

FOR SALE

713 WALTON BOULEVARD | PONTIAC, MICHIGAN



BARRY LANDAU SENIOR ASSOCIATE

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

PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	713 Walton Boulevard
City/Township	Pontiac
Land Size	5 AC
Sales Price	Contact Broker
Parking	19 Spaces

AREA TENANTS & EMPLOYERS



















DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 156,631 PEOPLE

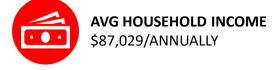


MEDIAN AGE 38.1 YEARS OLD





CONSUMER SPENDING \$1.8 BILLON ANNUALLY





DAYTIME POPULATION 103,445 PEOPLE

PROPERTY HIGHLIGHTS

- Heavily traveled
- Residential traffic
- Great location for senior living.
- Great opportunities for apartments.
- Sewer and water on site.

AERIAL





DEMOGRAPHICS



JLATION	1 MILE	3 MILE	5 MILE		HOUSEHOLDS	HOUSEHOLDS 1 MILE	HOUSEHOLDS 1 MILE 3 MILE
Population	6,716	53,379	152,370)	2020 Households	2020 Households 2,598	2020 Households 2,598 21,681
024 Population	7,024	54,497	156,631		2024 Households	2024 Households 2,722	2024 Households 2,722 22,029
2029 Population Projection	7,036	54,497	156,631		2029 Household Projection	2029 Household Projection 2,727	2029 Household Projection 2,727 21,943
Annual Growth 2020-2024	1.1%	0.5%	0.7%		Owner Occupied Households	Owner Occupied Households 1,530	Owner Occupied Households 1,530 9,447
Annual Growth 2024-2029	0%	-0.1%	0%		Renter Occupied Households	Renter Occupied Households 1,197	Renter Occupied Households 1,197 12,496
Median Age	35.6	35.1	38.1		Avg Household Income	Avg Household Income \$61,060	Avg Household Income \$61,060 \$60,153
Bachelor's Degree or Higher	16%	19%	32% Median Household Income \$50,970	19% 32% Median Household Income \$50,970	Median Household Income \$50,970 \$45,046	Median Household Income \$50,970 \$45,040	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE		INCOME	INCOME 1 MILE	INCOME 1 MILE 3 MILE
White	2,590	19,917	83,644	•	\$25,000 - 50,000	\$25,000 - 50,000 657	\$25,000 - 50,000 657 5,343
Black	2,021	18,467	36,466	_	\$50,000 - 75,000	\$50,000 - 75,000 543	\$50,000 - 75,000 543 3,845
American Indian/Alaskan Native	31	206	410	_	\$75,000 - 100,000	\$75,000 - 100,000 395	\$75,000 - 100,000 395 2,273
Asian	279	2,578	10,114		\$100,000 - 125,000	\$100,000 - 125,000 242	\$100,000 - 125,000 242 2,167
Hawaiian & Pacific Islander	1	31	83	_	\$125,000 - 150,000	\$125,000 - 150,000 53	\$125,000 - 150,000 53 736
Two or More Races	2,101	13,298	25,913		\$150,000 - 200,000	\$150,000 - 200,000 142	\$150,000 - 200,000 142 609
Hispanic Origin	2,034	12,304	20,844		¢200.000.	4200.000	\$200,000+ 16 514

DAYTIME POPULATION



		ONE NAME		TUDEE MULE			FIVE NAME		
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,563	147	17	32,865	2,727	12	83,479	6,951	12
Trade Transportation & Utilities	1,336	39	34	10,916	598	18	18,875	1,165	16
Information	12	4	3	638	62	10	1,355	133	10
Financial Activities	77	19	4	1,989	351	6	9,552	723	13
Professional & Business Services	274	21	13	4,721	354	13	10,355	906	11
Education & Health Services	529	25	21	5,476	750	7	17,	4,309	5
Leisure & Hospitality	210	16	13	5,484	264	21	9,231	526	18
Other Services	102	21	5	2,039	298	7	4,868	839	6
Public Administration	23	2	12	1,602	50	32	11,971	147	81
Goods-Producing Industries	1,565	23	68	12,437	353	35	19,966	728	27
Natural Resources & Mining	1	1	1	15	5	3	34	12	3
Construction	272	11	25	2,156	163	13	3,614	372	10
Manufacturing	1,292	11	117	10,266	185	55	16,318	344	47
Total	4,128	170	24	45,302	3,080	15	103,445	7,679	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.