

# FOR SALE // MIXED-USE DEVELOPMENT OPPORTUNITY



## 2662 & 2702 N. PONTIAC TRAIL | COMMERCE TWP., MI

For more information, contact:

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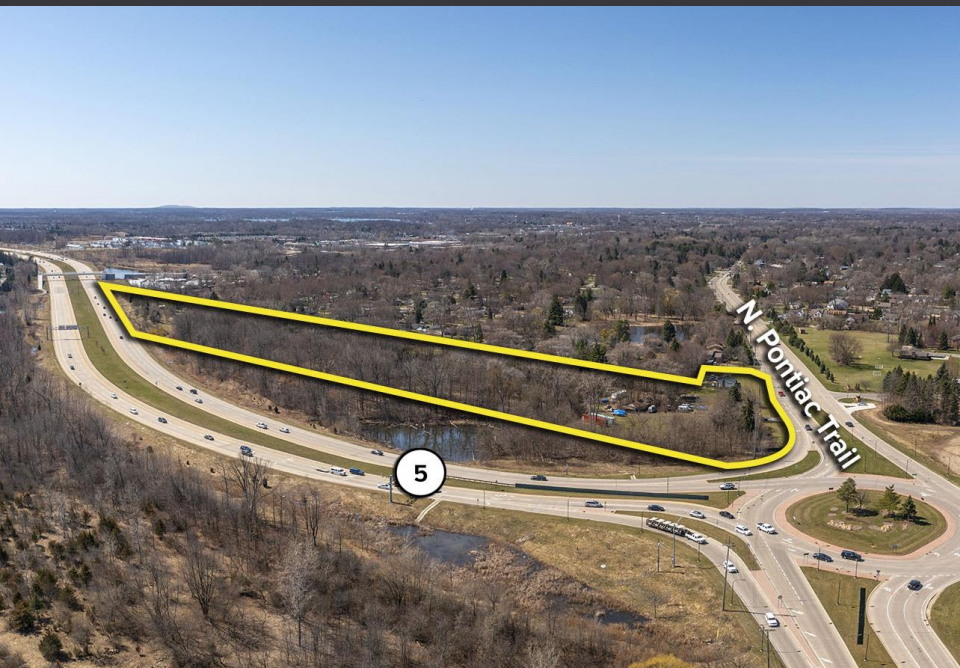
# PROPERTY OVERVIEW

