

254 – 546 N. TELEGRAPH ROAD
PONTIAC, MICHIGAN

RETAIL FOR LEASE

1,106 – 27,060 Square Feet Available



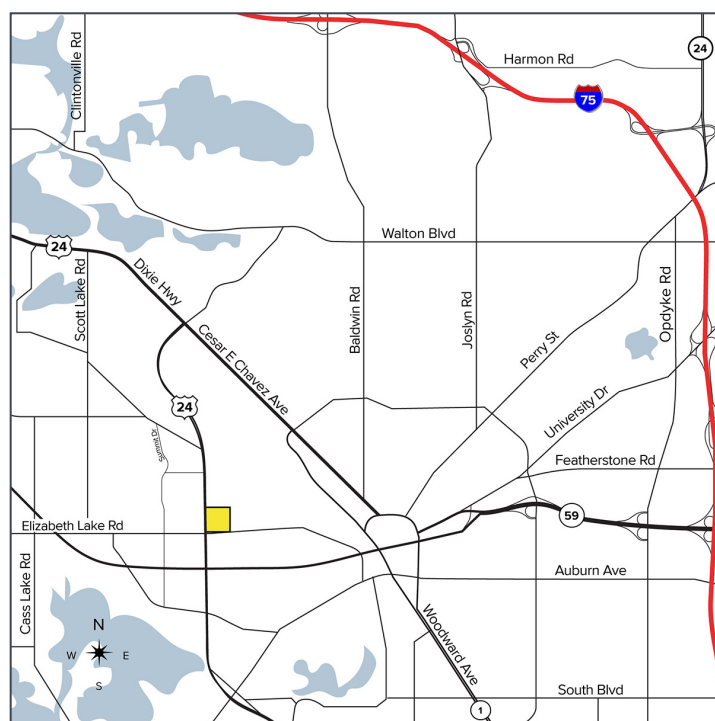
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OAKLAND POINTE PLAZA



PROPERTY FEATURES

- 1,106 – 27,060 square feet available
- High-profile center located at the NEC of Telegraph & Elizabeth Lake Roads in Oakland County
- Excellent opportunity for retail, restaurant, medical, professional service uses and more
- The plaza features a diverse tenant mix, tremendous visibility, ample on-site parking, and affordable lease rates
- Ideal for new businesses or expansions
- Lease Rate: \$8.00 - 10.00/sq. ft. Gross



For more information, please contact:

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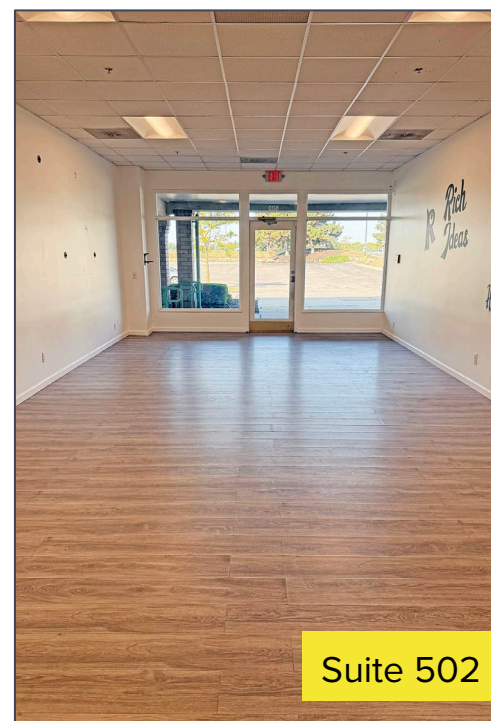
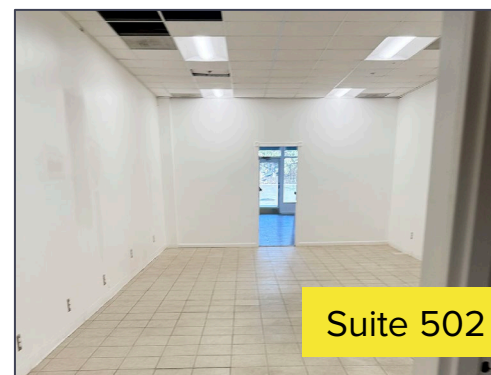
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254 – 546 N. Telegraph Road – Pontiac, Michigan

Retail For Lease

1,106 – 27,060
Square Feet
AVAILABLE

AVAILABILITY		
UNIT	TOTAL SF	COMMENTS
286	5,930	Open layout, 16' clear height, generous storage space
290	4,000	Open layout, (3) private offices, back storage
300	27,060	16' – 18' clear height, large open box, ideal for grocery, delivery area in the back
320	3,985	Individual party rooms, employee lounge & check-in, updated floors
324	1,630	Flexible for a variety of uses, current Sally's
362	5,340	Open floor plan, substantial back storage
370	2,534	Updated floors, efficient retail footprint
382	1,227	(5) Built-out rooms with plumbing, ideal for salon, spa or wellness
386	1,586	Open retail space, back-room storage
390	9,619	(6) Private offices, check-in desk, (3) large classrooms, (3) commercial-grade, training-ready kitchen facilities
458	2,010	Fully equipped with kitchen hood, Turn-key for restaurant use
502	1,346	Updated floors, divided into 2 separate spaces, breakroom with sink
506	1,106	Flexible retail/office space, suitable for many uses



