

# FOR SALE/LEASE – RETAIL SPACE

1820 N Perry St, Pontiac, MI



## HIGHLIGHTS

- 10,000 SF space – built out retail
- High visibility pylon signage
- Strong traffic counts near busy intersection
- Close to Walton Rd & I-75
- Tall ceilings
- Separate, newer HVAC
- Busy retail corridor

## SPACE AVAILABLE

|             |                    |
|-------------|--------------------|
| Space       | 10,000 SF          |
| Asking Rent | \$10 SF NNN        |
| Sale Price  | Inquire with agent |

## TRAFFIC COUNT (VPD)

|                    |        |
|--------------------|--------|
| Walton Blvd        | 19,243 |
| Perry St/ Bus 1-75 | 11,771 |

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## AERIAL

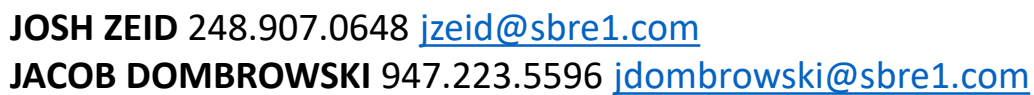


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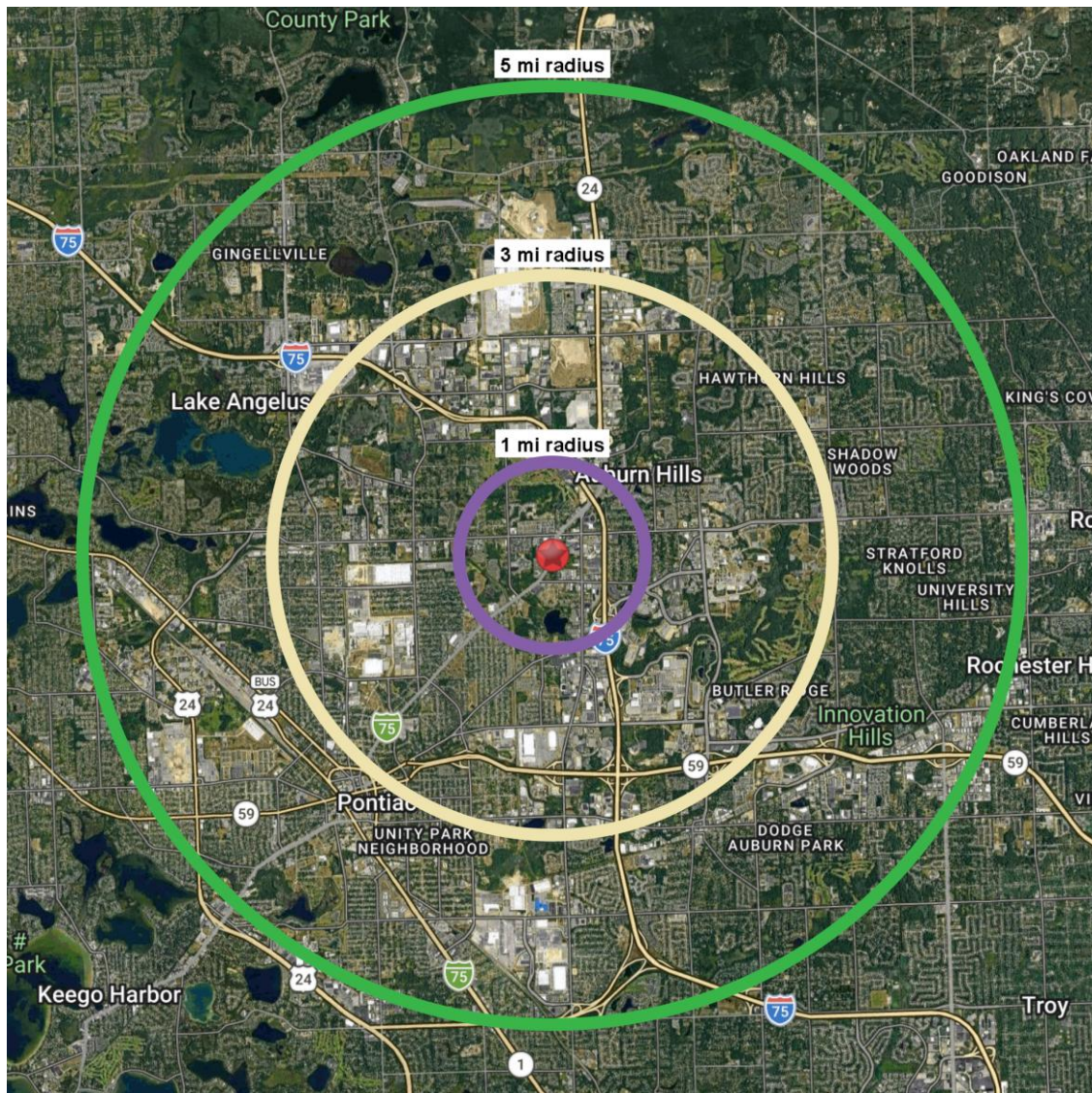
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## DEMOGRAPHICS



| Area Demographics     | 1 Mile   | 3 Miles  | 5 Miles   |
|-----------------------|----------|----------|-----------|
| Est Population (2025) | 6,386    | 55,025   | 161,186   |
| Average HH Income     | \$71,040 | \$84,684 | \$113,884 |
| Households            | 2,988    | 21,555   | 64,772    |
| Median Age            | 32.4     | 34.0     | 38.1      |

| Area Demographics  | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Total Businesses   | 437    | 2,200   | 6,438   |
| Daytime Population | 15,795 | 80,306  | 140,582 |

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