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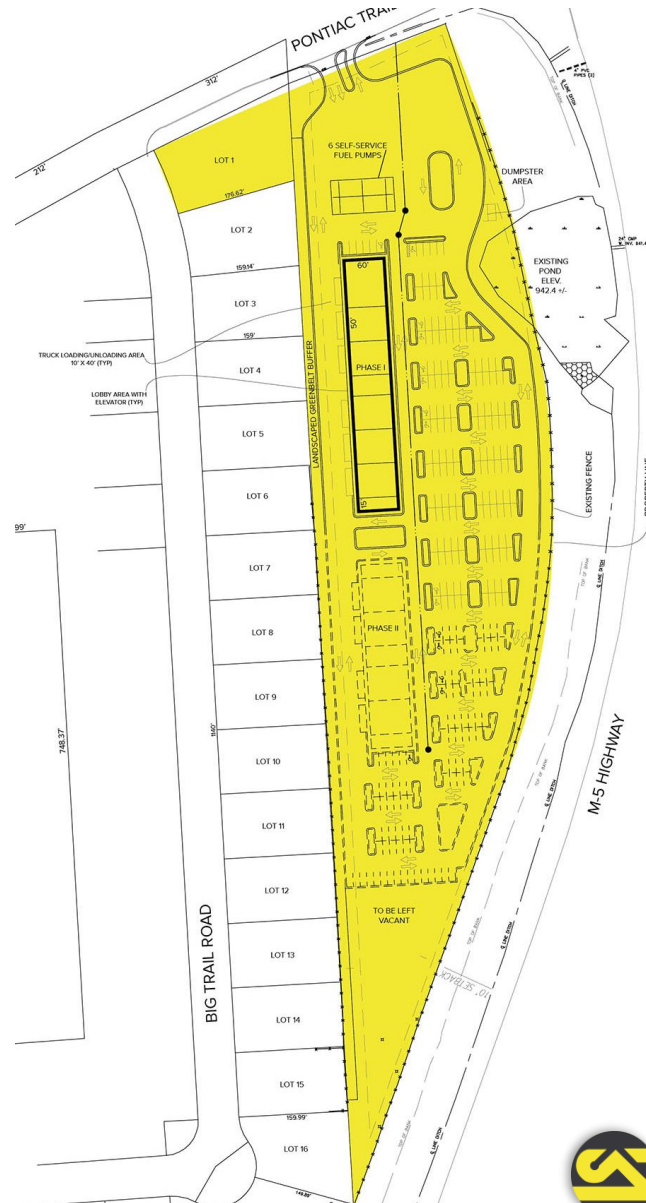
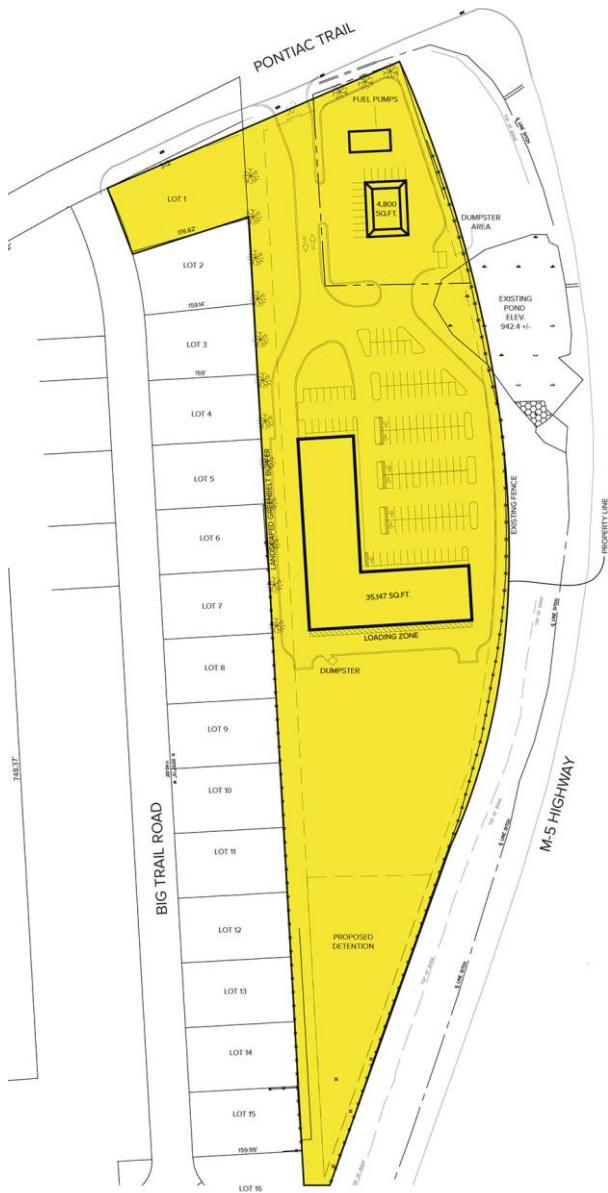
- Approximately 10.50 acres available
- Zoned CI
- Located on southwest corner of Pontiac Trail & M-5
- Many possible mixed-use development opportunities including hotel, retail, service station, medical, multi-family, storage, and commercial
- Excellent visibility, high daytime population, high traffic counts, and dense residential population
- Sale Price: Contact Broker

