

# Property Overview



Retail/Office Space for Lease

Wixom Country Corners  
49342-49438 Pontiac Trail  
Wixom, Michigan, 48393



Focus.

Strategy.

Results.

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# Wixom Country Corners, Wixom, Michigan

## Property Summary



**Property:** 49342-49438 Pontiac Trail, Wixom, MI, 48393

**Offering:** 1,500 SF End Cap

**Asking Rate:** Contact Agent

**NNN:** \$4.50 per Square Feet

**Population:** 36,731 (three miles)

**Med HH Inc.:** \$65,132 (three miles)

**Traffic Count:** Approximately 12,000 Vehicles per Day

Prime retail/office space is available for lease. Located on Pontiac Trail, Wixom's main thoroughfare, the center has excellent visibility and benefits from the dense surrounding residential population. There are a total of two curb cuts: both on Pontiac Trail. With I-96 less than 2 miles to the south, the location provides great accessibility. Join the Wixom Country Corners with Jet's Pizza, Drafting Table, China Garden, Backyard Coney, Al Maida, and Shades Salon.

**Listing Agents:**

**Michael Murphy**  
Extension 112

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The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.

### **Gerdom Realty & Investment**

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# Wixom Country Corners, Wixom, Michigan

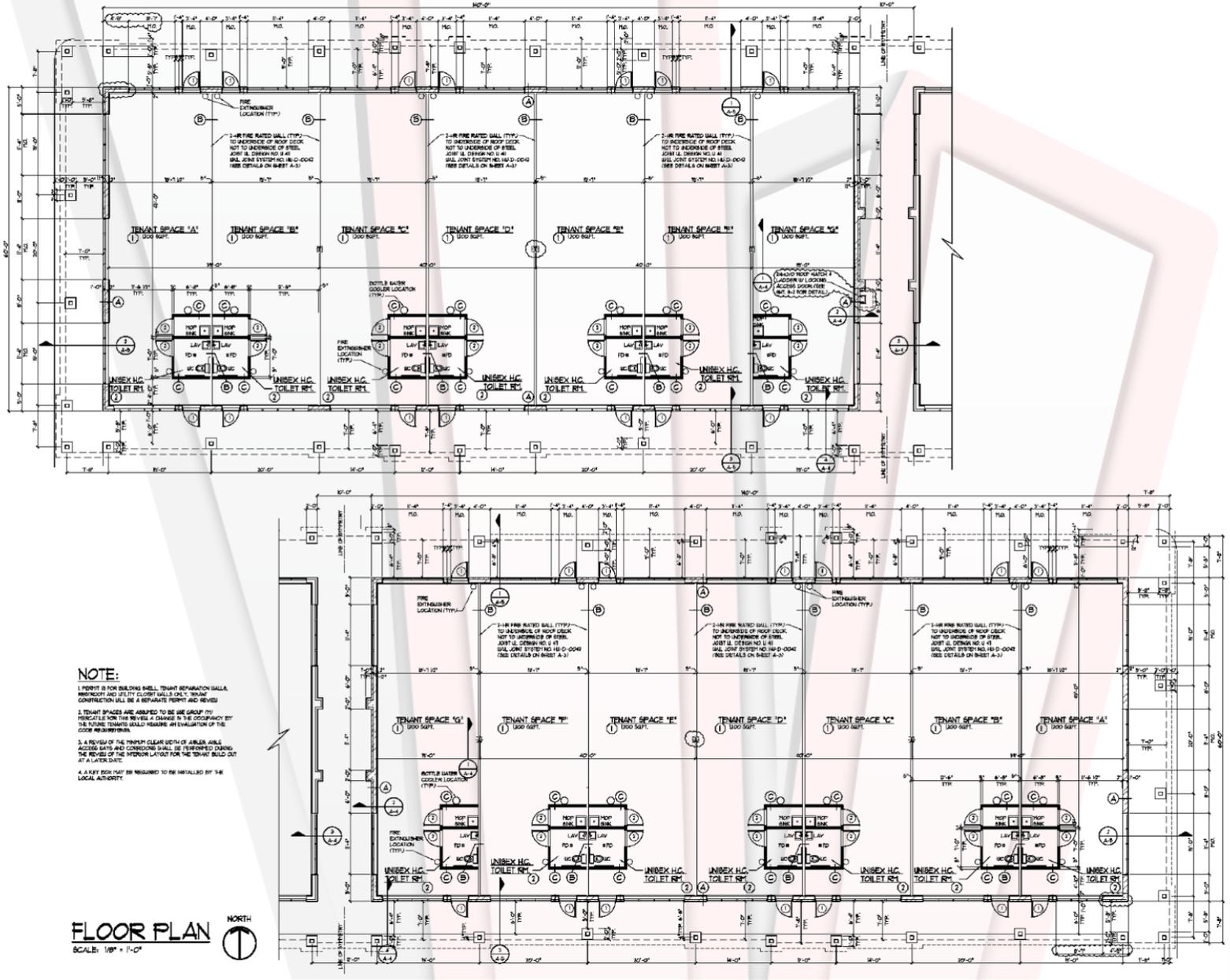
## Trade Area Aerial





# Wixom Country Corners, Wixom, Michigan

## Floor Plan



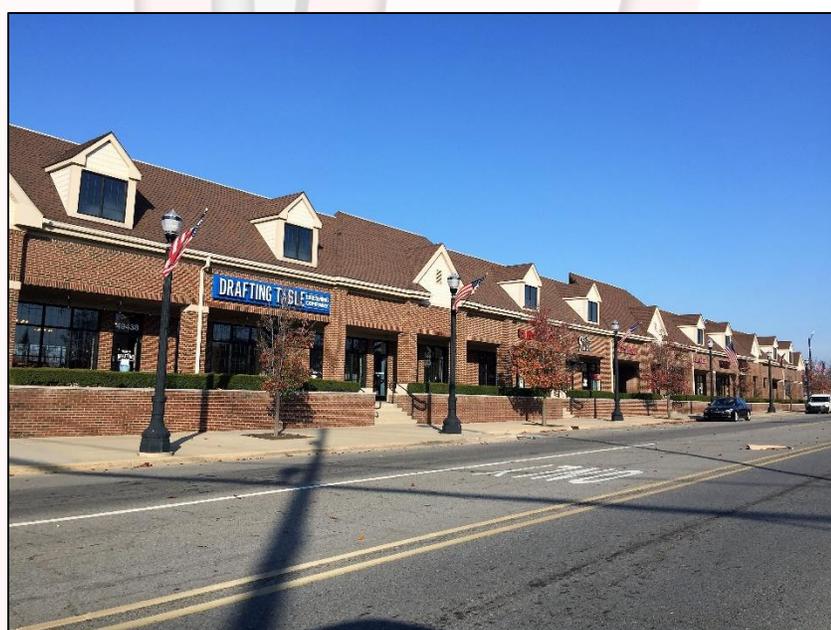
**NOTE:**

1. PRIOR TO BUILDING SHALL TENANT REFORMATION WALLS, REFINISH AND UTILITY CLOSET WALLS ONLY. TENANT CONSTRUCTION SHALL BE A SEPARATE PERMIT AND REVIEW.
2. TENANT SPACES ARE ASSIGNED TO ONE GROUP (7) PERMITTED FROM THE REVIEW. A CHANGE IN THE OCCUPANCY BY THE TENANT SHALL REMAIN AN EVALUATION OF THE CODE REQUIREMENTS.
3. A REVIEW OF THE TENANT CLEAR WIDTH OF DOORS, HALLS, ACCESS BATHS AND CORRIDORS SHALL BE PERFORMED DURING THE REVIEW OF THE INTERIOR LAYOUT FOR THE TENANT BUILD-OUT AT A LATER DATE.
4. A KEY BOX MAY BE REQUIRED TO BE INSTALLED BY THE LOCAL AUTHORITY.

