

FOR SALE OR LEASE

Offering up to 6,821 SF of space, this medical condominium presents two available suites for sale or lease, with an expected delivery date in Spring 2025. Situated on Pontiac Trail, it stands as one of the last remaining commercial parcels in the area.

Available Space

SUITE B	3,459 SF
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SUITE C	3,362 SF
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Offered by:

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SKYLARK
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Proposed Development of CENTERPOINT MEDICAL CENTER

21555 PONTIAC TRAIL
SOUTH LYON, MI 48178



2

AVAILABLE SUITES

SPRING
2025

DELIVERY DATE

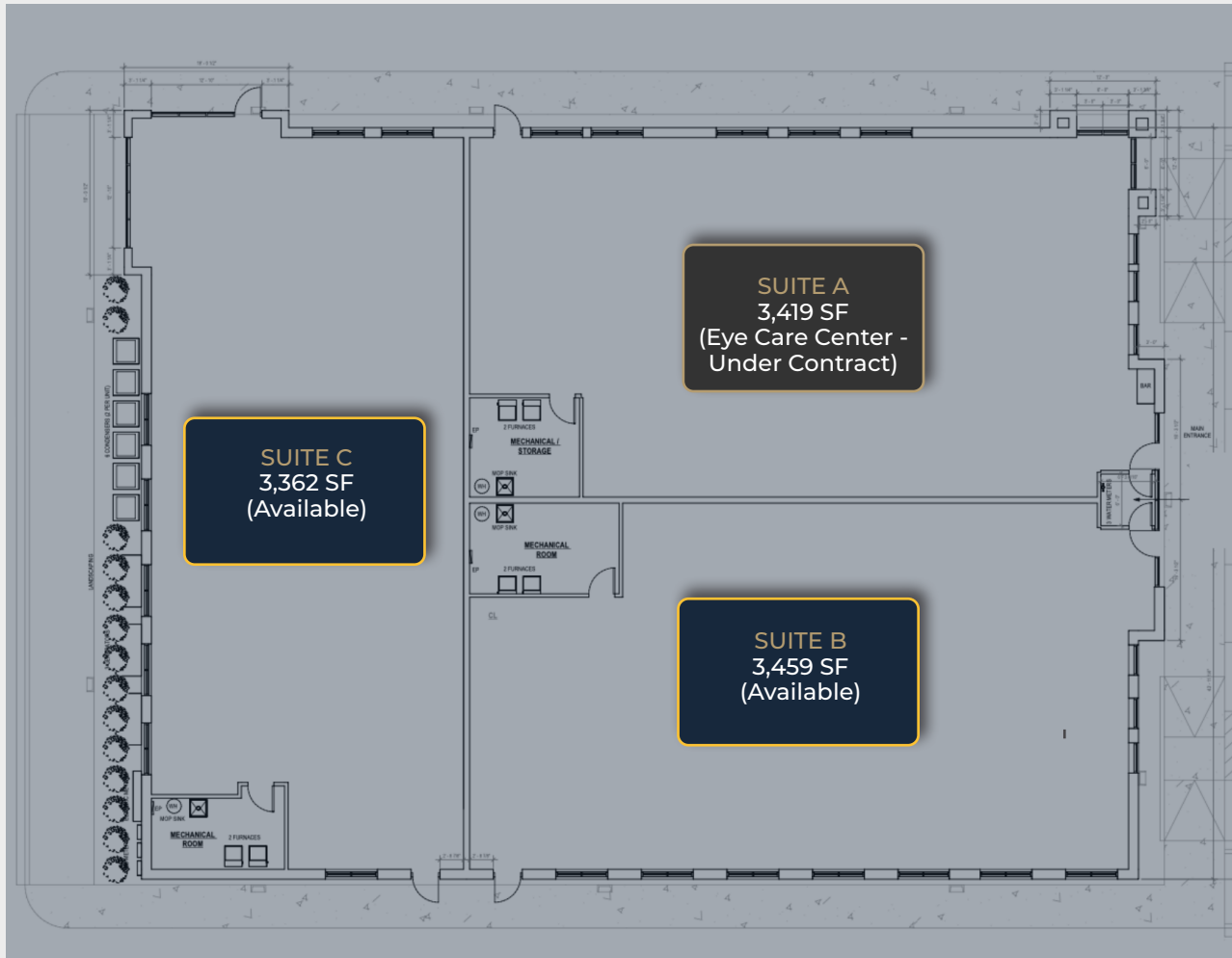
6,821 SF

AVAILABLE SPACE

CONTACT BROKER
FOR PRICE INFO



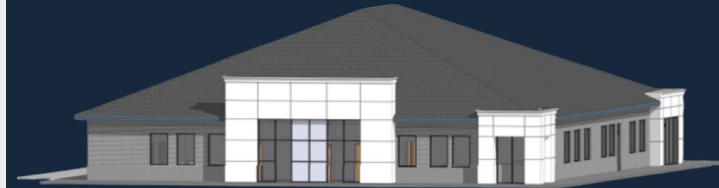
SITE PLAN



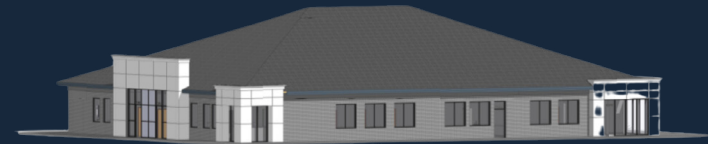
CENTER POINT MEDICAL CENTER

21555 Pontiac Trail
South Lyon, MI 48178

PROPERTY RENDERINGS



Overall Front



Overall Right



PROPERTY HIGHLIGHTS

- Situated on the highly sought-after Pontiac Trail, this property represents one of the last remaining commercial parcels in the area
- Up to 6,821 SF of versatile medical condominium space available
- Two suites available for sale or lease, with proposed use for a dental office and medical office
- Anticipated delivery date Spring of 2025
- Suite A is under contract by a well known eye care center



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Demographics

**5-MILE
RADIUS
POPULATION**

35,648

**COUNTY
POPULATION**

