

FOR LEASE

Community Shopping Center - Pontiac

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



3 S. Telegraph Rd.
Pontiac, MI 48341

EXCLUSIVELY LISTED BY:

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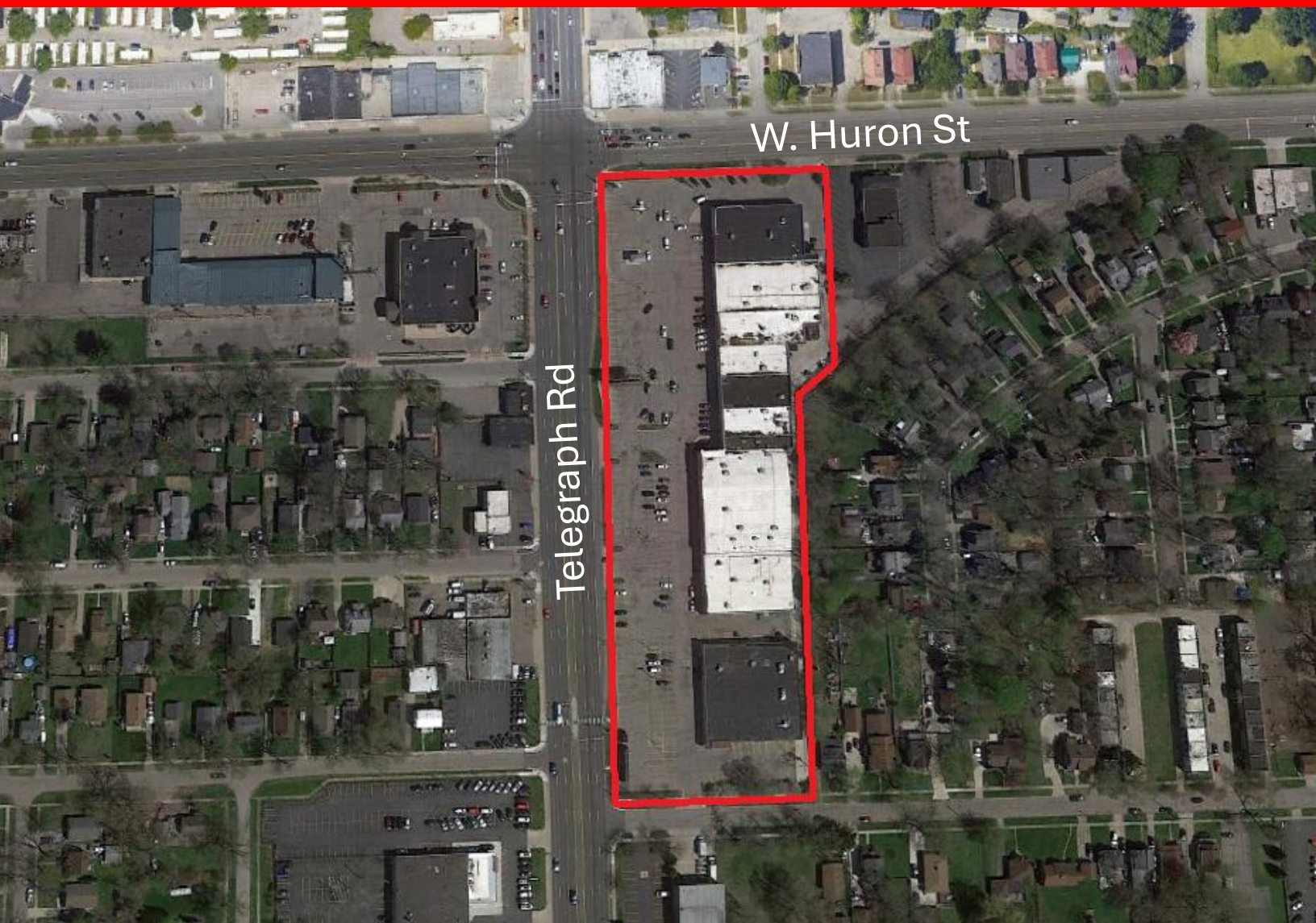
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PROPERTY OVERVIEW

Community Shopping Center on the busy corner of Telegraph and W. Huron (also known as M-59). Center offers 893 ft of frontage along Telegraph Rd, with great visibility, an abundance of parking, and multiple curb cuts for ease of access.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Space Available:	Unit 3: 11,025 SF Unit 23: 6,536 SF Unit 27: 2,263 SF Unit 39: 2,000 SF Unit 91: 13,710 SF
Total Building:	91,339 SF

