

FOR SALE

Freestanding Retail – Pontiac

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



203 N. Perry St.
Pontiac, MI 48342

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

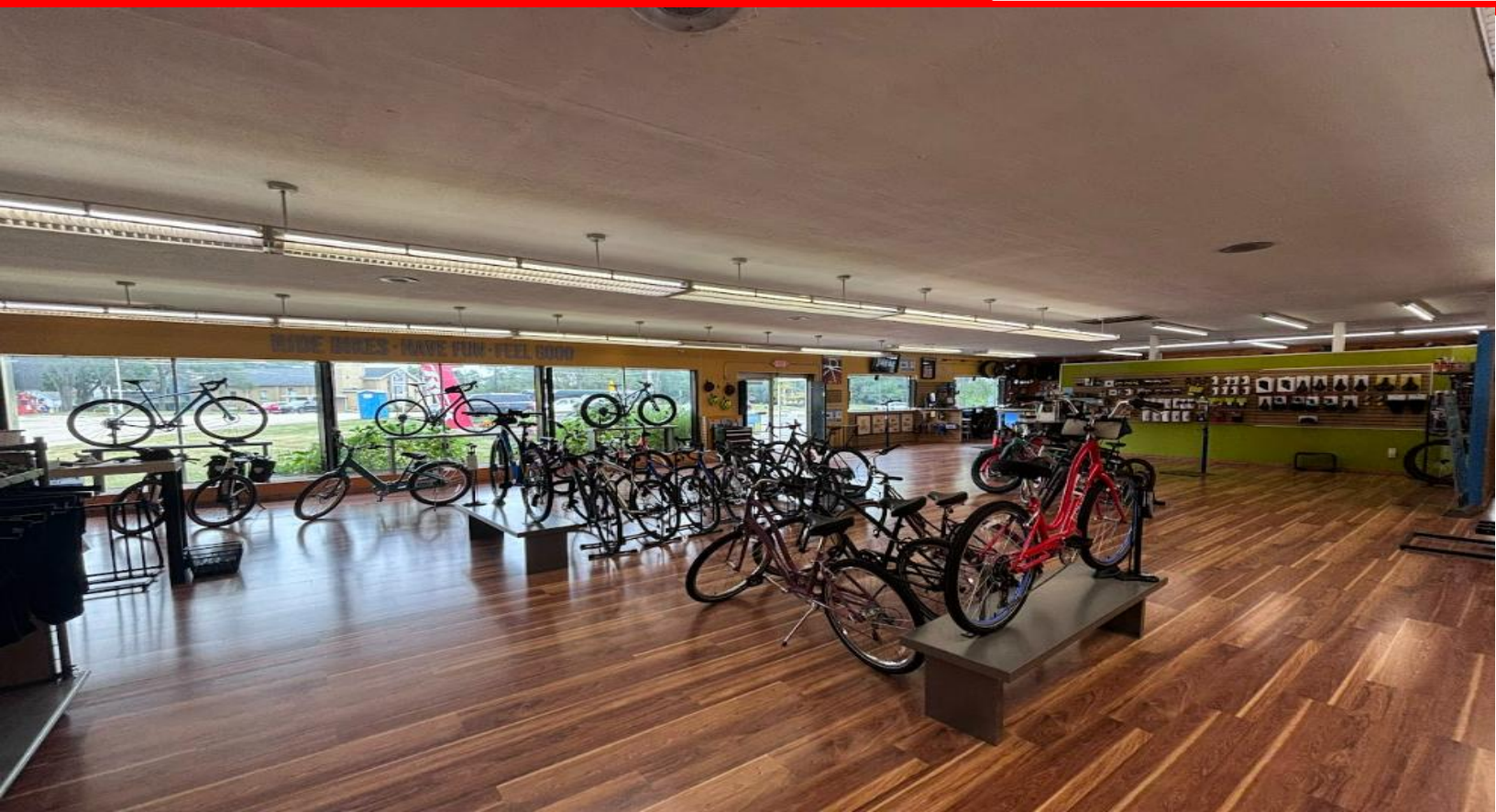
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PROPERTY OVERVIEW

Freestanding building located on Woodward Avenue, immediately north of Downtown Pontiac. The building was previously home to Trek Bicycle. The positioning on Woodward Avenue is ideal for retail users with great signage and an additional 3,000 SF of usable basement space. With over 500' of frontage and excess land, the site also offers the opportunity for redevelopment in a resurging area.

