

# Walled Lake Plaza

SEC Pontiac Trail & South Commerce Road  
1110-1126 North Pontiac Trail – Walled Lake, MI

**For Lease - Neighborhood Retail Center**



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**Retail Leasing | Tenant Representation | Investment Sales | Acquisitions | Disposition | Market Analysis**

The information contained herein has been given to us by the owner of the property or has been obtained by sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

# WALLED LAKE PLAZA

## Property Summary

### Location:

SEC Pontiac Trail & South Commerce Road  
1110-1126 North Pontiac Trail  
Walled Lake, Michigan

### Total Shopping Center Size:

12,250 square feet

### Total Space Available:

5,600 square feet

### Minimum Available:

1,400 SF

### Maximum Available:

4,200 SF

### Asking Price:

\$10.00 PSF + NNN

### Estimated NNN Charges:

\$3.50 per square foot

### Parking:

Ample

### Demographics (Five Mile Radius):

**Population:** Approximately 128,284 people

**Households:** Approximately 50,686 homes

**Average Household Income:** Approximately \$100,629 annually

**Employment:** Approximately 77,586 people

**Traffic Count:** Approximately 20,558 vehicles travel by the site each day

### Property Highlights:

- Walled Lake Plaza is a great neighborhood retail shopping center located at the SEC of North Pontiac Trail and South Commerce Roads, surrounded by a huge residential community. The neighborhood shopping center has strong visibility and great accessibility to the main roads. In addition, it is within close proximity to M-5, I-275, I-96 and I-696 express ways.
- National retailers including: CVS, The Salvation Army, Save A Lot, & Dollar General are all operating within the immediate market; there are also many neighborhood retailers servicing the trade area.
- This site is a tremendous opportunity for a carry-out restaurant and various neighborhood retailers looking to service the City of Walled Lake.



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## Site Plan

Walled Lake Plaza

Suburban Resale & Exchange
Available: 1,400 SF
Top Nails
Available: 1,400 SF
International Minute Press/Available: 1,400 SF
Available: 1,400 SF
Cynergy PC Solutions


