

# COMMERCE PLAZA

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

**Retail Property For Lease**



## PROPERTY HIGHLIGHTS

- 2 units available
- End-cap with drive-thru – 3,482 SF | former bank with 30+ years of operating history at this location
- Inline space: 1,500 SF
- Join 7-Eleven, Happy's Pizza, & other long term tenants
- 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:	\$18.00 - 35.00 PSF, NNN
Estimated NNN:	\$7.00 PSF
Zoning:	B-2, Community Business
Building Size:	17,045 SF
Parking:	± 85

## SUITE 2181

	SIZE (SF)	PRICE
End-cap w/ drive-thru	3,482 SF	\$35 PSF, NNN

## SUITE 2155

	SIZE (SF)	PRICE
Inline space	1,500 SF	\$18 PSF, NNN

## PROPERTY DESCRIPTION

Two available units: end-cap with drive-thru – 3,482 SF | former bank with 30+ years of operating history at this location, and inline space – 1,500 SF. Join 7-Eleven, Happy's Pizza, & other long term tenants. 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, Happy's Pizza & Savvy Sliders, Amy's Salon, Just Polished, and Frozone.

## 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 (VEHICLES PER DAY)

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



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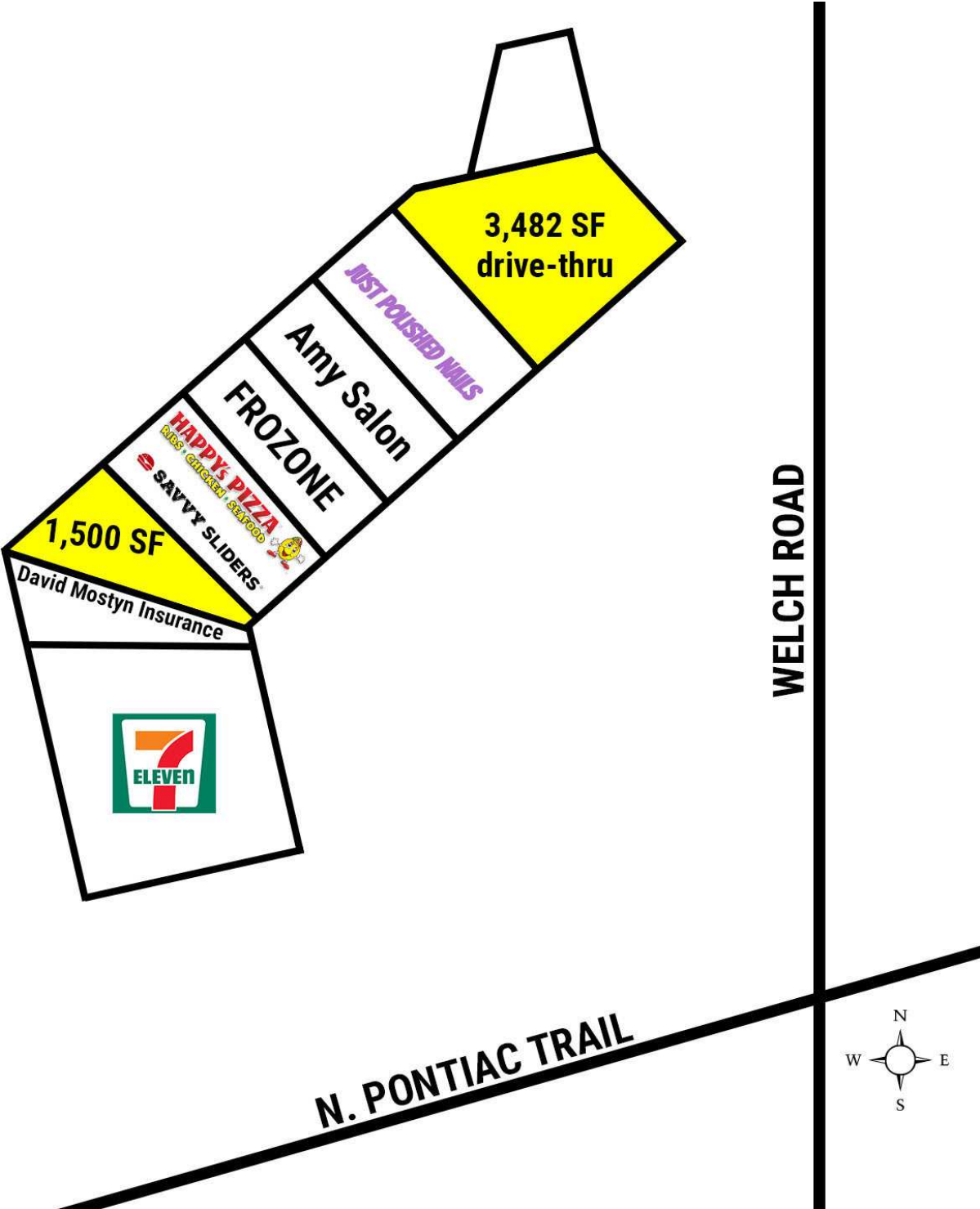
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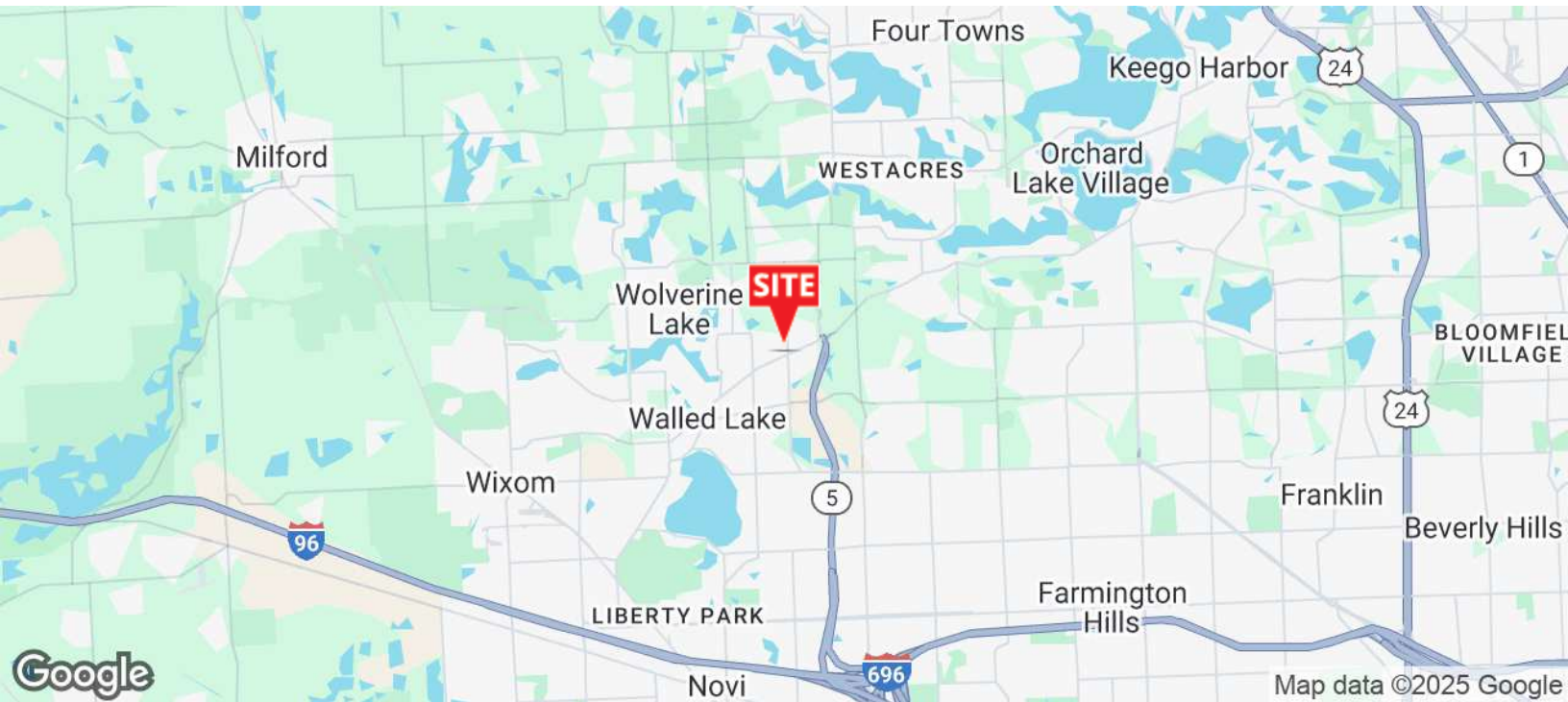
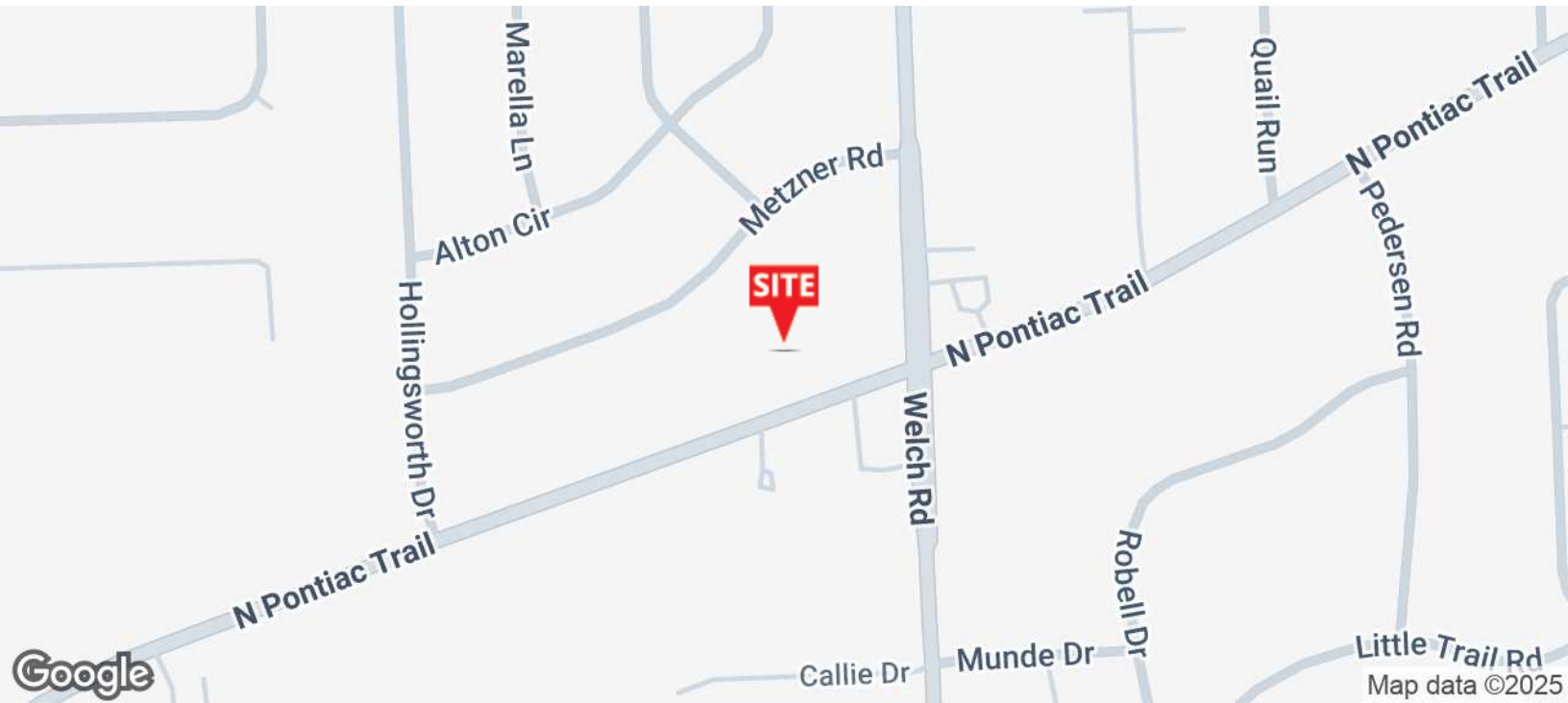