OFFERING SUMMARY

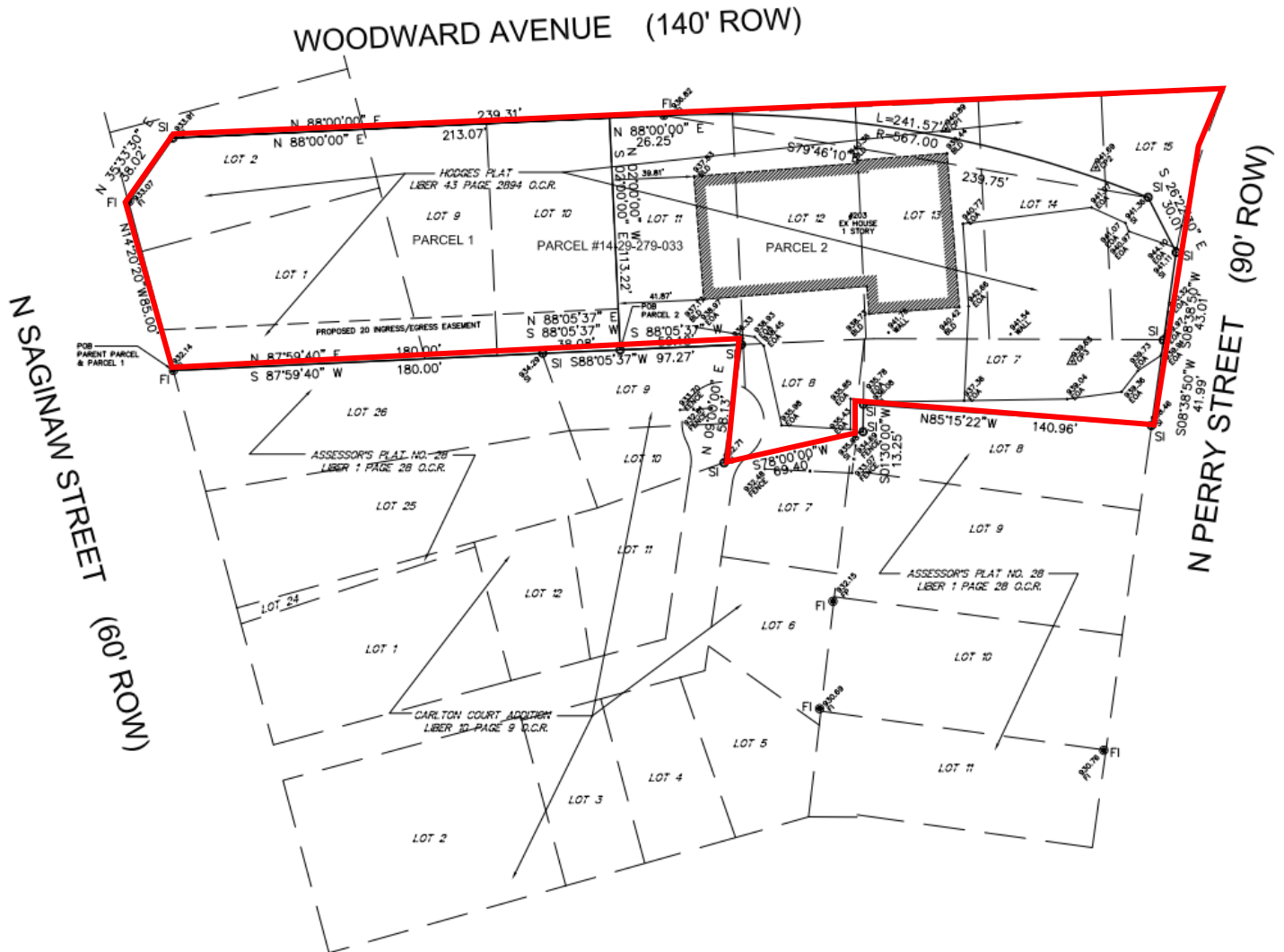
Sale Price:	\$1,000,000
Building Size:	8,100 SF *Additional 3,000 SF basement
Lot Size:	1.48 AC
Property Taxes:	\$11,816.98 (2024)
Zoning:	C-2
Year Built:	1969

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 161,816 people
- **Households:** 68,033 homes
- **Avg. HH Income:** \$120,167 USD
- **Traffic Counts:** 20,710 VPD