North Pontiac Trail



# WALLED LAKE PLAZA

## Pictures

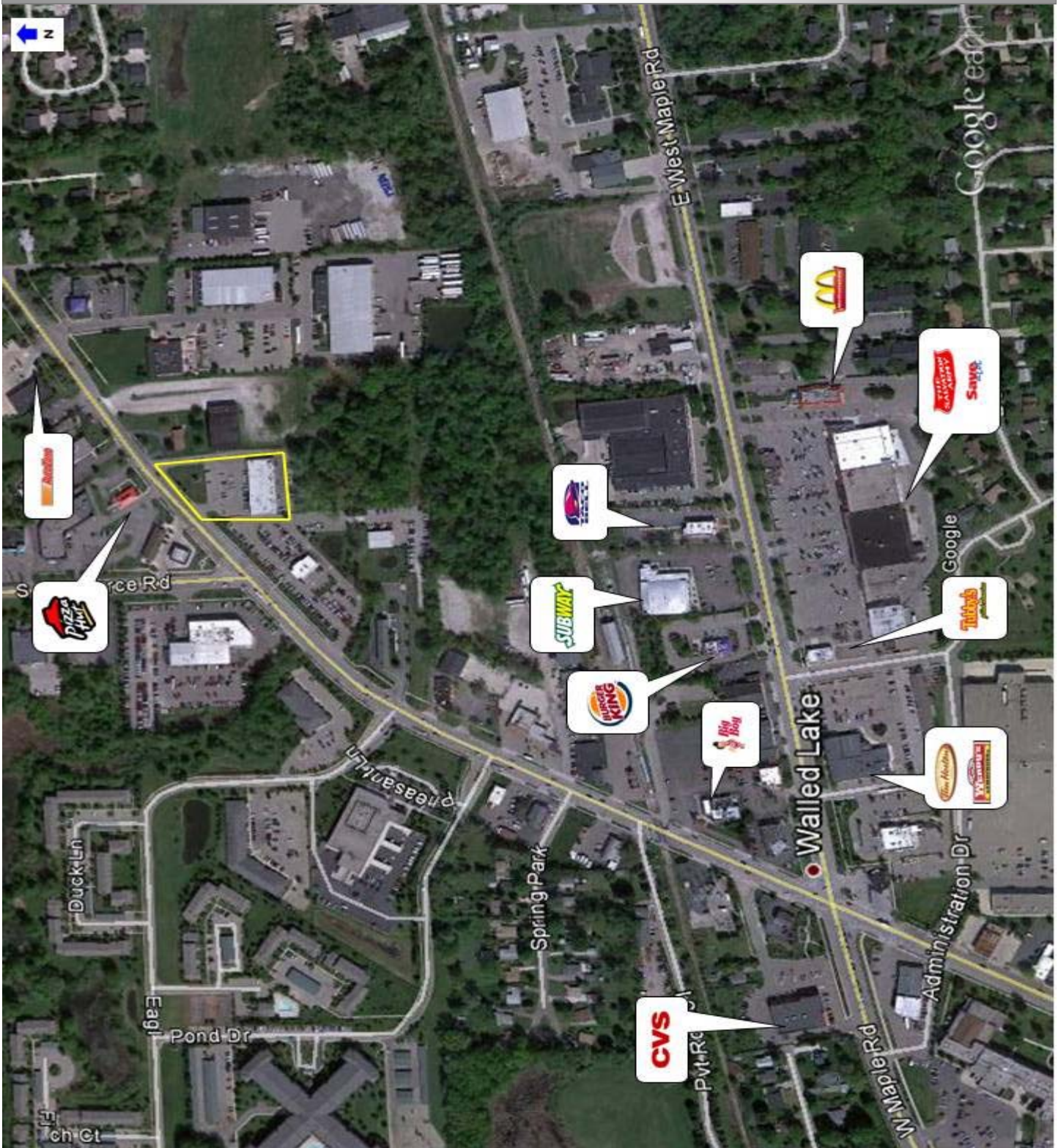


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## Aerial

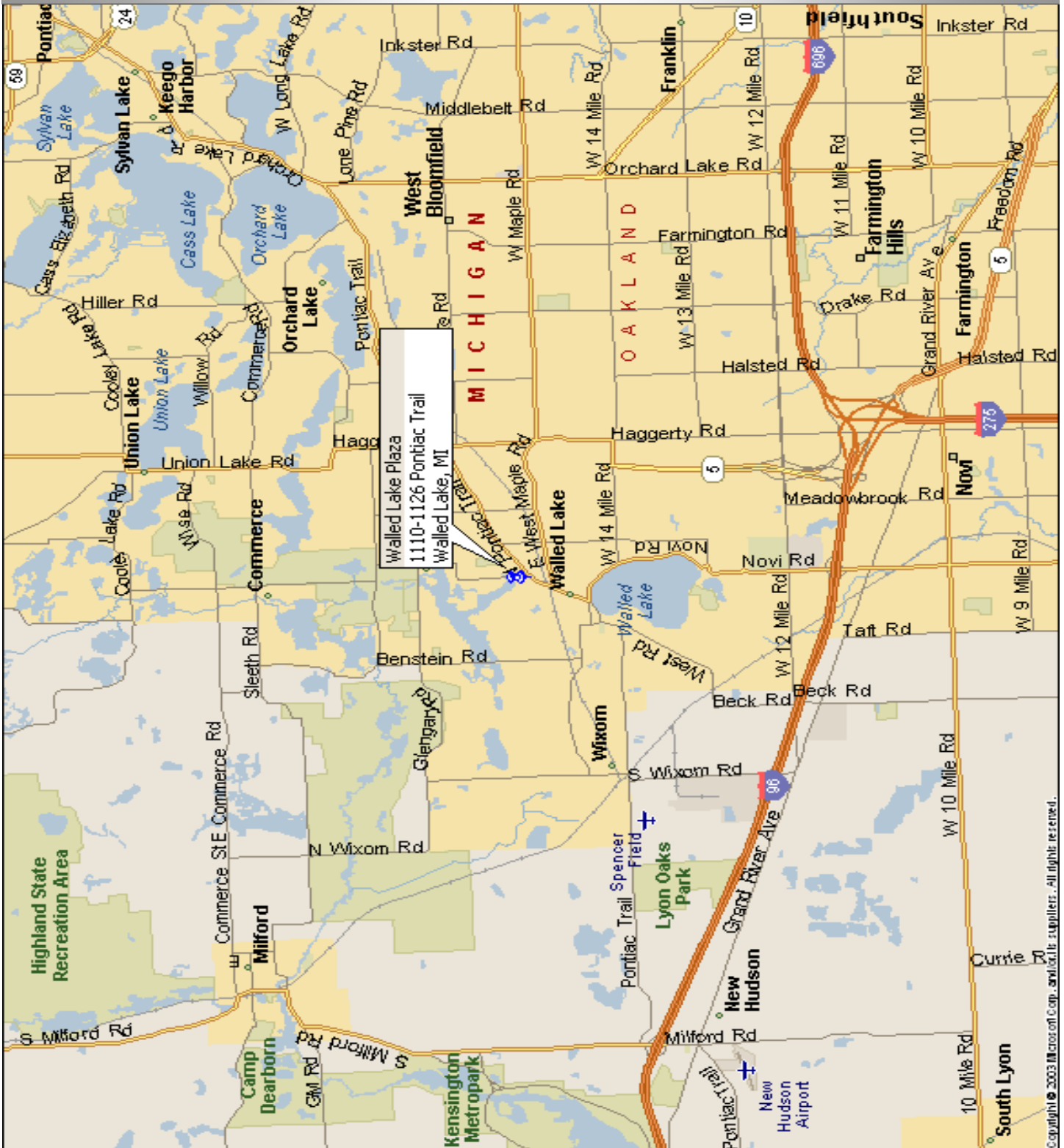


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## Area Map



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# WALLED LAKE PLAZA

## Demographics

**CMP** Real Estate Group

**Walled Lake Plaza**  
**1110-1126 Pontiac Trail Road**  
**Walled Lake, MI**

<b>Population &amp; Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Total Population	8,500	56,731	128,284
2011 Total Households	3,812	24,336	50,686
Population Change 1990-2011	1,764	20,386	40,291
Household Change 1990-2011	1,108	9,208	17,550
% Population Change 1990-2011	26.19%	56.09%	45.79%
% Household Change 1990-2011	40.98%	60.87%	52.96%
Population Change 2000-2011	605	6,664	10,903
Household Change 2000-2011	397	2,681	5,198
% Population Change 2000-2011	7.66%	13.31%	9.29%
% Households Change 2000-2011	11.63%	12.38%	11.43%
<b>Population (Gender/Race/Age)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Male Population	4,128	28,313	63,944
2011 Female Population	4,372	28,418	64,340
% 2011 Male Population	48.56%	49.91%	49.85%
% 2011 Female Population	51.44%	50.09%	50.15%
2011 Total Adult Population	6,664	43,665	95,720
2011 Total Daytime Population	8,405	46,708	145,633
2011 Total Daytime Work Population	4,505	20,065	77,586
2011 Median Age Total Population	38	35	36
2011 Median Age Adult Population	45	42	44
2011 White Population	7,662	46,234	103,979
2011 Black Population	305	4,941	10,532
2011 Asian/Hawaiian/Pacific Islander	271	3,669	10,048
2011 American Indian/Alaska Native	25	138	264
2011 Other Population (Incl 2+ Races)	238	1,749	3,461
