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ASSOCIATE

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

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PROPERTY INFORMATION

Property Address	131-169 S Telegraph Road
City	Pontiac
Building Size	18,400 SF
Space Available	1,000 SF
Sales Price	\$2,800,000
Price Per SF	\$152.17
NOI	\$195,920
Zoning	C-1 (Local Business)
Parking	95 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 163,313 PEOPLE	 MEDIAN AGE 41 YEARS OLD
 HOUSEHOLDS 67,103	 CONSUMER SPENDING \$2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$92,327/ANNUALLY	 DAYTIME POPULATION 84,128 PEOPLE

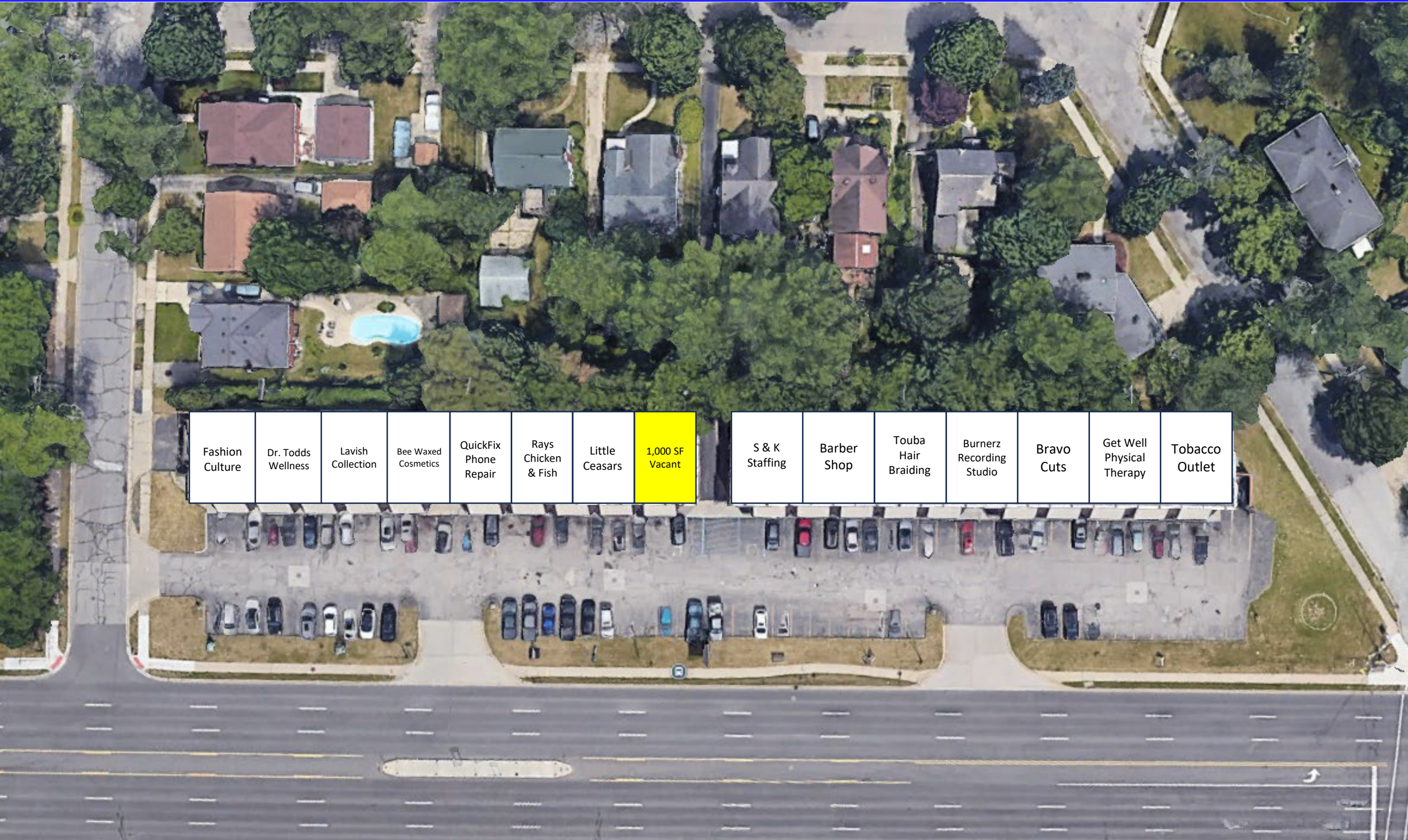
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Prime location surrounded by major retailers like The Home Depot, Lowe's, Menards, Planet Fitness, and more.
- Situated in a high-income area with 163,313 residents within 5 miles, boasting an average household income of \$92,327.
- High-visibility site on Telegraph Rd with 39,000 daily vehicle traffic.
- Zoned C-1, ideal for diverse uses including medical offices, banks, and hardware stores, in a thriving retail and healthcare hub.