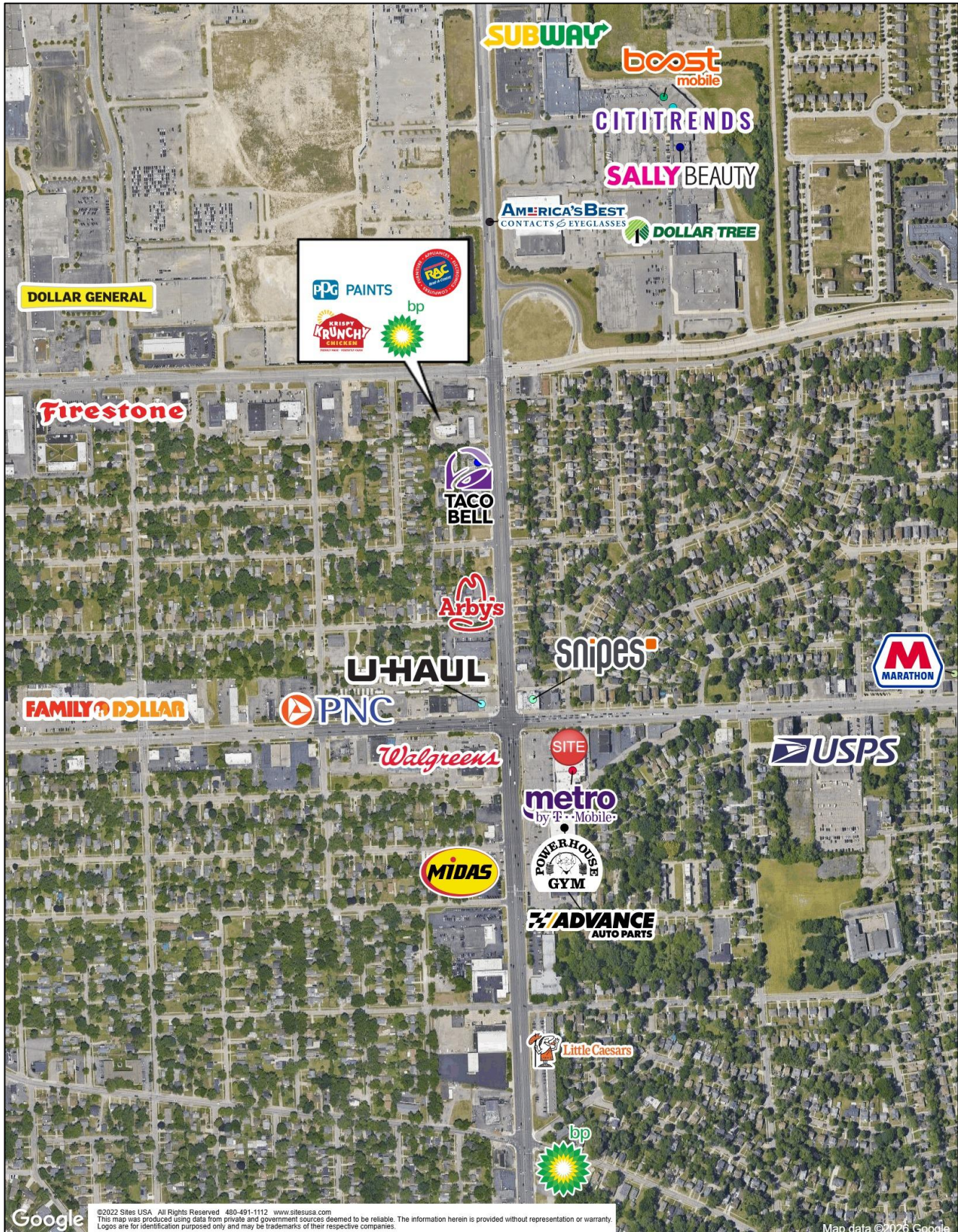
DEMOGRAPHICS (5-Mile Radius)

- **Population:** 164,739 people
- **Households:** 69,587 homes
- **Avg. HH Income:** \$120,991 USD
- **Traffic Counts:**
 - **Telegraph Rd:** 28,670 VPD
 - **W. Huron Rd:** 27,994 VPD



LOCATION INFORMATION

Retailer Map



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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