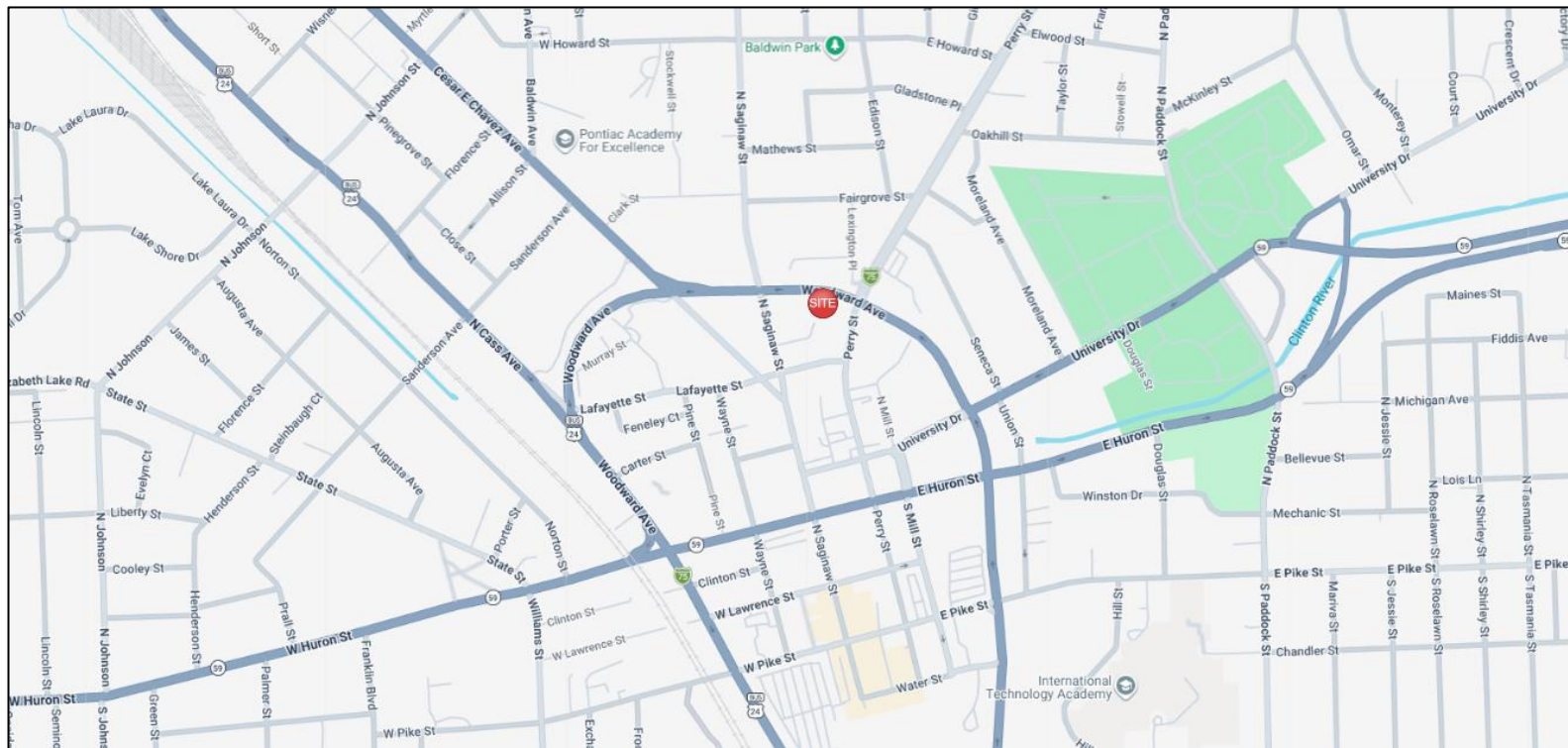




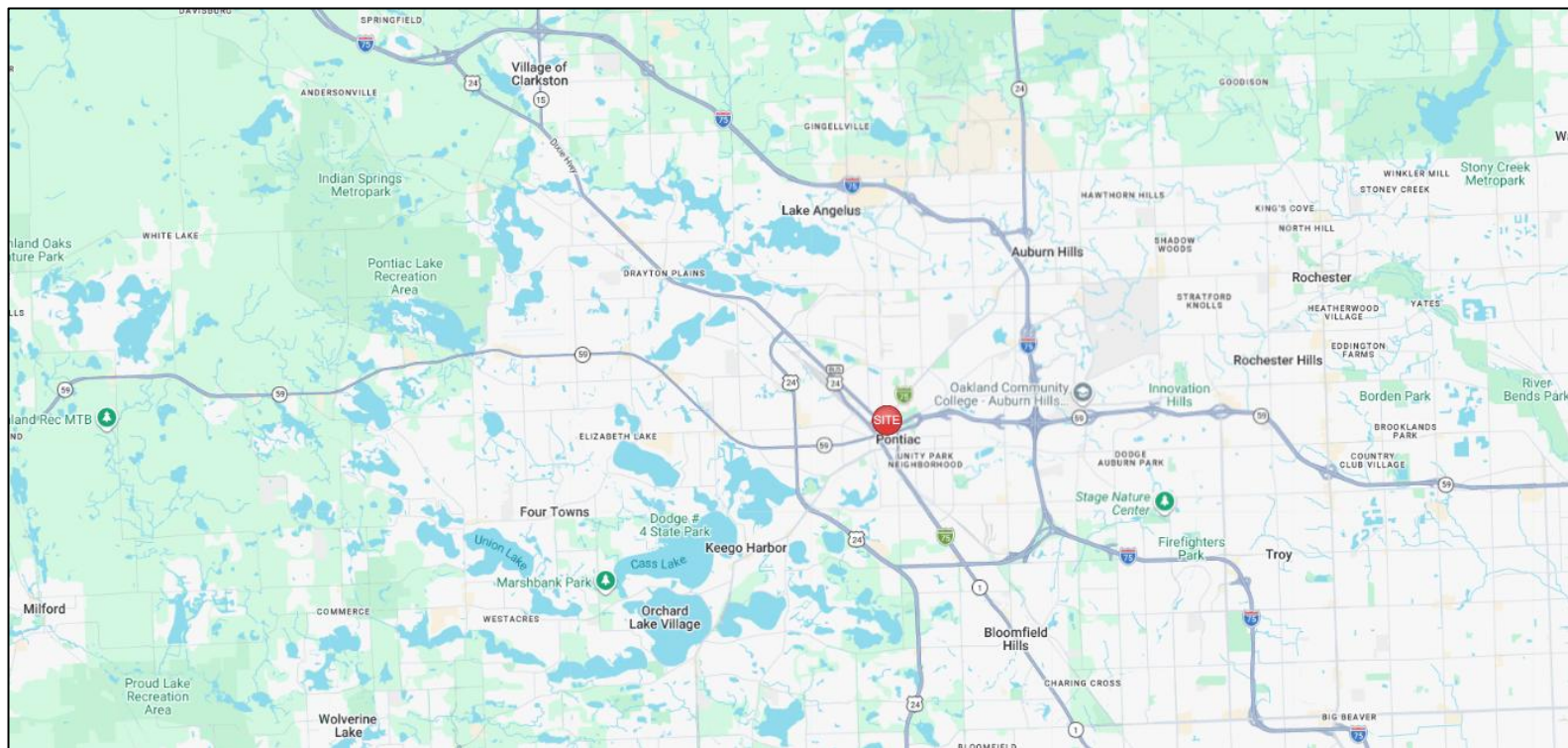
