

COMMERCE PLAZA

2141 - 2181 N. PONTIAC TRAIL | COMMERCE TOWNSHIP, MI 48390

Retail Property For Lease



PROPERTY HIGHLIGHTS

- 1,080 SF available for lease
- Anchored by 7-Eleven & Chase Bank
- Located on a hard corner with multiple points of ingress & egress
- Monument signage on Pontiac Trail and Welch Road
- Attractive new façade



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OFFERING SUMMARY

Lease Rate:	\$20.00 PSF, NNN
Estimated NNN:	\$8.00
Zoning:	B-2, Community Business
Building Size:	17,045 SF
Parking:	+/- 85

AVAILABLE SPACES

	SIZE (SF)
Suite 2167:	1,080 SF

PROPERTY DESCRIPTION

1,080 SF available for lease. Anchored by 7-Eleven & Chase Bank. Located on a hard corner with multiple points of ingress & egress. Monument signage on Pontiac Trail and Welch Road. Attractive new façade.

LOCATION DESCRIPTION

Located on the northwest corner of N. Pontiac Trail and Welch Road.

CURRENT OCCUPANCY

7-Eleven, David Mostyn Insurance, Ginger X, Happy's Pizza & Savvy Sliders, Amy's Salon, Just Polished, Chase Bank

SURROUNDING BUSINESSES

McDonald's, Burger King, Taco Bell, Dollar General, Salvation Army, CVS, Walmart, Meijer, Goodwill, Lowe's, Home Depot, Target, Michael's, Staples, Applebees, Uptown Grille, On The Dunes Sports, and much more.