**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH

# Wixom Country Corners, Wixom, Michigan

## Exterior Photographs

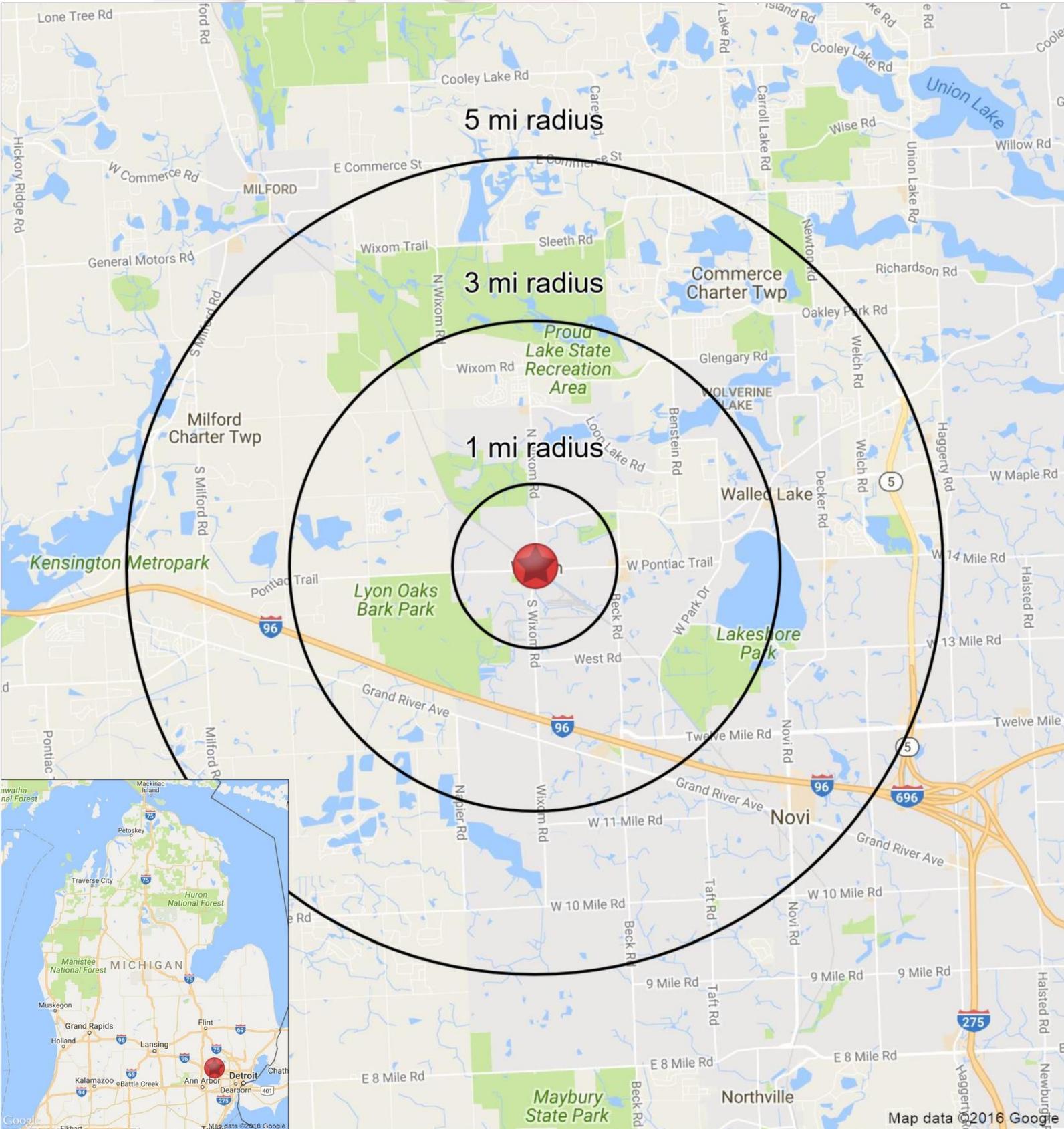


# Wixom Country Corners, Wixom, Michigan

## Interior Photographs



# Wixom Country Corners, Wixom, Michigan



# Wixom Country Corners, Wixom, Michigan

## Demographic Report

### SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5247/-83.5369

RS1

49342 Pontiac Trail

Wixom, MI 48393

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	7,863	37,691	95,154
	2023 Projected Population	8,061	38,301	96,432
	2010 Census Population	7,211	33,793	84,566
	2000 Census Population	7,448	30,781	73,134
	Projected Annual Growth 2018 to 2023	0.5%	0.3%	0.3%
	Historical Annual Growth 2000 to 2018	0.3%	1.2%	1.7%
	2018 Median Age	32.3	35.3	39.1
<b>HOUSEHOLDS</b>	2018 Estimated Households	3,930	16,614	39,558
	2023 Projected Households	4,079	17,077	40,530
	2010 Census Households	3,429	14,383	34,029
	2000 Census Households	3,748	13,388	28,910
	Projected Annual Growth 2018 to 2023	0.8%	0.6%	0.5%
	Historical Annual Growth 2000 to 2018	0.3%	1.3%	2.0%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	67.4%	78.8%	79.9%
	2018 Estimated Black or African American	18.9%	9.5%	6.8%
	2018 Estimated Asian or Pacific Islander	7.4%	7.3%	9.9%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
	2018 Estimated Other Races	5.9%	4.1%	3.2%
	2018 Estimated Hispanic	8.4%	5.6%	4.1%
<b>INCOME</b>	2018 Estimated Average Household Income	\$69,637	\$89,673	\$109,837
	2018 Estimated Median Household Income	\$55,139	\$71,289	\$91,145
	2018 Estimated Per Capita Income	\$34,801	\$39,532	\$45,681
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.1%	1.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.8%	4.1%
	2018 Estimated High School Graduate	22.5%	21.8%	18.5%
	2018 Estimated Some College	23.2%	23.4%	20.2%
	2018 Estimated Associates Degree Only	10.9%	9.4%	8.3%
	2018 Estimated Bachelors Degree Only	24.4%	24.6%	27.4%
	2018 Estimated Graduate Degree	12.8%	14.9%	20.1%
<b>BUSINESS</b>	2018 Estimated Total Businesses	398	2,085	4,576
	2018 Estimated Total Employees	7,185	30,215	64,813
	2018 Estimated Employee Population per Business	18.0	14.5	14.2
	2018 Estimated Residential Population per Business	19.8	18.1	20.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.