LOCATION INFORMATION

Location Maps

LOCAL



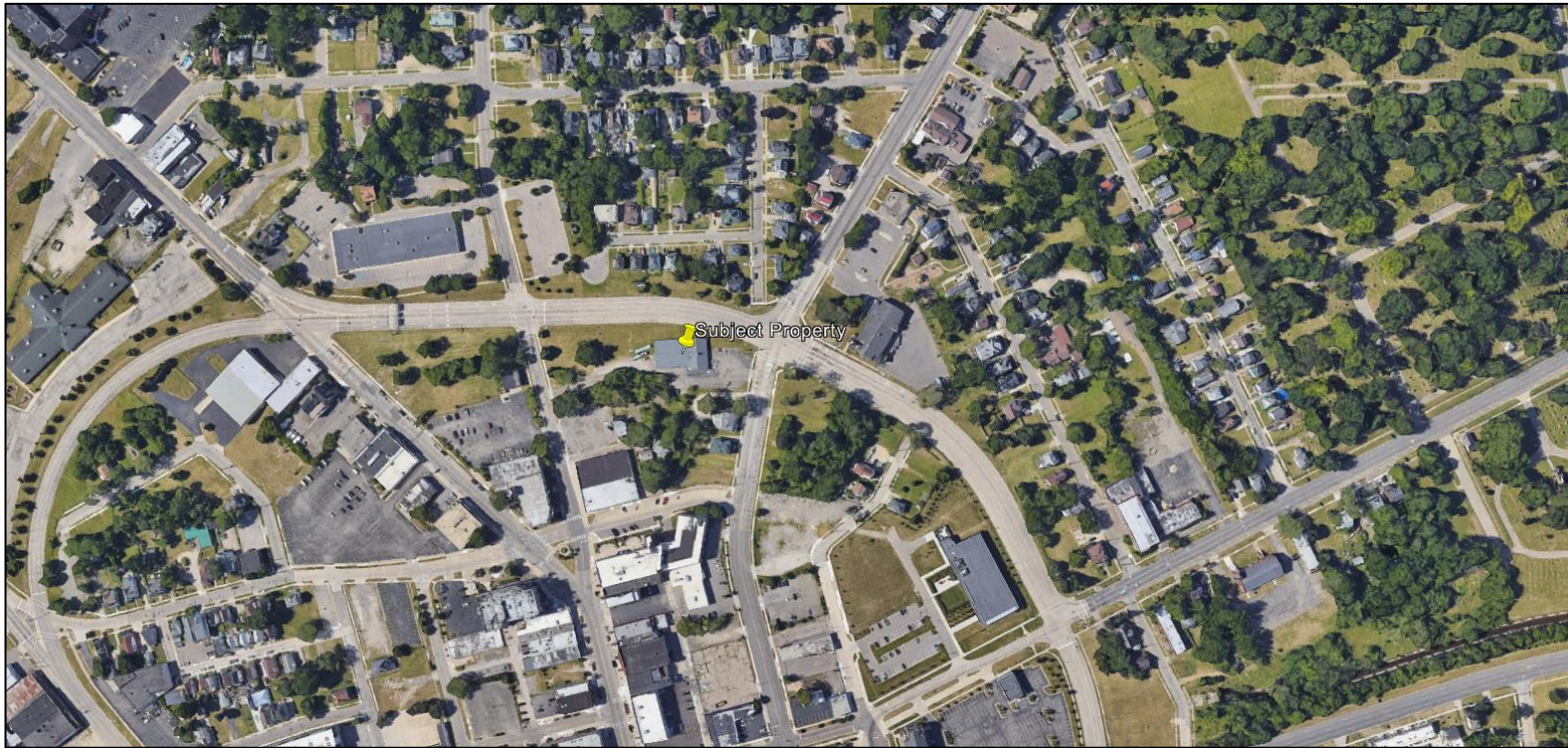
REGIONAL