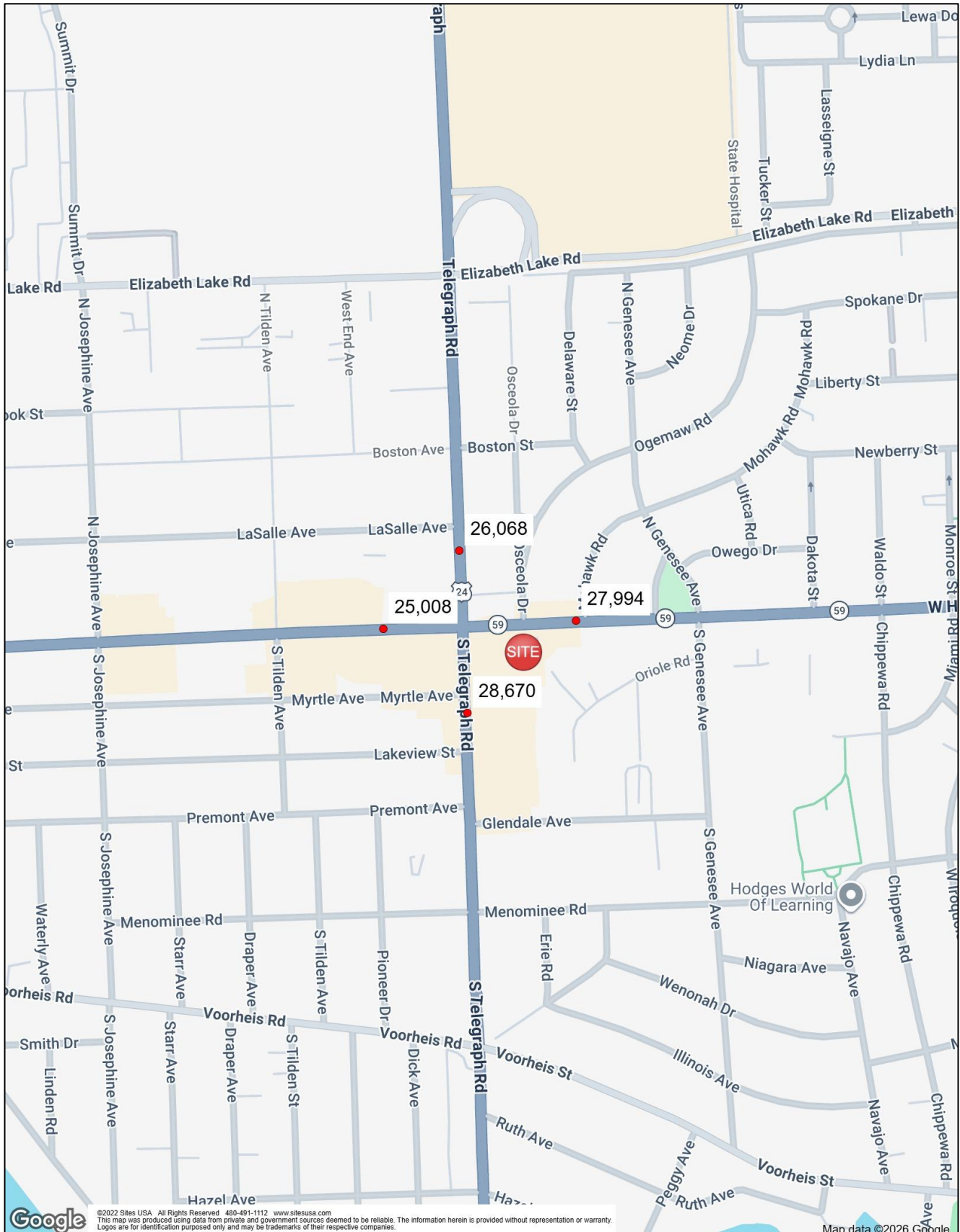
3 S Telegraph Rd Pontiac, MI 48341	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	11,887	75,726	164,739
2031 Projected Population	11,788	75,807	164,088
2020 Census Population	11,164	71,775	161,015
2010 Census Population	11,176	71,737	157,275
Projected Annual Growth 2026 to 2031	-0.2%	-	-
Historical Annual Growth 2010 to 2026	0.4%	0.3%	0.3%
Households			
2026 Estimated Households	5,102	32,234	69,587
2031 Projected Households	5,083	32,503	69,780
2020 Census Households	4,703	29,653	65,867
2010 Census Households	4,402	28,453	62,309
Projected Annual Growth 2026 to 2031	-	0.2%	-
Historical Annual Growth 2010 to 2026	1.0%	0.8%	0.7%
Age			
2026 Est. Population Under 10 Years	10.5%	11.2%	11.0%
2026 Est. Population 10 to 19 Years	11.5%	11.6%	11.7%
2026 Est. Population 20 to 29 Years	13.5%	14.1%	13.5%
2026 Est. Population 30 to 44 Years	21.8%	21.2%	20.0%
2026 Est. Population 45 to 59 Years	20.8%	19.5%	19.2%
2026 Est. Population 60 to 74 Years	16.8%	16.3%	17.1%
2026 Est. Population 75 Years or Over	5.1%	6.1%	7.5%
2026 Est. Median Age	38.9	38.4	39.7
Marital Status & Gender			
2026 Est. Male Population	50.6%	50.7%	49.6%
2026 Est. Female Population	49.4%	49.3%	50.4%
2026 Est. Never Married	40.2%	43.9%	37.8%
2026 Est. Now Married	38.9%	36.0%	42.2%
2026 Est. Separated or Divorced	17.9%	15.1%	14.3%
2026 Est. Widowed	3.0%	5.1%	5.7%
Income			
2026 Est. HH Income \$200,000 or More	9.6%	9.7%	14.2%
2026 Est. HH Income \$150,000 to \$199,999	5.8%	6.0%	8.0%
2026 Est. HH Income \$100,000 to \$149,999	16.2%	15.8%	16.5%
2026 Est. HH Income \$75,000 to \$99,999	12.6%	11.4%	10.9%
2026 Est. HH Income \$50,000 to \$74,999	18.5%	15.8%	15.3%
2026 Est. HH Income \$35,000 to \$49,999	12.3%	11.3%	10.0%
2026 Est. HH Income \$25,000 to \$34,999	8.8%	11.7%	8.9%
2026 Est. HH Income \$15,000 to \$24,999	7.0%	7.0%	5.9%
2026 Est. HH Income Under \$15,000	9.2%	11.2%	10.4%
2026 Est. Average Household Income	\$87,968	\$98,484	\$120,991
2026 Est. Median Household Income	\$68,942	\$68,952	\$87,092
2026 Est. Per Capita Income	\$37,912	\$42,093	\$51,233
2026 Est. Total Businesses	452	3,051	7,318
2026 Est. Total Employees	3,142	31,684	99,699