TRAFFIC

N. Pontiac Trail	20,842
Welch Road	13,962
(2WAY/ADT/CoStar 2022)	



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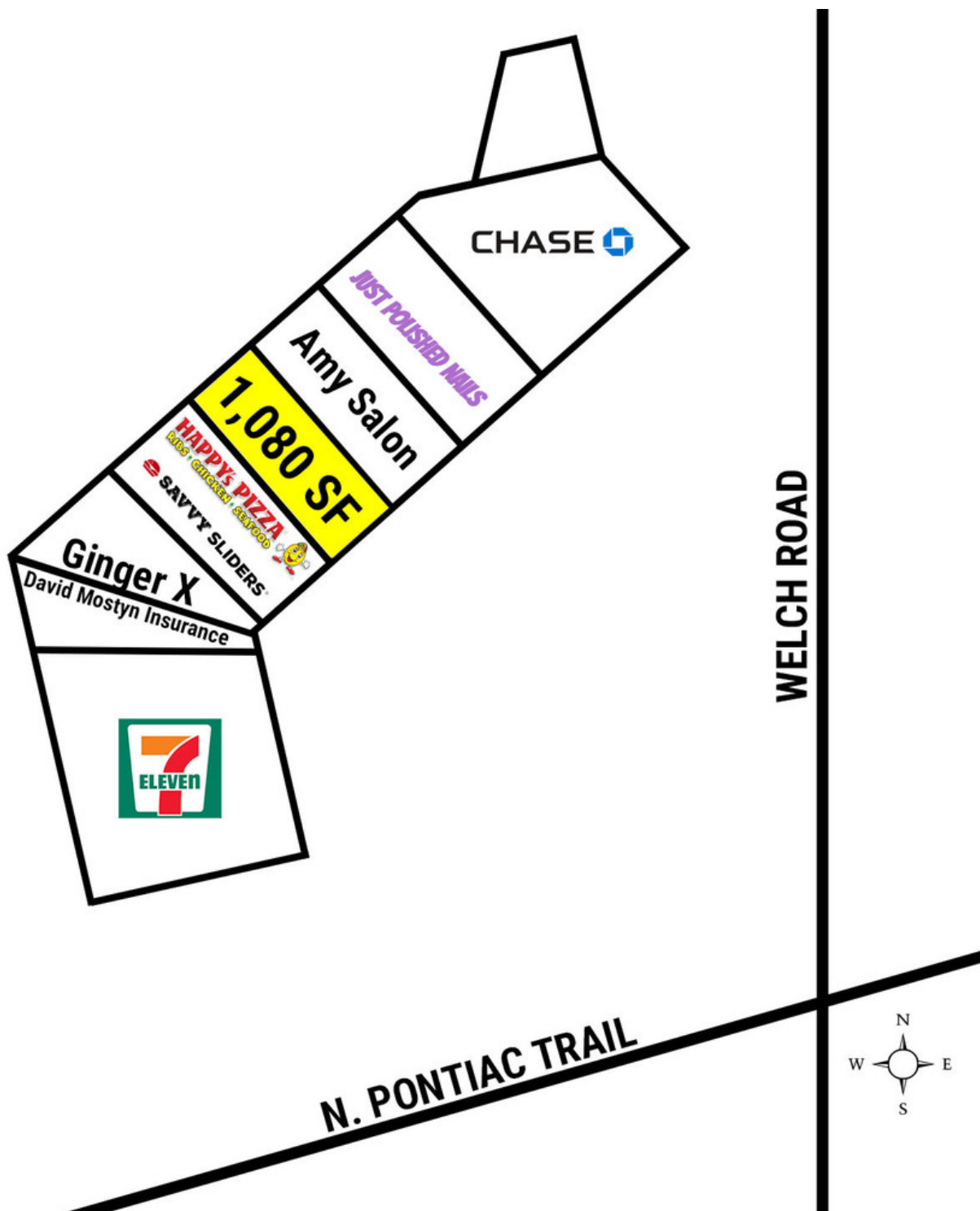
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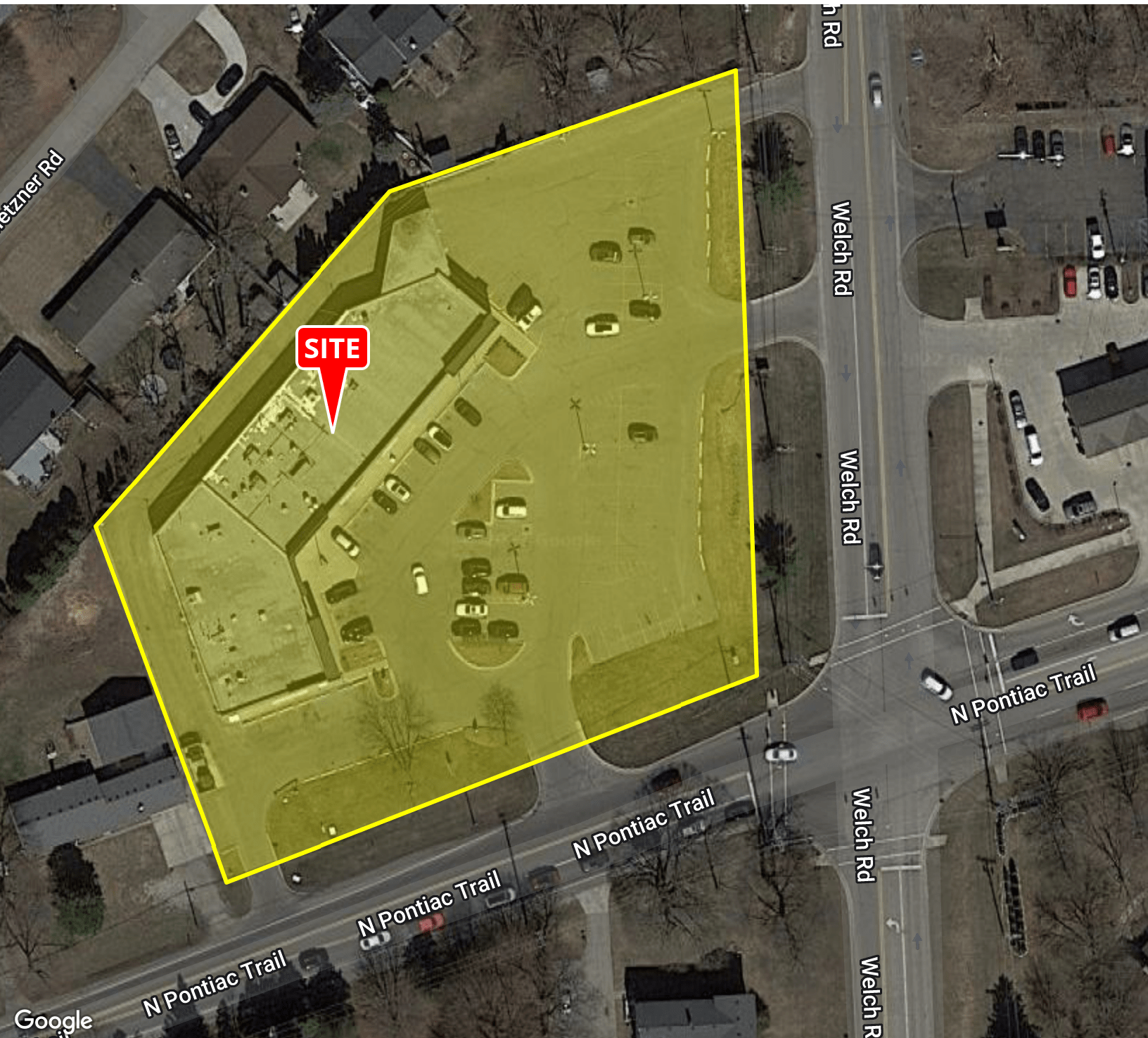