2011 Hispanic Population	242	1,940	3,444
2011 Non-Hispanic Population	8,259	54,790	124,840
% 2011 White Population	90.13%	81.50%	81.05%
% 2011 Black Population	3.59%	8.71%	8.21%
% 2011 Asian/Hawaiian/Pacific Islander	3.19%	6.47%	7.83%
% 2011 American Indian/Alaska Native	0.29%	0.24%	0.21%
% 2011 Other Population (Incl 2+ Races)	2.80%	3.08%	2.70%
% 2011 Hispanic Population	2.85%	3.42%	2.68%
% 2011 Non-Hispanic Population	97.15%	96.58%	97.32%
<b>Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Median Household Income	\$58,057	\$57,865	\$74,603
2011 Per Capita Income	\$31,373	\$34,635	\$39,759
2011 Average Household Income	\$69,956	\$80,740	\$100,629
2011 Household Income < \$10,000	152	984	1,572
2011 Household Income \$10,000-\$14,999	94	643	1,409
2011 Household Income \$15,000-\$19,999	174	1,063	1,496
2011 Household Income \$20,000-\$24,999	203	1,369	1,985
2011 Household Income \$25,000-\$29,999	158	1,158	1,885
2011 Household Income \$30,000-\$34,999	149	1,505	2,141
2011 Household Income \$35,000-\$39,999	186	1,089	1,959
2011 Household Income \$40,000-\$44,999	228	1,452	2,123
2011 Household Income \$45,000-\$49,999	158	1,196	2,109
2011 Household Income \$50,000-\$59,999	502	2,174	3,698
2011 Household Income \$60,000-\$74,999	724	2,956	5,101
2011 Household Income \$75,000-\$99,999	390	3,352	6,932
2011 Household Income \$100,000-\$124,999	257	1,672	5,207
2011 Household Income \$125,000-\$149,999	88	1,080	4,007
2011 Household Income \$150,000-\$199,999	239	1,488	4,231
2011 Household Income \$200,000-\$249,999	71	384	1,818
2011 Household Income \$250,000-\$499,999	39	707	2,837
2011 Household Income \$500,000+	1	66	177
2011 Household Income \$200,000+	111	1,156	4,832