1,257,584

**MEDIAN
HH INCOME**

\$73,200

**MEDIAN
AGE**

43.3

**TRAFFIC
COUNT**

16,220 AADT - Pontiac Trail
8 Mile To 9 Mile (2-WAY)



MICHAEL ZIELDORFF
Associate Vice President

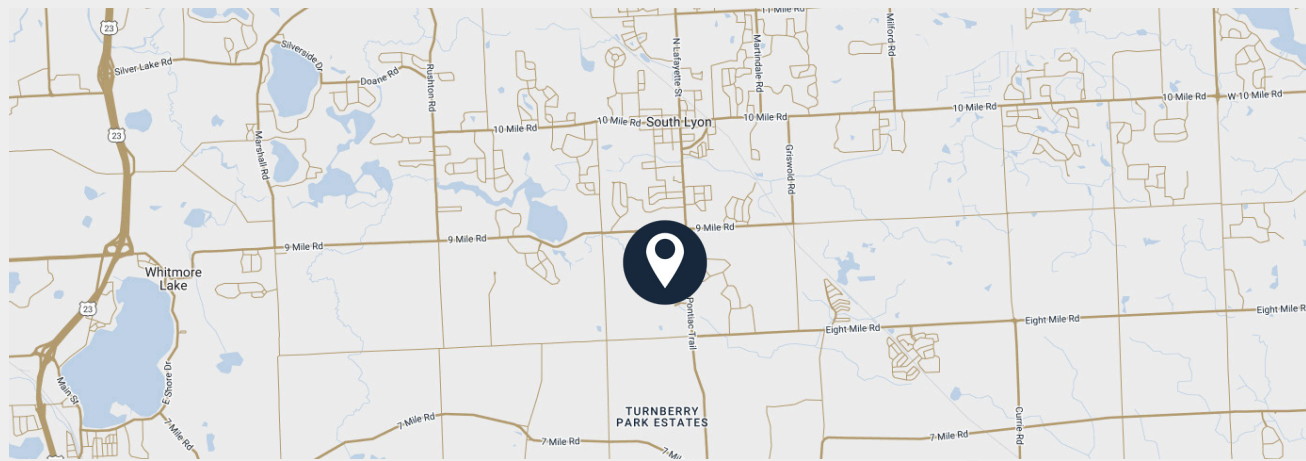
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AREA OVERVIEW

Pontiac Trail: A Pivotal Pathway of South Lyon, MI

South Lyon, MI, is a charming city with a distinctive character, and Pontiac Trail serves as a prominent thoroughfare within this community. This historic city, nestled in Oakland County, has grown while maintaining a small-town atmosphere, offering a mix of residential and commercial spaces.

Renowned as a commercial corridor, Pontiac Trail stands as a hub for economic activity, adorned with an array of commercial establishments, businesses, and essential services. Its significance as one of the main routes in the area positions it as a central artery, fostering accessibility and convenience for residents and businesses alike.

As a major road, Pontiac Trail plays a crucial role in connecting various parts of South Lyon and neighboring communities, serving as an essential route for commuting and transportation.

The landscape along Pontiac Trail is not only marked by its historical charm but also by the potential for development and growth. The road serves as a focal point for new businesses and residential developments, contributing to the continuous evolution of this vibrant community.

SKYLARK COMMERCIAL REALTY

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- Investment Real Estate
- Commercial, Retail and Industrial