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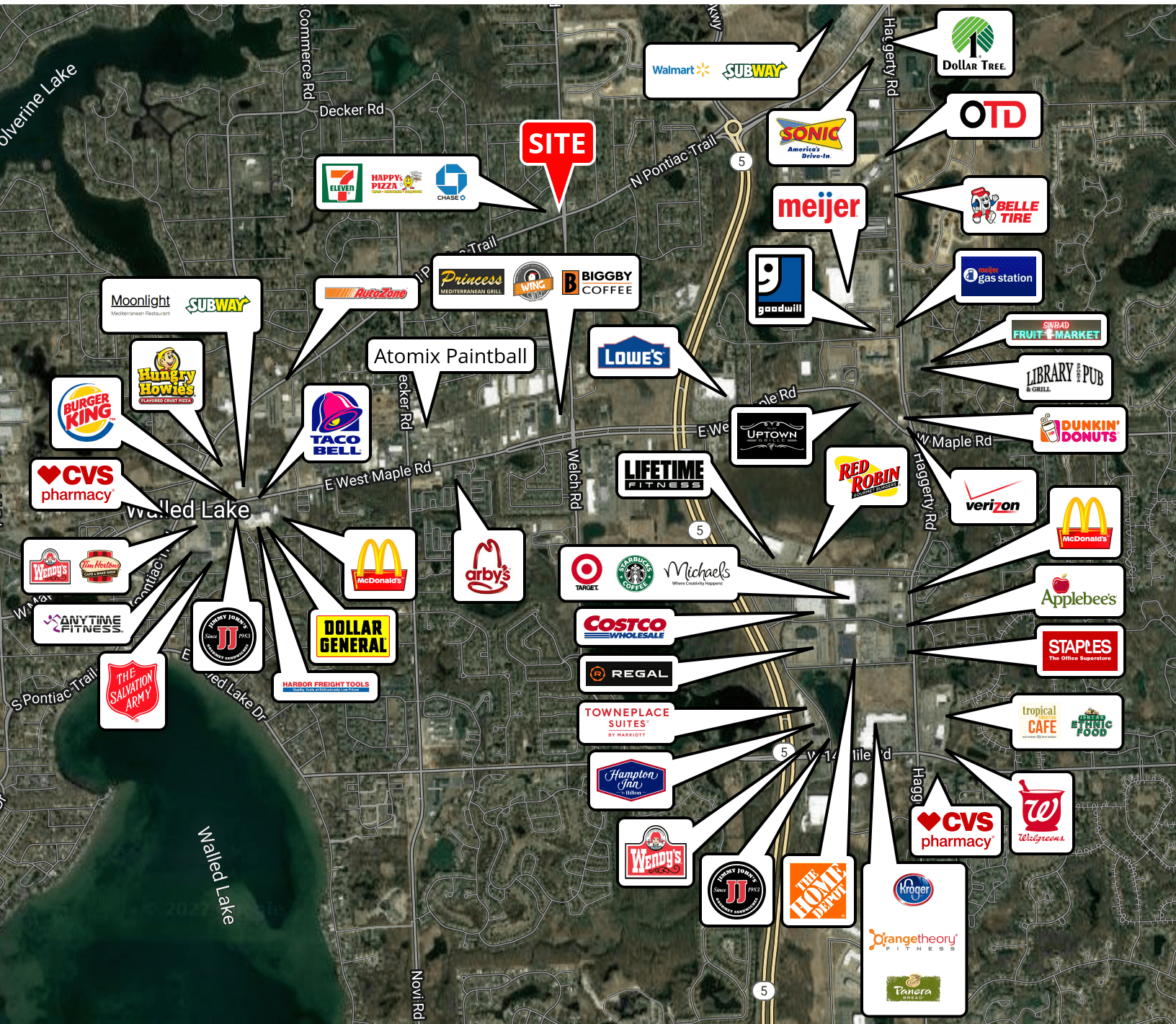
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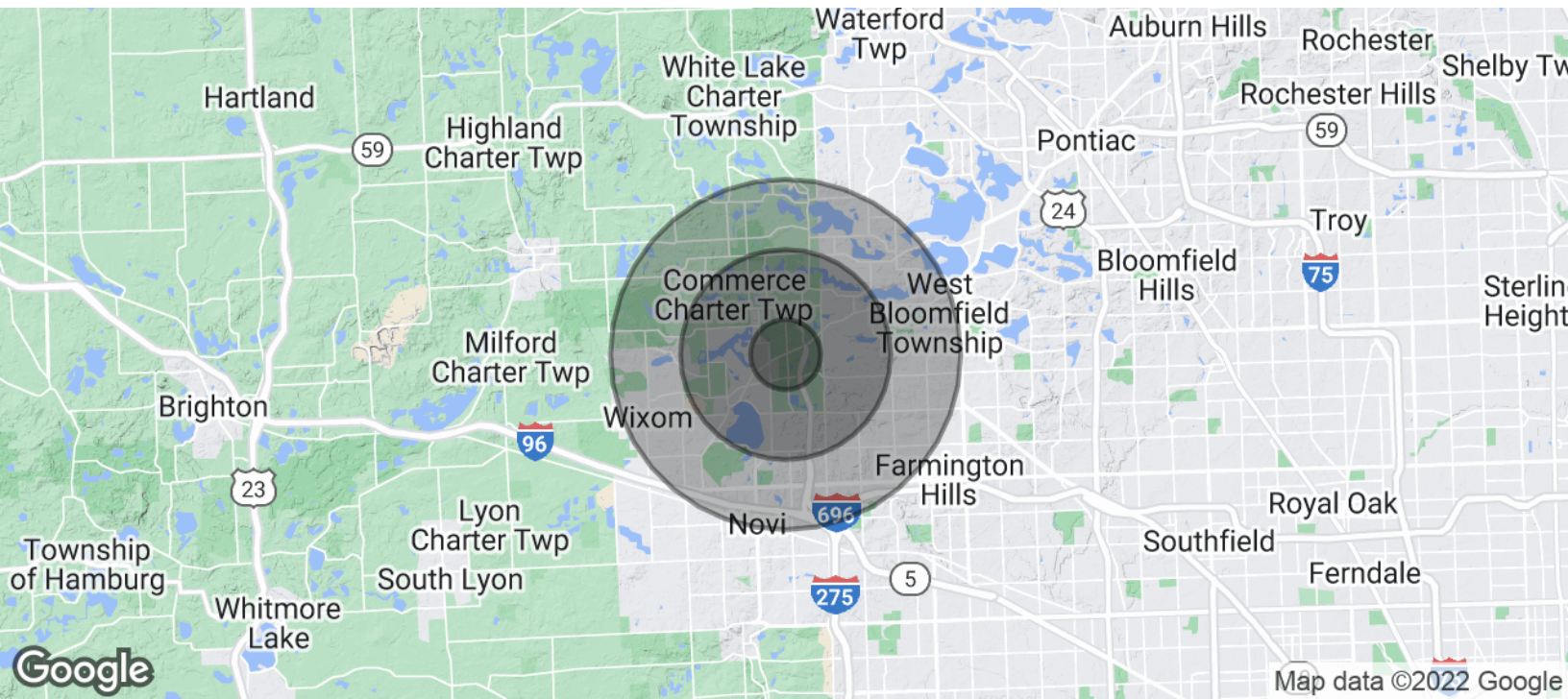
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,848	51,900	142,012
Average Age	42.6	41.9	40.5
Average Age (Male)	40.4	40.2	39.3
Average Age (Female)	43.9	42.7	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,018	21,548	57,142
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$77,933	\$90,036	\$97,432
Average House Value	\$128,026	\$242,259	\$264,902

* Demographic data derived from 2020 ACS - US Census



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