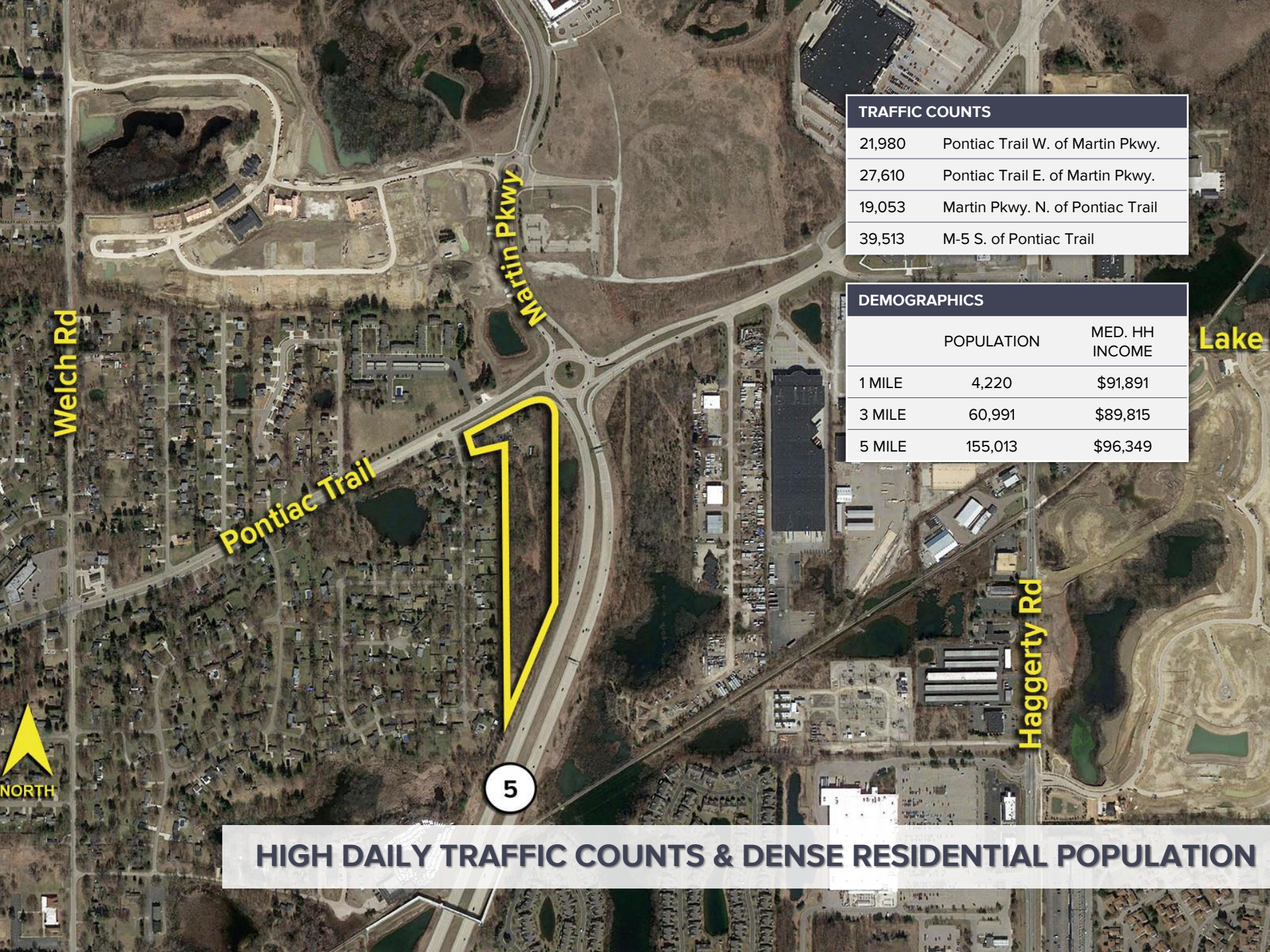


**EXCELLENT VISIBILITY WITH MAIN ROAD EXPOSURE**



# PROPOSED SITE PLANS





**TRAFFIC COUNTS**

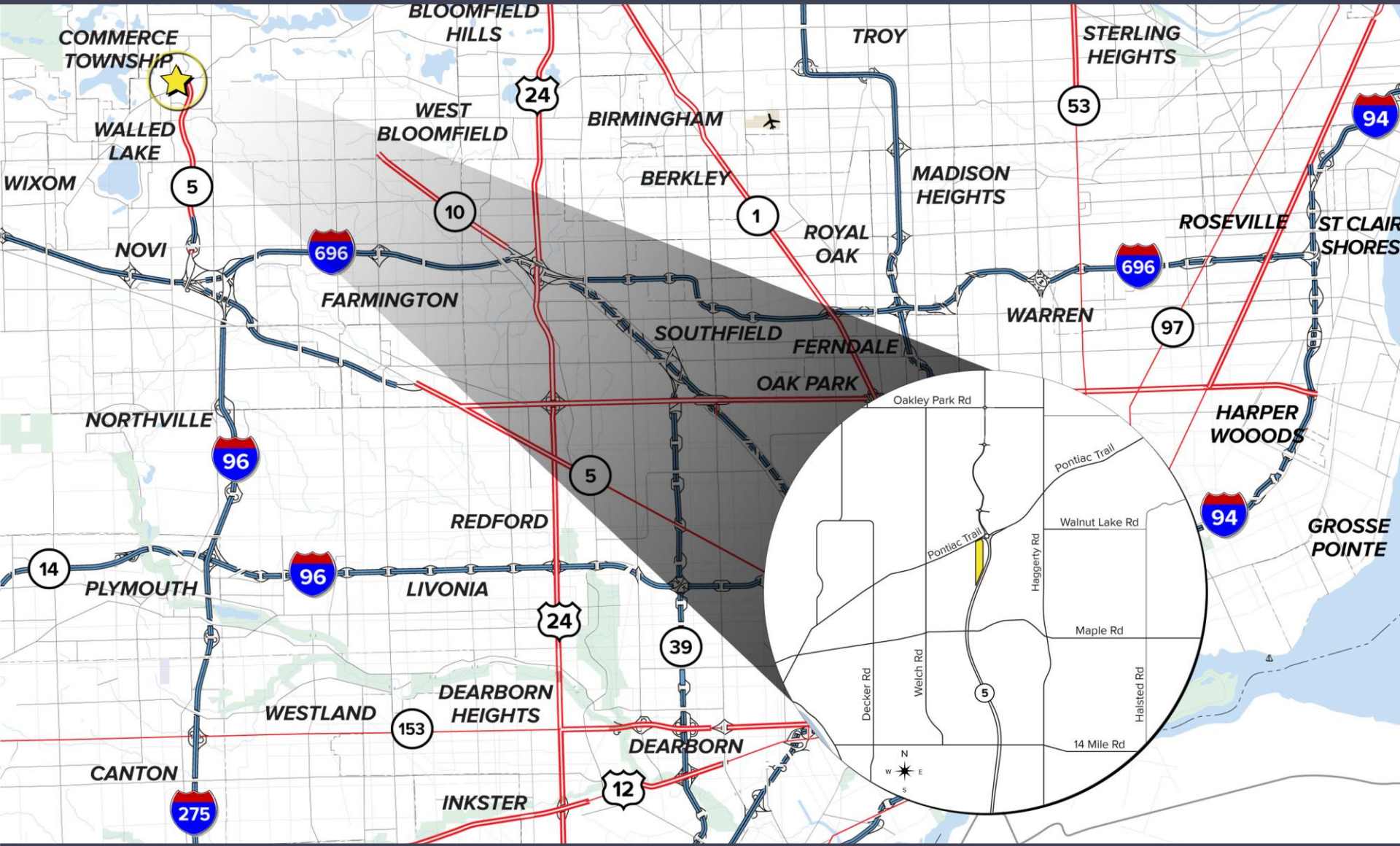
21,980	Pontiac Trail W. of Martin Pkwy.
27,610	Pontiac Trail E. of Martin Pkwy.
19,053	Martin Pkwy. N. of Pontiac Trail
39,513	M-5 S. of Pontiac Trail

**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	4,220	\$91,891
3 MILE	60,991	\$89,815
5 MILE	155,013	\$96,349

**HIGH DAILY TRAFFIC COUNTS & DENSE RESIDENTIAL POPULATION**

# CENTRAL LOCATION



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