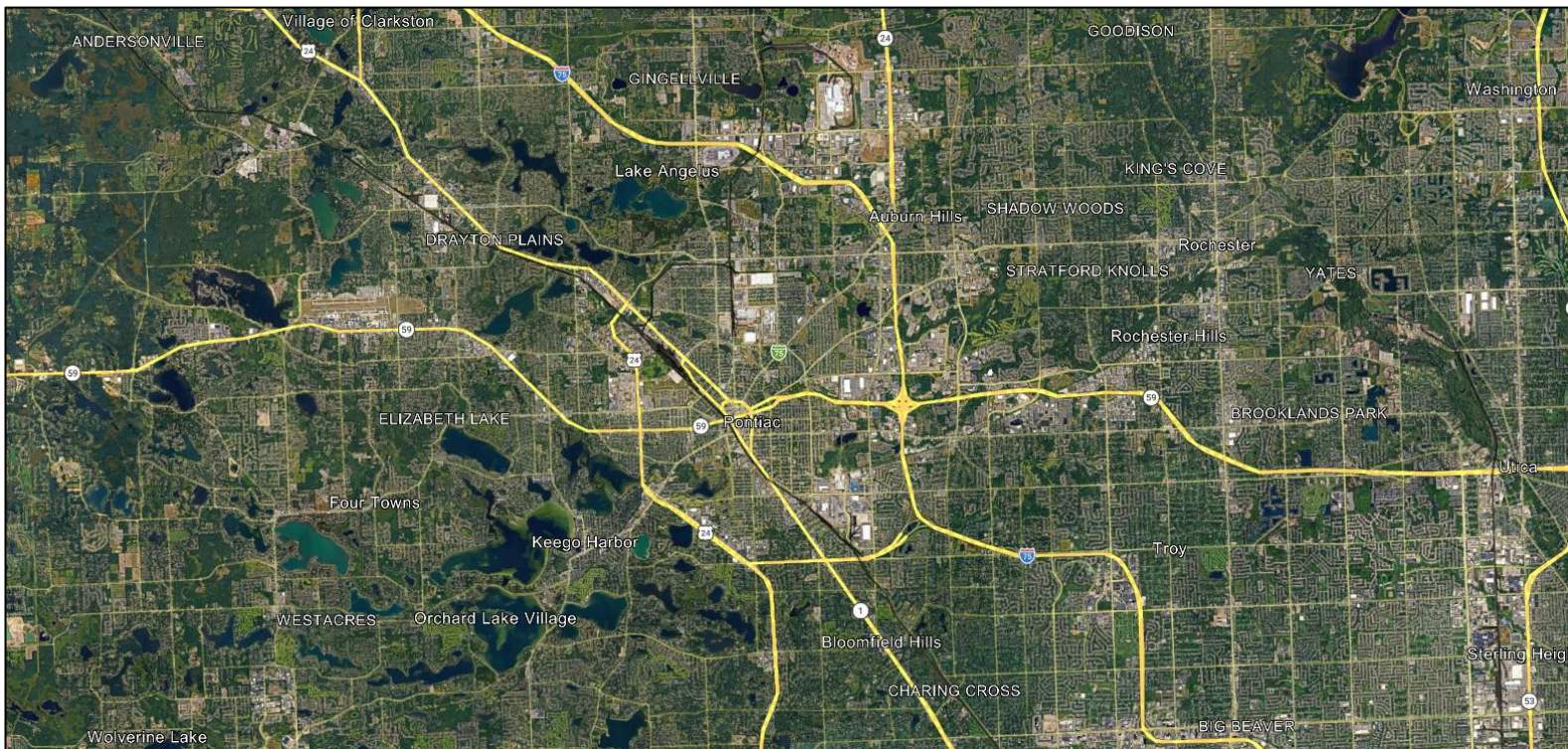
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LOCAL



