



WALTON BLVD

20,119 VPD

SITE

O'Reilly
AUTO PARTS

SUBWAY

DOLLAR TREE

TACO BELL

DOLLAR GENERAL

McDonald's

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PROPERTY INFORMATION

| | |
|------------------|----------------------------|
| Property Address | E Walton Bvd & Laurel Lane |
| City/Township | Pontiac |
| Land Size | 2.10 AC |
| Zoning | C-4 |
| Sales Price | Contact Broker |

DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|---|--|
|  POPULATION 155,772 PEOPLE |  MEDIAN AGE 38 YEARS OLD |
|  HOUSEHOLDS 62,820 |  CONSUMER SPENDING \$1.8 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$58,981/ANNUALLY |  DAYTIME POPULATION 105,230 PEOPLE |

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- 2.1 Acres available for sale on Walton Blvd.
- Zoned C4 (Suburban business district) which allows for a multitude of uses including a shopping center, fast food with a drive-thru, car wash, auto body shop, among others.
- All utilities available at the site.
- Walton Blvd sees 20,119 Vehicles Per Day.
- Join other retailers in the area such as General Motors, AutoZone, Save A Lot, Dollar Tree, Burger King, Little Caesars, Savy Sliders, Wendy's, O'Reilly's, McDonald's and many more!
- Contact brokers for pricing.
- Brand new Taco Bell and Dollar General built in 2024 and fully operating.



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|---------|
| 2020 Population | 7,599 | 53,244 | 151,593 |
| 2024 Population | 7,646 | 54,406 | 155,772 |
| 2029 Population Projection | 7,604 | 54,265 | 155,530 |
| Annual Growth 2020-2024 | 0.2% | 0.5% | 0.7% |
| Annual Growth 2024-2029 | -0.1% | -0.1% | 0% |
| Median Age | 35.5 | 35.4 | 38 |
| Bachelor's Degree or Higher | 13% | 17% | 31% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| White | 3,039 | 19,424 | 83,378 |
| Black | 1,802 | 19,171 | 36,468 |
| American Indian/Alaskan Native | 39 | 203 | 415 |
| Asian | 265 | 2,096 | 9,391 |
| Hawaiian & Pacific Islander | 4 | 30 | 82 |
| Two or More Races | 2,497 | 13,482 | 26,038 |
| Hispanic Origin | 2,517 | 12,520 | 21,013 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|----------|----------|----------|
| 2020 Households | 2,828 | 21,374 | 61,204 |
| 2024 Households | 2,855 | 21,735 | 62,820 |
| 2029 Household Projection | 2,841 | 21,653 | 62,697 |
| Owner Occupied Households | 1,664 | 9,548 | 35,850 |
| Renter Occupied Households | 1,177 | 12,105 | 26,847 |
| Avg Household Income | \$58,738 | \$59,596 | \$85,060 |
| Median Household Income | \$49,753 | \$44,466 | \$58,981 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000 | 666 | 5,273 | 13,890 |
| \$50,000 - 75,000 | 620 | 3,761 | 9,810 |
| \$75,000 - 100,000 | 386 | 2,265 | 7,247 |
| \$100,000 - 125,000 | 190 | 2,056 | 6,054 |
| \$125,000 - 150,000 | 85 | 667 | 3,446 |
| \$150,000 - 200,000 | 131 | 659 | 4,178 |
| \$200,000+ | 13 | 489 | 4,947 |

| 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 | 3,066 | 263 | 12 | 39,753 | 2,772 | 14 | 85,311 | 7,230 | 12 |
| Trade Transportation & Utilities | 1,535 | 71 | 22 | 9,626 | 608 | 16 | 18,945 | 1,195 | 16 |
| Information | 26 | 5 | 5 | 441 | 58 | 8 | 1,324 | 132 | 10 |
| Financial Activities | 126 | 31 | 4 | 1,974 | 342 | 6 | 9,737 | 759 | 13 |
| Professional & Business Services | 368 | 27 | 14 | 4,293 | 351 | 12 | 10,812 | 952 | 11 |
| Education & Health Services | 591 | 75 | 8 | 5,514 | 732 | 8 | 17,727 | 2,595 | 7 |
| Leisure & Hospitality | 259 | 21 | 12 | 5,217 | 253 | 21 | 9,913 | 570 | 17 |
| Other Services | 131 | 31 | 4 | 2,213 | 314 | 7 | 4,866 | 877 | 6 |
| Public Administration | 30 | 2 | 15 | 10,472 | 114 | 92 | 11,987 | 150 | 80 |
| Goods-Producing Industries | 1,575 | 27 | 58 | 11,062 | 348 | 32 | 19,919 | 736 | 27 |
| Natural Resources & Mining | 1 | 1 | 1 | 15 | 5 | 3 | 31 | 11 | 3 |
| Construction | 292 | 16 | 18 | 2,155 | 163 | 13 | 3,656 | 383 | 10 |
| Manufacturing | 1,282 | 10 | 128 | 8,892 | 180 | 49 | 16,232 | 342 | 47 |
| Total | 4,641 | 290 | 16 | 50,815 | 3,120 | 16 | 105,230 | 7,966 | 13 |



EXCLUSIVELY LISTED BY:

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CONTACT US:



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