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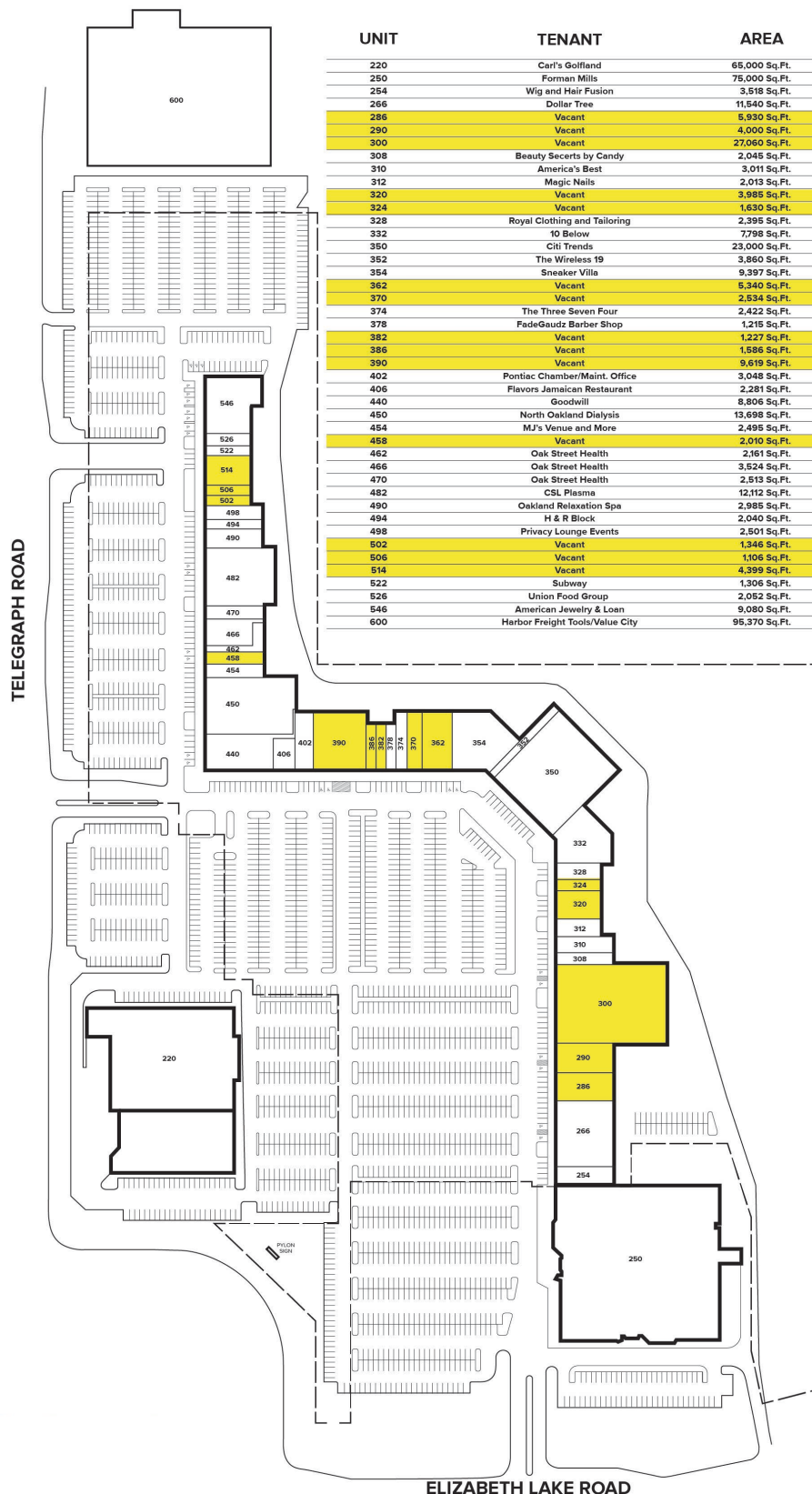
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Site Plan



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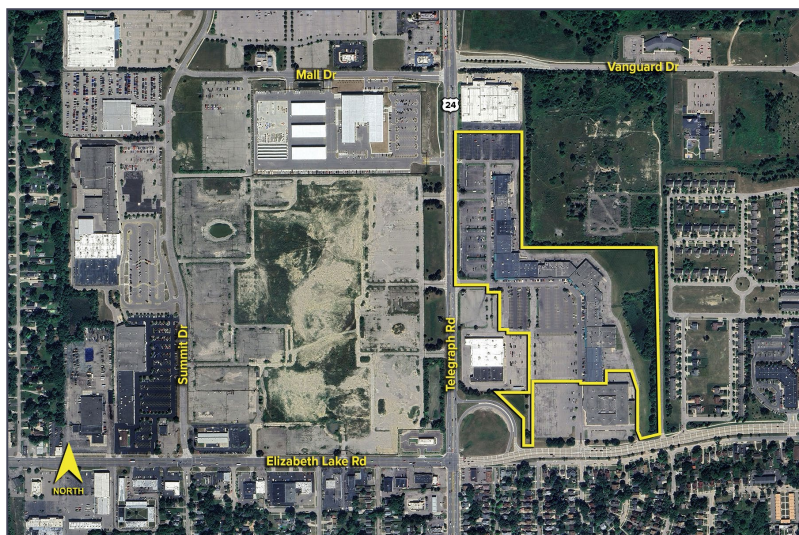
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,984	\$61,606
3 MILE	83,261	\$63,229
5 MILE	162,338	\$81,261

TRAFFIC COUNTS (TWO-WAY)

37,077	Telegraph Rd. S of Elizabeth Lake Rd.
37,943	Telegraph Rd. N of Elizabeth Lake Rd.
19,650	Elizabeth Lake Rd. E of Telegraph Rd.
19,200	Elizabeth Lake Rd. W of Telegraph Rd.



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