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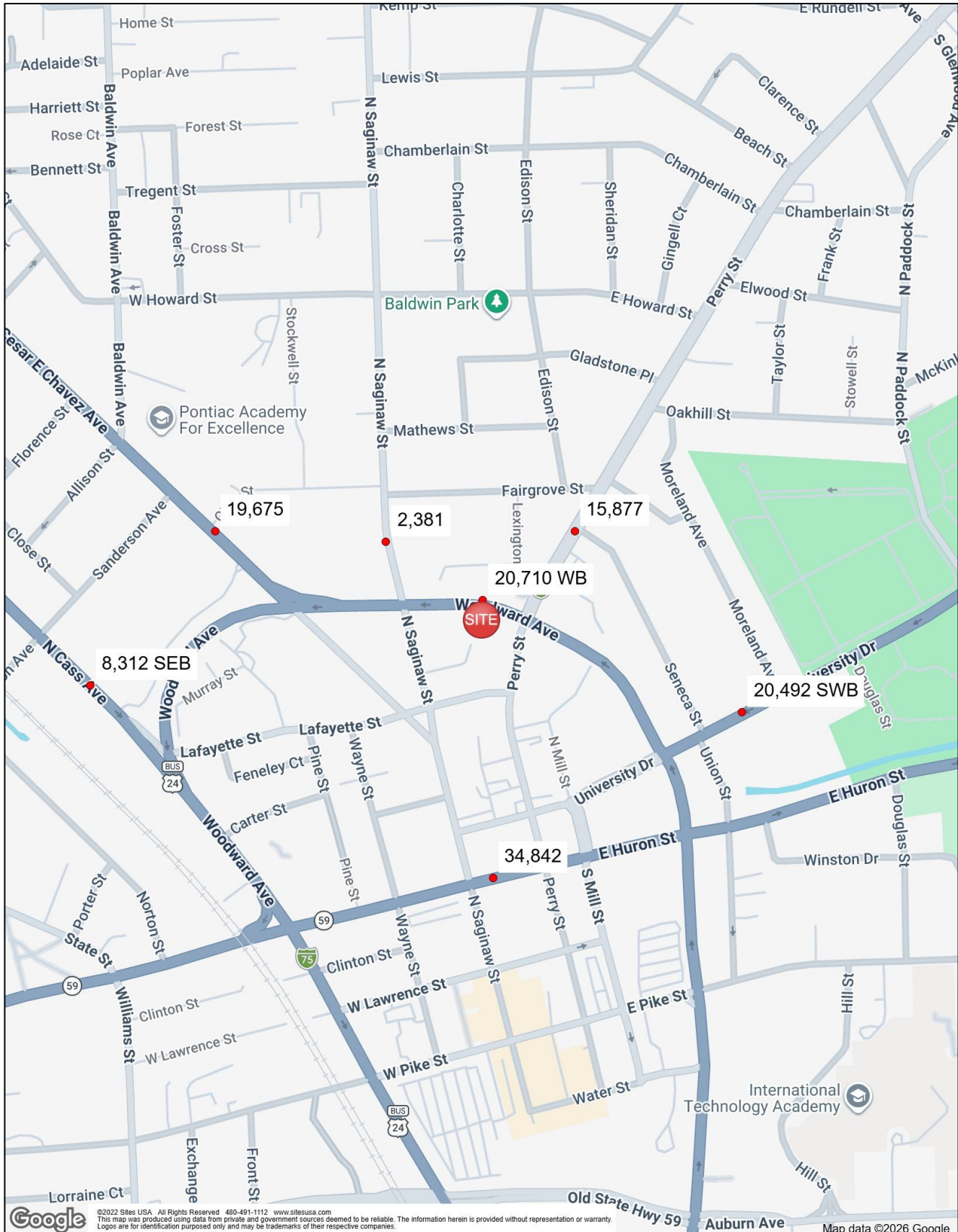
203 Perry St Pontiac, MI 48342	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,852	78,534	161,816
2031 Projected Population	12,784	78,390	161,934
2020 Census Population	11,419	74,676	156,387
2010 Census Population	11,955	72,897	149,735
Projected Annual Growth 2026 to 2031	-0.1%	-	-
Historical Annual Growth 2010 to 2026	0.5%	0.5%	0.5%
Households			
2026 Estimated Households	4,857	32,221	68,033
2031 Projected Households	4,875	32,446	68,575
2020 Census Households	4,165	29,951	63,985
2010 Census Households	4,135	28,176	59,645
Projected Annual Growth 2026 to 2031	-	0.1%	0.2%
Historical Annual Growth 2010 to 2026	1.1%	0.9%	0.9%
Age			
2026 Est. Population Under 10 Years	13.0%	12.3%	10.9%
2026 Est. Population 10 to 19 Years	12.6%	12.5%	12.1%
2026 Est. Population 20 to 29 Years	15.1%	14.7%	15.0%
2026 Est. Population 30 to 44 Years	22.6%	21.6%	20.0%
2026 Est. Population 45 to 59 Years	20.2%	19.0%	18.3%
2026 Est. Population 60 to 74 Years	13.0%	14.6%	16.1%
2026 Est. Population 75 Years or Over	3.5%	5.4%	7.5%
2026 Est. Median Age	34.8	36.2	38.9
Marital Status & Gender			
2026 Est. Male Population	52.4%	49.8%	50.8%
2026 Est. Female Population	47.6%	50.2%	49.2%
2026 Est. Never Married	59.5%	46.1%	39.8%
2026 Est. Now Married	21.8%	32.1%	40.2%
2026 Est. Separated or Divorced	14.4%	16.6%	14.4%
2026 Est. Widowed	4.3%	5.2%	5.5%
Income			
2026 Est. HH Income \$200,000 or More	4.4%	6.8%	13.4%
2026 Est. HH Income \$150,000 to \$199,999	2.8%	4.8%	8.2%
2026 Est. HH Income \$100,000 to \$149,999	15.9%	14.6%	16.8%
2026 Est. HH Income \$75,000 to \$99,999	7.3%	10.5%	10.6%
2026 Est. HH Income \$50,000 to \$74,999	14.4%	17.2%	15.2%
2026 Est. HH Income \$35,000 to \$49,999	9.4%	12.4%	10.5%
2026 Est. HH Income \$25,000 to \$34,999	16.1%	11.2%	8.7%
2026 Est. HH Income \$15,000 to \$24,999	10.2%	7.8%	6.1%
2026 Est. HH Income Under \$15,000	19.4%	14.7%	10.6%
2026 Est. Average Household Income	\$63,069	\$81,699	\$120,167
2026 Est. Median Household Income	\$51,951	\$60,334	\$85,741
2026 Est. Per Capita Income	\$24,418	\$33,688	\$50,926
2026 Est. Total Businesses	631	3,440	7,592
2026 Est. Total Employees	9,430	59,930	142,484

