



Colliers

For Sale | Land Available

Property Highlights

5840 Pontiac Trail | Ann Arbor, MI

- 3.6 Acres Available With Excellent Frontage on Pontiac Trail – Property 2a
- Existing Curb Cut With Egress From Pontiac Trail
- Electric On Site
- Currently Zoned Office Commercial, Other Uses May Be Permitted
- Grading and Initial Site Work Has Been Completed
- Nearby Road Improvements on Pontiac Trail, N Dixboro and North Territorial
- Minutes From Ann Arbor, South Lyon, Northville, and M-14



Paul Gobeille

248 226 1684

Paul.Gobeille@colliers.com

Colliers Detroit, 400 W 4th Street, Suite 350 Royal Oak, MI 48067
colliers.com/detroit



PROPERTY PHOTOS

For Sale | Land Available

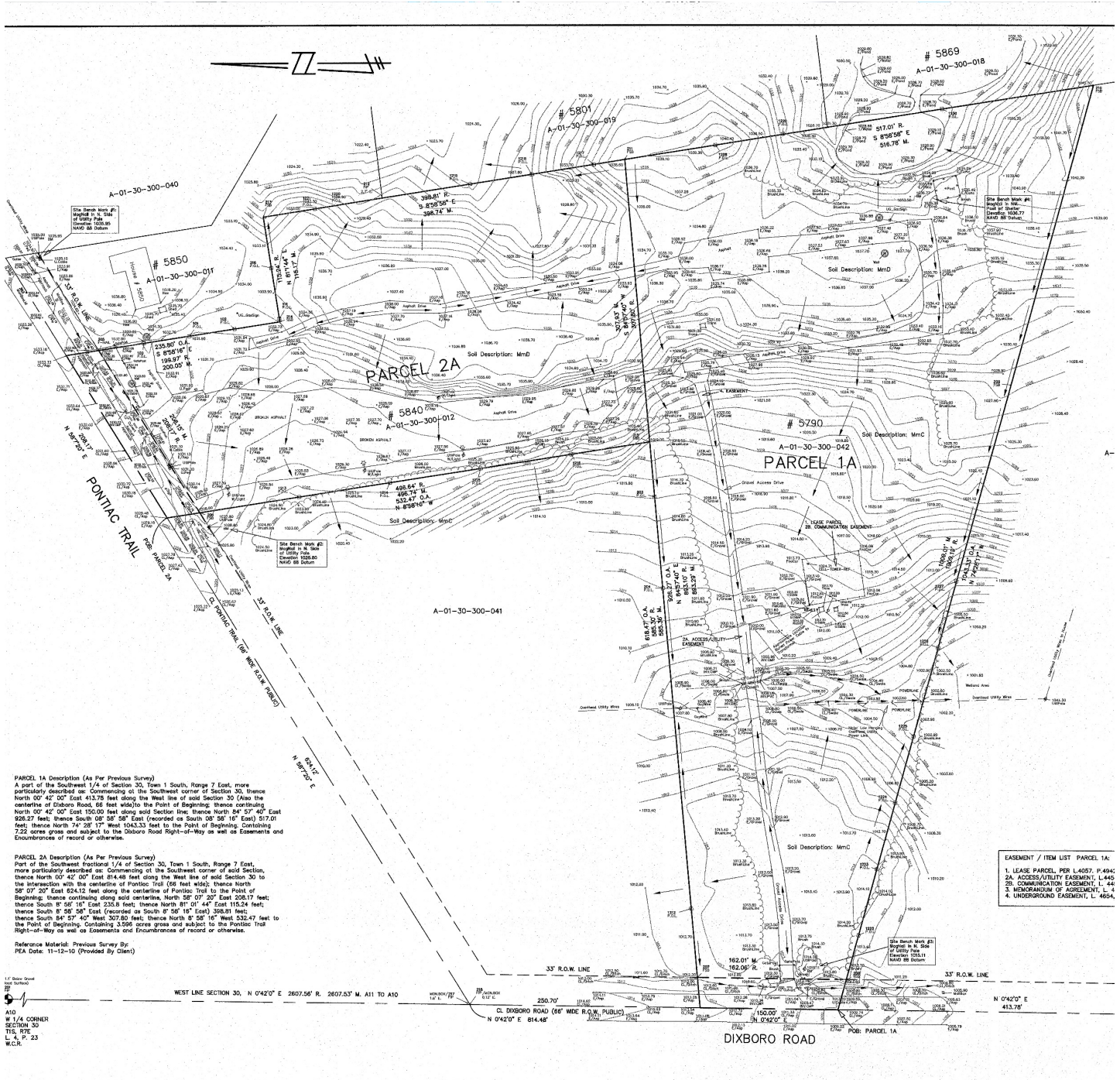
5840 Pontiac Trail | Ann Arbor, MI



PROPERTY SURVEY

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AERIAL MAP

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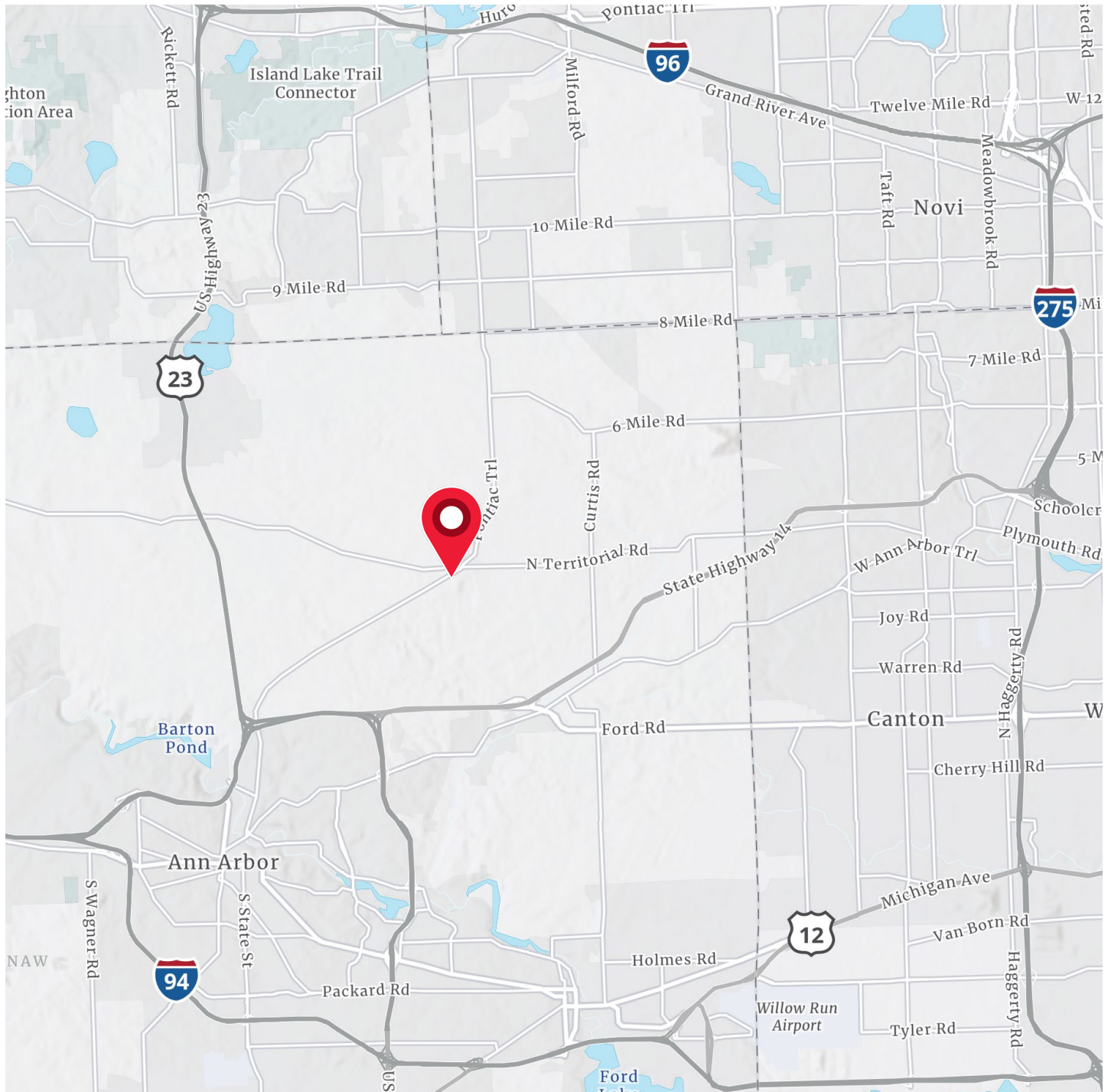


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LOCATION MAP

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DEMOGRAPHICS

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Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	336	3,098	23,250
Total Households	125	1,088	9,188
Total Family Households	100	852	6,143
Average Household Size	2.69	2.84	2.51
Median Age	50.8	51.5	43.6
Population Age 25+	246	2,331	16,967
2010 – 2021 Population: Annual Growth Rate (CAGR)	1.51%	0.93%	0.73%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-2.02%	-0.49%	1.23%
Five Year Projected Trends: Annual Rate(CAGR)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.60%	-0.33%	0.46%
Households	-0.32%	-0.18%	0.58%
Families	-0.40%	-0.26%	0.43%
Median Household Income	2.04%	2.64%	2.56%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	170 / 50.6%	1,557 / 50.3%	11,446 / 49.2%
Female Population / % Female	166 / 49.4%	1,541 / 49.7%	11,804 / 50.8%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Household Income	\$138,951	\$134,753	\$115,143
Average Household income	\$174,020	\$187,515	\$161,594
Per Capita Income	\$63,606	\$69,124	\$65,189
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	10	77	762
Total Daytime Population	221	2,076	20,505
Daytime Population: Workers	69	571	9,239
Daytime Population: Residents	152	1,505	11,266

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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