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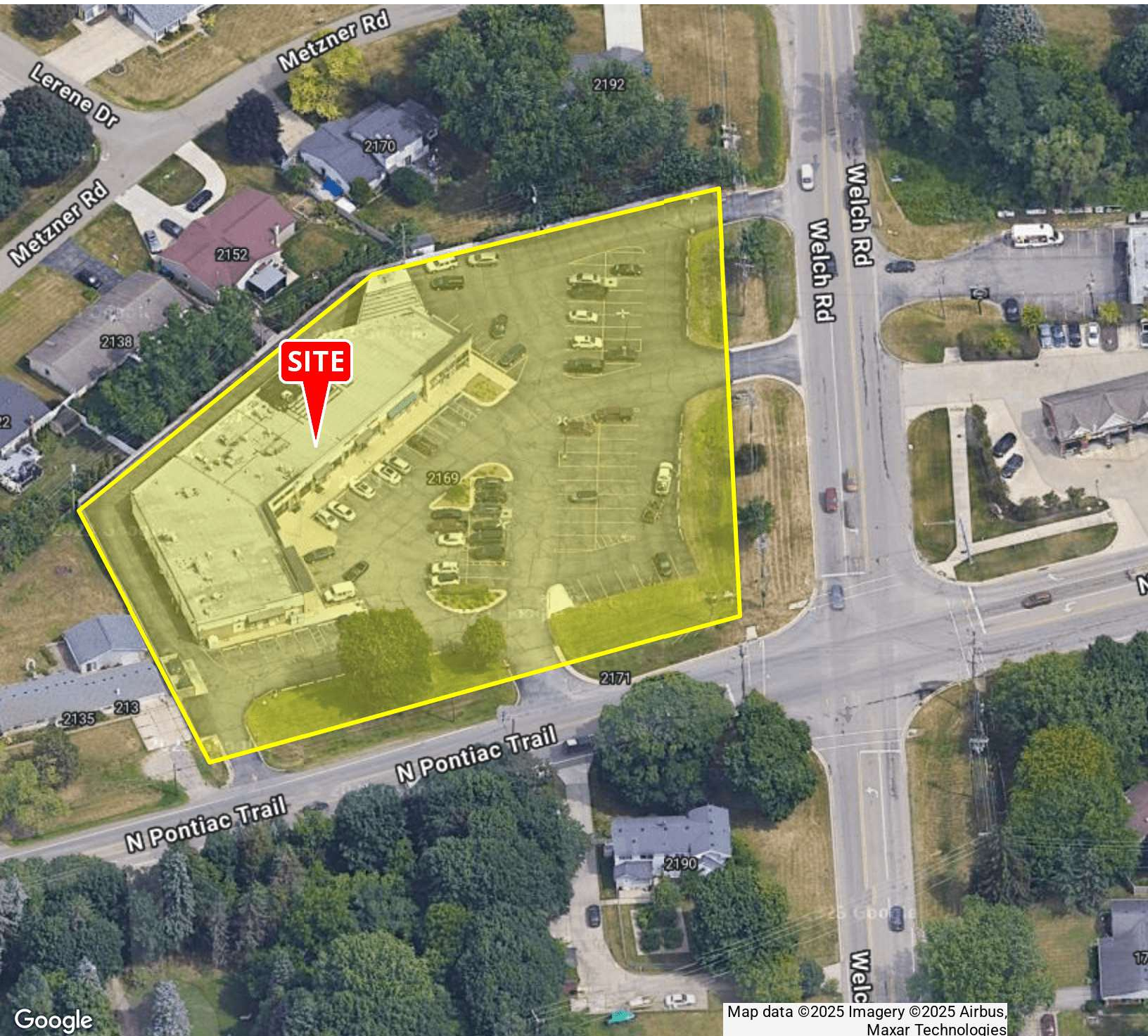