3 S Telegraph Rd Pontiac, MI 48341	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	53.3%	54.3%	60.4%
2026 Est. Black	29.6%	28.2%	22.4%
2026 Est. Asian or Pacific Islander	3.3%	4.0%	6.2%
2026 Est. American Indian or Alaska Native	0.6%	0.5%	0.4%
2026 Est. Other Races	13.2%	13.1%	10.6%
Hispanic			
2026 Est. Hispanic Population	1,667	10,850	18,490
2026 Est. Hispanic Population	14.0%	14.3%	11.2%
2031 Proj. Hispanic Population	13.8%	14.0%	11.3%
2020 Hispanic Population	14.9%	16.0%	12.6%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	8,506	53,589	116,713
2026 Est. Elementary (Grade Level 0 to 8)	3.6%	4.0%	3.6%
2026 Est. Some High School (Grade Level 9 to 11)	5.2%	7.8%	5.7%
2026 Est. High School Graduate	29.8%	30.4%	25.7%
2026 Est. Some College	21.5%	21.9%	19.9%
2026 Est. Associate Degree Only	9.9%	7.7%	8.2%
2026 Est. Bachelor Degree Only	19.6%	17.2%	20.7%
2026 Est. Graduate Degree	10.5%	10.9%	16.1%
Housing			
2026 Est. Total Housing Units	5,368	33,796	72,724
2026 Est. Owner-Occupied	56.1%	51.9%	59.2%
2026 Est. Renter-Occupied	39.0%	43.5%	36.5%
2026 Est. Vacant Housing	4.9%	4.6%	4.3%
Homes Built by Year			
2026 Homes Built 2010 or later	4.5%	4.7%	5.3%
2026 Homes Built 2000 to 2009	10.1%	7.9%	8.2%
2026 Homes Built 1990 to 1999	5.8%	8.9%	10.9%
2026 Homes Built 1980 to 1989	5.2%	7.3%	9.3%
2026 Homes Built 1970 to 1979	9.1%	14.9%	16.1%
2026 Homes Built 1960 to 1969	7.7%	12.4%	14.1%
2026 Homes Built 1950 to 1959	16.4%	16.3%	16.2%
2026 Homes Built Before 1949	36.4%	23.0%	15.6%
Home Values			
2026 Home Value \$1,000,000 or More	2.4%	4.7%	6.3%
2026 Home Value \$500,000 to \$999,999	10.2%	13.5%	18.0%
2026 Home Value \$400,000 to \$499,999	5.7%	7.4%	9.9%
2026 Home Value \$300,000 to \$399,999	13.4%	12.4%	14.9%
2026 Home Value \$200,000 to \$299,999	22.9%	20.9%	22.3%
2026 Home Value \$150,000 to \$199,999	20.4%	14.6%	11.2%
2026 Home Value \$100,000 to \$149,999	14.8%	9.9%	7.3%
2026 Home Value \$50,000 to \$99,999	6.6%	10.5%	6.1%
2026 Home Value \$25,000 to \$49,999	1.1%	3.7%	2.0%
2026 Home Value Under \$25,000	2.6%	2.3%	2.0%
2026 Median Home Value	\$234,561	\$278,460	\$353,103
2026 Median Rent	\$1,017	\$1,011	\$1,088

