



# 1 N Saginaw Street Pontiac, MI 48342



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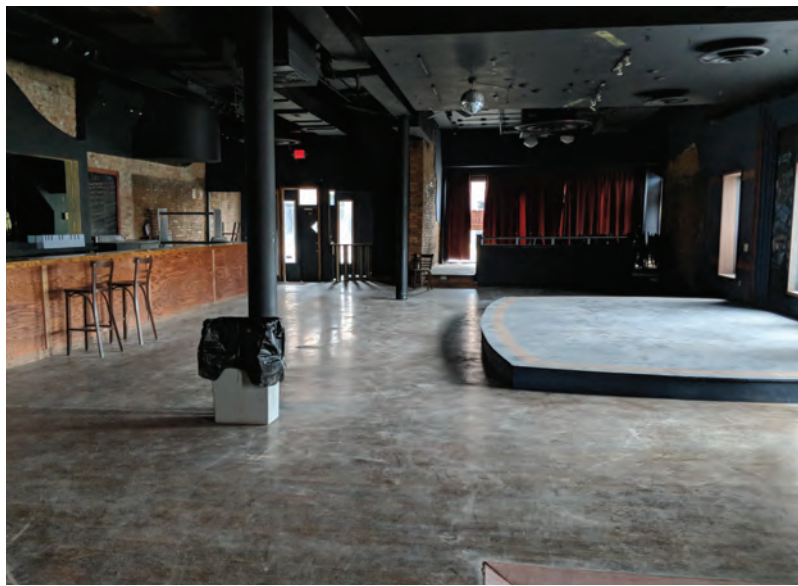
PONTIAC, MI 48342

## HISTORIC DISTRICT OPPORTUNITY ZONE

- \$350,000 renovation in 2017
- Historic District/opportunity zone/ potential tax benefits
- 12,200 square feet total within 3 stories
- 3,455 square feet available
- Elevator access to all floors
- Individual private loft offices available
- Two bar/restaurant storefront spaces available
- Adjacent to 2 new breweries and across from Flagstar Strand Theatre for the Performing Arts
- At the Corner of "Main & Main" in Downtown Pontiac
- Lease Rate: \$14-\$16 / SF
- Sale Price: \$1,400,000

- **Population**  
1 Mile: 10,920  
3 Mile: 73,290  
5 Mile: 176,168
- **Business**  
#of Businesses: 720  
# of Employees: 9,113
- **Total Specified Consumer Spending**  
1 Mile: \$58,135  
3 Mile: \$564,348  
5 Mile: \$1,727,672
- **Household**  
1 Mile: 783  
3 Mile: 8,909  
5 Mile: 27,876
- **Average Household Income**  
1 Mile: \$33,345  
3 Mile: \$56,942  
5 Mile: \$81,010
- **Traffic Count**  
Pike St & Wayne St: 9,213  
Huron St & Saginaw St: 42,408

**Philip A. Wojtowicz**  
Senior Vice President/  
Associate Broker  
Office: 248-710-8000  
Cell: 248-408-2754  
paw@team-core.com



Philip A. Wojtowicz  
 Senior Vice President/  
 Associate Broker  
 Office: 248-710-8000  
 Cell: 248-408-2754  
 paw@team-core.com