203 Perry St Pontiac, MI 48342	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	35.4%	44.1%	58.2%
2026 Est. Black	41.9%	36.4%	23.2%
2026 Est. Asian or Pacific Islander	3.5%	4.2%	7.4%
2026 Est. American Indian or Alaska Native	0.4%	0.5%	0.4%
2026 Est. Other Races	18.7%	14.9%	10.8%
Hispanic			
2026 Est. Hispanic Population	2,646	12,878	18,476
2026 Est. Hispanic Population	20.6%	16.4%	11.4%
2031 Proj. Hispanic Population	19.2%	15.7%	11.4%
2020 Hispanic Population	23.4%	19.5%	13.0%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	8,621	53,642	112,676
2026 Est. Elementary (Grade Level 0 to 8)	8.0%	5.7%	3.7%
2026 Est. Some High School (Grade Level 9 to 11)	16.2%	9.0%	5.7%
2026 Est. High School Graduate	35.8%	32.7%	25.0%
2026 Est. Some College	19.4%	21.7%	19.2%
2026 Est. Associate Degree Only	5.7%	7.0%	7.7%
2026 Est. Bachelor Degree Only	10.0%	14.9%	21.3%
2026 Est. Graduate Degree	4.9%	9.0%	17.3%
Housing			
2026 Est. Total Housing Units	5,143	33,727	71,197
2026 Est. Owner-Occupied	35.4%	46.6%	55.2%
2026 Est. Renter-Occupied	59.0%	48.9%	40.4%
2026 Est. Vacant Housing	5.6%	4.5%	4.4%
Homes Built by Year			
2026 Homes Built 2010 or later	4.7%	5.1%	6.1%
2026 Homes Built 2000 to 2009	8.1%	9.3%	9.0%
2026 Homes Built 1990 to 1999	6.6%	8.4%	11.4%
2026 Homes Built 1980 to 1989	5.6%	6.8%	10.1%
2026 Homes Built 1970 to 1979	11.6%	12.8%	14.4%
2026 Homes Built 1960 to 1969	13.3%	13.9%	14.0%
2026 Homes Built 1950 to 1959	7.6%	16.5%	14.7%
2026 Homes Built Before 1949	36.9%	22.8%	15.8%
Home Values			
2026 Home Value \$1,000,000 or More	1.7%	2.6%	6.7%
2026 Home Value \$500,000 to \$999,999	9.2%	11.0%	18.2%
2026 Home Value \$400,000 to \$499,999	5.7%	6.8%	9.6%
2026 Home Value \$300,000 to \$399,999	7.5%	10.2%	13.8%
2026 Home Value \$200,000 to \$299,999	15.2%	19.4%	21.3%
2026 Home Value \$150,000 to \$199,999	9.8%	14.3%	11.1%
2026 Home Value \$100,000 to \$149,999	12.8%	14.3%	7.6%
2026 Home Value \$50,000 to \$99,999	24.4%	14.3%	6.9%
2026 Home Value \$25,000 to \$49,999	10.5%	3.8%	2.4%
2026 Home Value Under \$25,000	3.3%	3.3%	2.4%
2026 Median Home Value	\$146,666	\$211,573	\$350,488
2026 Median Rent	\$960	\$1,003	\$1,139

