



Retail For Sale or Lease

Property Name:

Location: 49751 Woodward Avenue
City, State: Pontiac, MI
Cross Streets: N. of Huron Street
County: Oakland
Zoning: C-2
Year Built: 1954

Total Building Sq. Ft.:	9,963	Property Type:	Retail Pad
Available Sq. Ft.:	9,963	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	9,963	Total Acreage:	0.83
Max Cont. Sq. Ft.:	9,963	Land Dimensions:	N/A
Ceiling Height:	16'	Parking:	54
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick/Block	Power:	400 Amps, 3-Phase
Structural System:	Steel/Block	Restrooms:	Yes
Heating:	Forced Air	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	Concrete
Condition:	N/A	Delivery Area:	Yes

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 38,324	M-59. E. of Woodward Ave. 2-Way
1 Mile: 12,678	1 Mile: \$52,667	Yr: 2025	Count: 40,549	M-59. W. of Woodward Ave. 2-Way	
3 Miles: 78,920	3 Miles: \$59,924	Yr: 2025	Count: 16,685	Woodward Ave. S. of M-59. 2-Way	
5 Miles: 165,347	5 Miles: \$83,031	Yr: 2025	Count: 19,516	Woodward Ave. N. of M-59. 2-Way	
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$7.50	Improvement Allowance:	TBD
Lease Type:	N/A	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$6,586.97 (2024)
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	2 Months	Parcel #:	14-29-404-007
Sale Price:	\$795,000 (\$79.80/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric:	No
Sanitary Sewer:	Yes	Gas: No
Storm Sewer:	Yes	Water: No

Tenant Responsibilities: N/A

Comments: Commercial building featuring 370' frontage on Woodward Avenue. Mixed-use zoning allows retail, office, showroom, residential, lodge/meeting space, restaurant. Downtown Pontiac continues redevelopment with recent County investments and plans.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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