3 S Telegraph Rd Pontiac, MI 48341	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	9,832	62,021	135,001
2026 Est. Civilian Employed	61.9%	59.5%	60.2%
2026 Est. Civilian Unemployed	2.4%	4.0%	3.4%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	35.7%	36.5%	36.3%
2026 Labor Force Males	50.5%	50.5%	49.3%
2026 Labor Force Females	49.5%	49.5%	50.7%
Occupation			
2026 Occupation: Population Age 16 Years or Over	6,084	36,917	81,304
2026 Mgmt, Business, & Financial Operations	16.5%	15.2%	17.8%
2026 Professional, Related	22.2%	22.5%	26.6%
2026 Service	21.9%	20.8%	17.9%
2026 Sales, Office	17.3%	16.6%	16.9%
2026 Farming, Fishing, Forestry	-	0.1%	0.1%
2026 Construction, Extraction, Maintenance	5.1%	7.9%	6.5%
2026 Production, Transport, Material Moving	16.8%	17.0%	14.3%
2026 White Collar Workers	56.0%	54.3%	61.3%
2026 Blue Collar Workers	44.0%	45.7%	38.7%
Transportation to Work			
2026 Drive to Work Alone	77.7%	79.1%	77.9%
2026 Drive to Work in Carpool	9.8%	10.1%	8.7%
2026 Travel to Work by Public Transportation	1.4%	0.7%	0.7%
2026 Drive to Work on Motorcycle	0.1%	-	-
2026 Walk or Bicycle to Work	1.7%	1.3%	1.3%
2026 Other Means	1.3%	1.4%	1.2%
2026 Work at Home	8.0%	7.4%	10.2%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	24.7%	27.3%	24.4%
2026 Travel to Work in 15 to 29 Minutes	39.8%	37.2%	38.5%
2026 Travel to Work in 30 to 59 Minutes	31.4%	30.5%	32.1%
2026 Travel to Work in 60 Minutes or More	4.2%	5.0%	5.0%
2026 Average Travel Time to Work	22.6	22.1	22.9
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$425.75 M	\$2.68 B	\$6.42 B
2026 Est. Apparel	\$9.43 M	\$59.23 M	\$139.59 M
2026 Est. Contributions, Tax and Retirement	\$104.61 M	\$655.38 M	\$1.72 B
2026 Est. Education	\$7.11 M	\$44.42 M	\$108.43 M
2026 Est. Entertainment	\$21.32 M	\$133.95 M	\$315.53 M
2026 Est. Food, Beverages, Tobacco	\$56.63 M	\$357.1 M	\$820.27 M
2026 Est. Health Care	\$32.69 M	\$207.65 M	\$456.68 M
2026 Est. Household Furnishings and Equipment	\$11.08 M	\$69.46 M	\$165.65 M
2026 Est. Household Operations, Shelter, Utilities	\$110.22 M	\$696.49 M	\$1.6 B
2026 Est. Miscellaneous Expenses	\$6.47 M	\$40.55 M	\$96.61 M
2026 Est. Personal Care	\$4.94 M	\$31.17 M	\$71.04 M
2026 Est. Transportation	\$61.25 M	\$388.55 M	\$929.2 M

LOCATION INFORMATION

Traffic Counts





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