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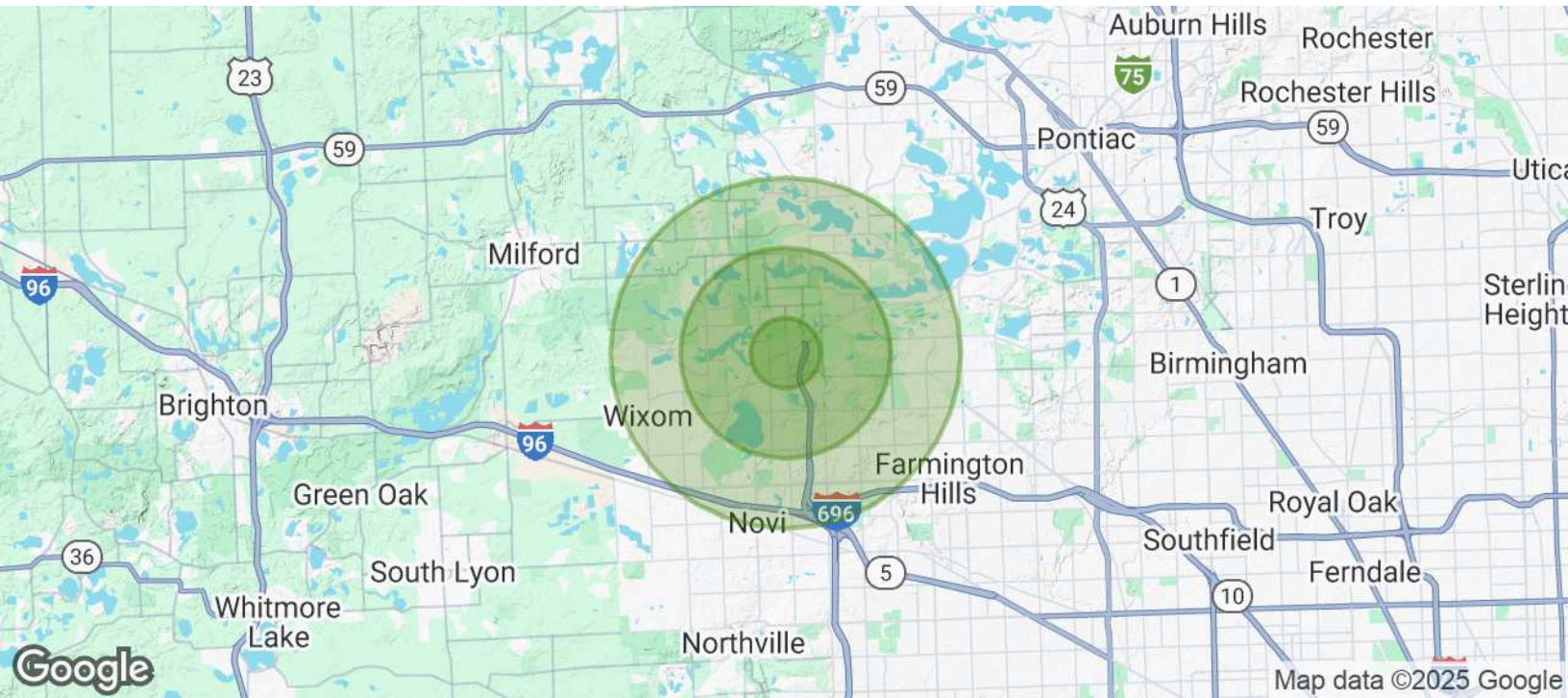




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,848	51,900	142,012
Average Age	42.6	41.9	40.5
Average Age (Male)	40.4	40.2	39.3
Average Age (Female)	43.9	42.7	41.3

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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