Fashion Culture	Dr. Todds Wellness	Lavish Collection	Bee Waxed Cosmetics	QuickFix Phone Repair	Rays Chicken & Fish	Little Ceasars	1,000 SF Vacant	S & K Staffing	Barber Shop	Touba Hair Braiding	Burnerz Recording Studio	Bravo Cuts	Get Well Physical Therapy	Tobacco Outlet
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POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	11,276	69,571	161,381
2024 Population	11,571	72,109	163,313
2029 Population Projection	11,550	72,113	162,589
Annual Growth 2020-2024	0.7%	0.9%	0.3%
Annual Growth 2024-2029	0%	0%	-0.1%
Median Age	41.8	40.1	41
Bachelor's Degree or Higher	26%	23%	32%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,654	35,343	92,898
Black	3,453	20,986	36,722
American Indian/Alaskan Native	48	221	403
Asian	232	2,177	7,851
Hawaiian & Pacific Islander	12	36	76
Two or More Races	2,171	13,347	25,263
Hispanic Origin	1,693	11,283	19,971

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,855	29,322	66,404
2024 Households	4,972	30,329	67,103
2029 Household Projection	4,960	30,317	66,777
Owner Occupied Households	3,012	16,753	41,958
Renter Occupied Households	1,948	13,564	24,819
Avg Household Income	\$75,071	\$75,042	\$92,327
Median Household Income	\$53,396	\$49,367	\$61,316

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,278	7,735	14,157
\$50,000 - 75,000	822	5,053	10,730
\$75,000 - 100,000	589	3,015	7,465
\$100,000 - 125,000	385	2,370	6,053
\$125,000 - 150,000	253	1,213	3,202
\$150,000 - 200,000	261	1,122	4,025
\$200,000+	274	2,210	7,578

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	4,651	672	7	42,506	4,077	10	74,712	7,482	10
Trade Transportation & Utilities	756	102	7	5,811	528	11	11,467	1,013	11
Information	53	13	4	648	73	9	1,065	134	8
Financial Activities	211	49	4	1,960	363	5	9,057	766	12
Professional & Business Services	437	68	6	4,772	452	11	9,181	1,100	8
Education & Health Services	2,209	285	8	11,391	1,729	7	18,561	2,817	7
Leisure & Hospitality	437	39	11	3,508	289	12	7,527	574	13
Other Services	388	108	4	3,087	522	6	5,341	902	6
Public Administration	160	8	20	11,329	121	94	12,513	176	71
Goods-Producing Industries	210	34	6	2,201	255	9	9,416	629	15
Natural Resources & Mining	2	1	2	13	6	2	25	11	2
Construction	170	26	7	1,356	164	8	3,059	387	8
Manufacturing	38	7	5	832	85	10	6,332	231	27
Total	4,861	706	7	44,707	4,332	10	84,128	8,111	10



EXCLUSIVELY LISTED BY:

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CONTACT US:



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