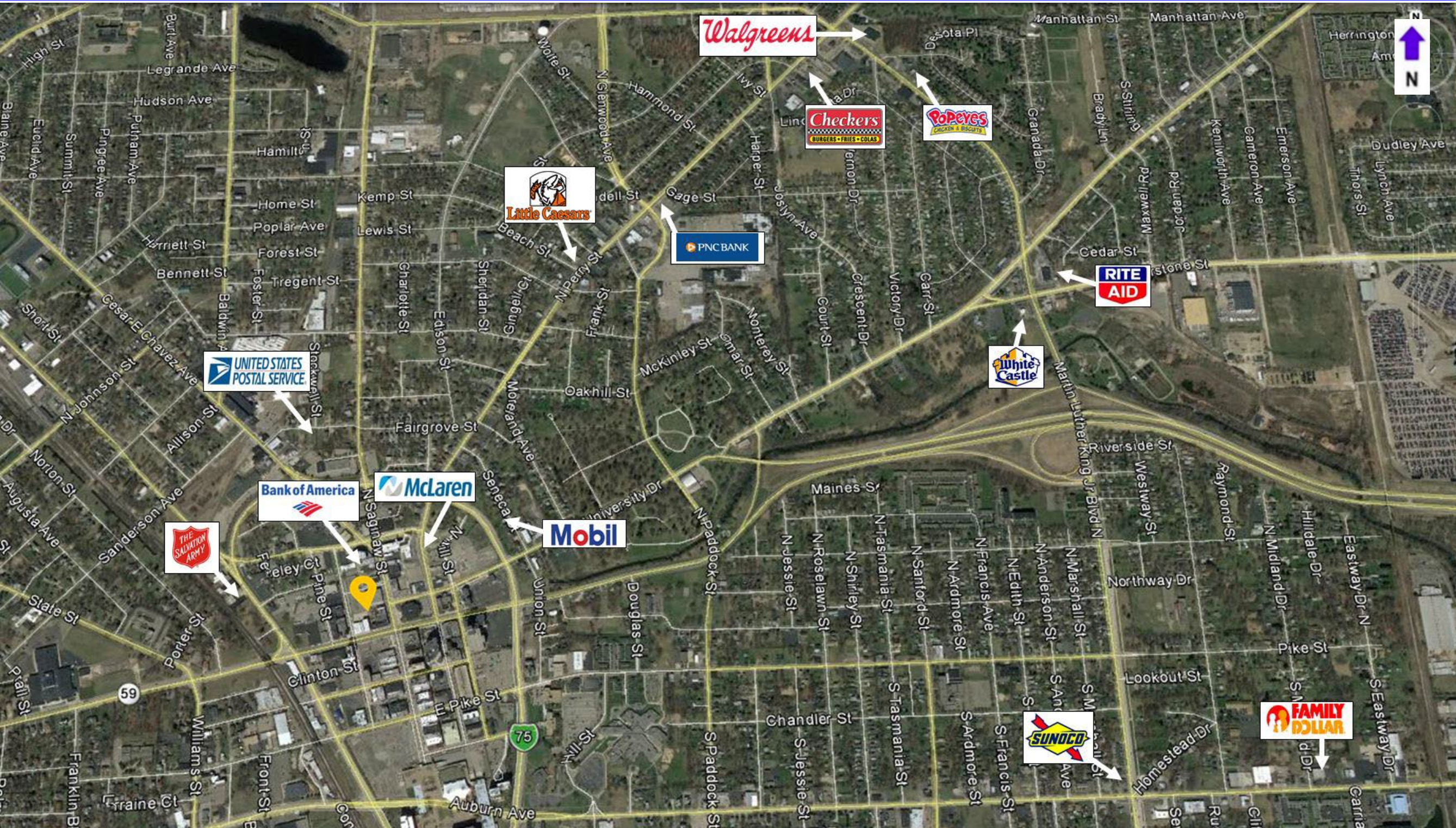
**PROPERTY HIGHLIGHTS**

- 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%

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
<b>Avg Household Income</b>	<b>\$44,449</b>	<b>\$65,228</b>	<b>\$90,484</b>
<b>Median Household Income</b>	<b>\$32,984</b>	<b>\$42,220</b>	<b>\$61,402</b>

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

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
<b>Service-Producing Industries</b>	<b>8,119</b>	<b>777</b>	<b>10</b>	<b>51,778</b>	<b>4,066</b>	<b>13</b>	<b>93,171</b>	<b>7,781</b>	<b>12</b>
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
<b>Goods-Producing Industries</b>	<b>322</b>	<b>52</b>	<b>6</b>	<b>5,356</b>	<b>288</b>	<b>19</b>	<b>17,164</b>	<b>700</b>	<b>25</b>
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
<b>Total</b>	<b>8,441</b>	<b>829</b>	<b>10</b>	<b>57,134</b>	<b>4,354</b>	<b>13</b>	<b>110,335</b>	<b>8,481</b>	<b>13</b>

## EXCLUSIVELY LISTED BY:

**ANTHONY SESI**  
SENIOR ASSOCIATE

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

**CHRIS JONNA**  
PRESIDENT

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

## CONTACT US:



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



**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.*