203 Perry St Pontiac, MI 48342	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	10,212	62,927	133,302
2026 Est. Civilian Employed	51.6%	57.4%	59.7%
2026 Est. Civilian Unemployed	5.4%	4.4%	3.5%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	43.0%	38.2%	36.7%
2026 Labor Force Males	52.9%	49.5%	50.7%
2026 Labor Force Females	47.1%	50.5%	49.3%
Occupation			
2026 Occupation: Population Age 16 Years or Over	5,268	36,106	79,597
2026 Mgmt, Business, & Financial Operations	9.5%	13.3%	17.9%
2026 Professional, Related	12.9%	20.6%	27.3%
2026 Service	23.3%	21.9%	17.8%
2026 Sales, Office	17.1%	16.2%	16.1%
2026 Farming, Fishing, Forestry	-	-	0.1%
2026 Construction, Extraction, Maintenance	9.0%	8.3%	6.6%
2026 Production, Transport, Material Moving	28.1%	19.6%	14.2%
2026 White Collar Workers	39.5%	50.1%	61.3%
2026 Blue Collar Workers	60.5%	49.9%	38.7%
Transportation to Work			
2026 Drive to Work Alone	74.6%	77.5%	76.6%
2026 Drive to Work in Carpool	18.9%	12.7%	9.1%
2026 Travel to Work by Public Transportation	0.5%	1.0%	0.7%
2026 Drive to Work on Motorcycle	0.2%	-	-
2026 Walk or Bicycle to Work	1.8%	1.8%	1.7%
2026 Other Means	1.7%	1.4%	1.3%
2026 Work at Home	2.2%	5.6%	10.5%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	42.8%	30.2%	27.7%
2026 Travel to Work in 15 to 29 Minutes	32.1%	38.8%	38.2%
2026 Travel to Work in 30 to 59 Minutes	20.4%	26.1%	29.7%
2026 Travel to Work in 60 Minutes or More	4.6%	5.0%	4.5%
2026 Average Travel Time to Work	17.3	20.5	21.5
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$346.63 M	\$2.49 B	\$6.2 B
2026 Est. Apparel	\$8.06 M	\$56.09 M	\$134.88 M
2026 Est. Contributions, Tax and Retirement	\$66.82 M	\$551.12 M	\$1.65 B
2026 Est. Education	\$5.42 M	\$40.21 M	\$104.66 M
2026 Est. Entertainment	\$18.25 M	\$126.96 M	\$304.95 M
2026 Est. Food, Beverages, Tobacco	\$52.08 M	\$348.38 M	\$793.32 M
2026 Est. Health Care	\$29.93 M	\$204.49 M	\$442.08 M
2026 Est. Household Furnishings and Equipment	\$9.11 M	\$64.77 M	\$160.02 M
2026 Est. Household Operations, Shelter, Utilities	\$100.91 M	\$677.39 M	\$1.55 B
2026 Est. Miscellaneous Expenses	\$5.29 M	\$37.78 M	\$93.39 M
2026 Est. Personal Care	\$4.65 M	\$30.7 M	\$68.71 M
2026 Est. Transportation	\$46.12 M	\$351.03 M	\$889.66 M

LOCATION INFORMATION

Traffic Counts





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