

49751 WOODWARD AVENUE  
PONTIAC, MICHIGAN

RETAIL/OFFICE FOR SALE OR LEASE  
9,963 Square Feet Available



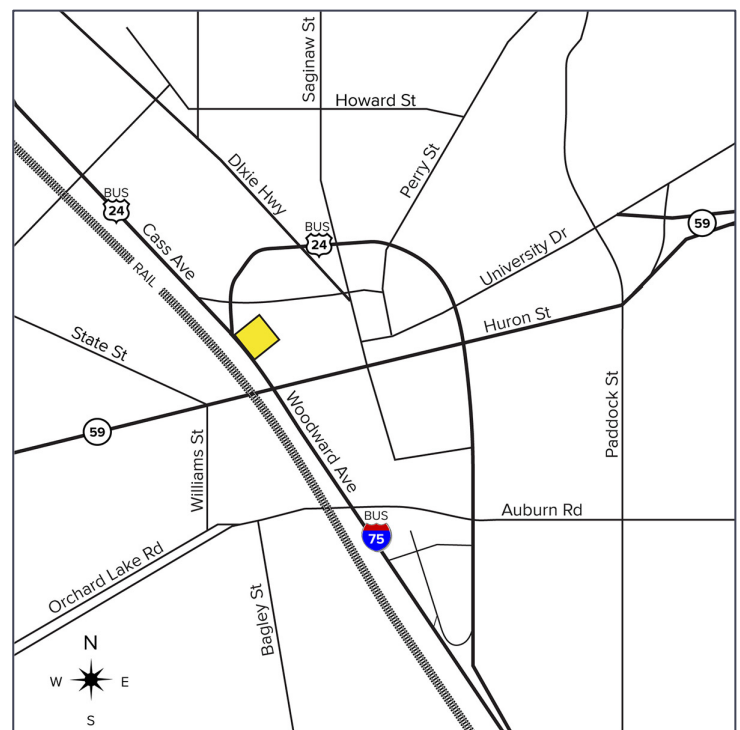
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## WOODWARD AVENUE FRONTAGE



### PROPERTY FEATURES

- 9,963 square feet available
- High visibility
- Loading dock, mezzanine
- 370' frontage on Woodward Avenue
- Mixed-use zoning allows retail, office, showroom, residential, lodge/meeting space, restaurant
- Downtown Pontiac continues redevelopment with recent County investment and plans
- 54 parking spaces
- Lease Rate: \$7.50/sq. ft. NNN
- Sale Price: \$795,000 (\$79.80/sq. ft.)



For more information, please contact:

**CHRIS SECONTINE**  
(248) 799 3174  
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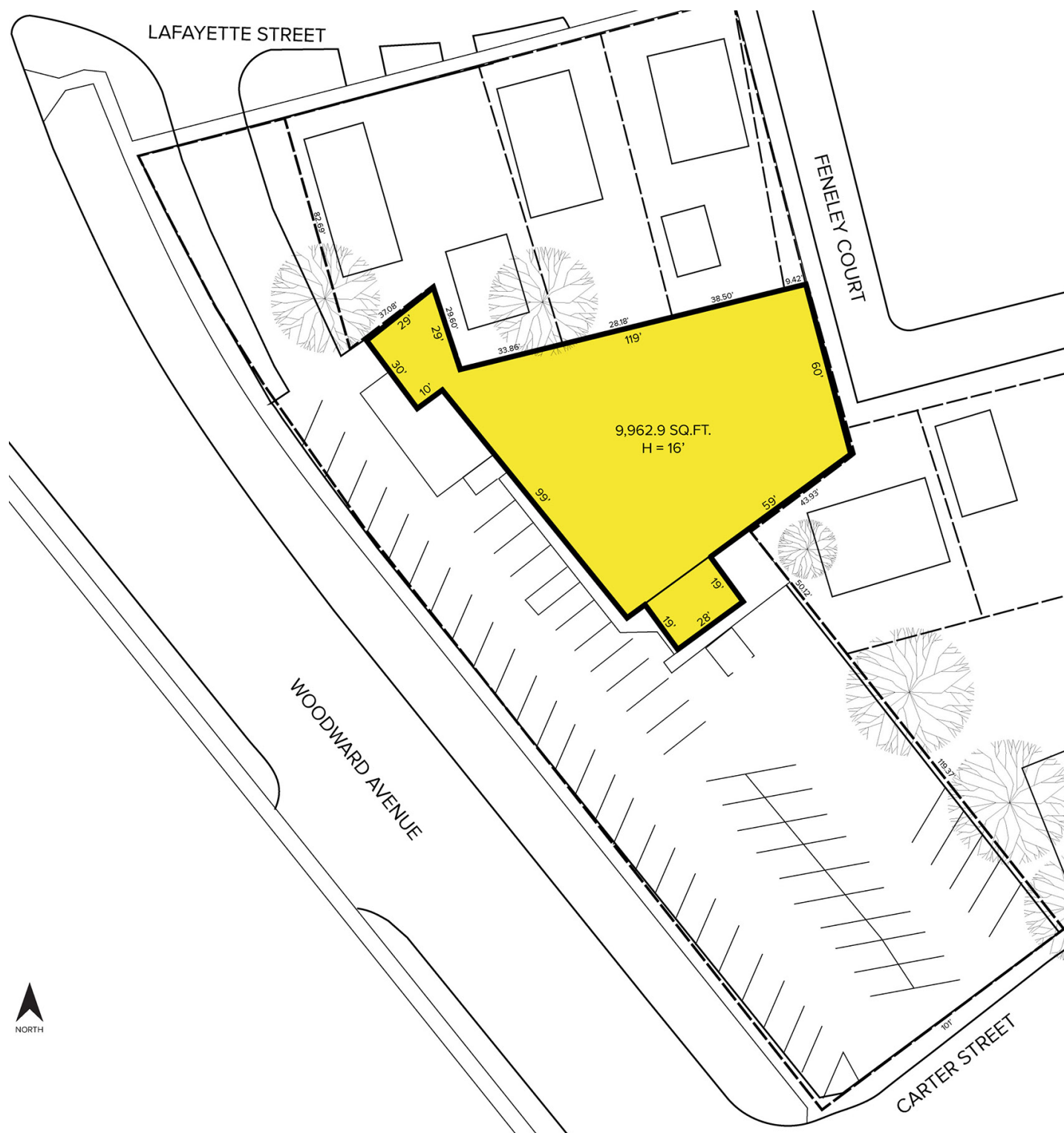
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## Site Plan



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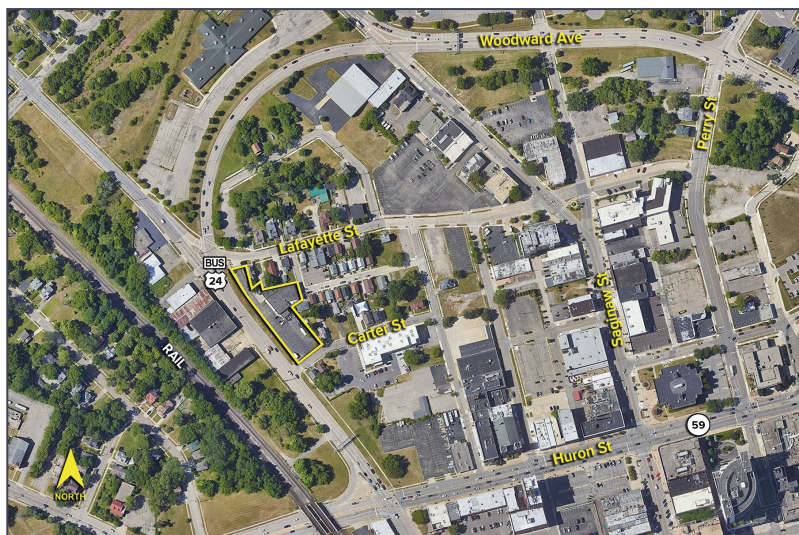
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## DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 12,678     | \$52,667       |
| 3 MILE | 78,920     | \$59,924       |
| 5 MILE | 165,347    | \$83,031       |

## TRAFFIC COUNTS (TWO-WAY)

|        |                         |
|--------|-------------------------|
| 38,324 | M-59 E of Woodward Ave. |
| 40,549 | M-59 W of Woodward Ave. |
| 16,685 | Woodward Ave. S of M-59 |
| 19,516 | Woodward Ave. N of M-59 |



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