



**50-52 N SAGINAW ST.**  
**PONTIAC, MI 48342**

## OFFICE/RETAIL SPACE **FOR SALE & LEASE**

- Two story retail; separate entrances to both levels.
- Former restaurant, but can be any retail or office user.
- Large loft potential on 2nd floor.
- 1st Floor approximately 5600 SF (40'x 140') + basement (possible to split); 2nd floor 4,000 SF.
- 2nd Floor can be retail, office or possibly a large loft apartment with "walk out porch" potential.
- 12' ceiling heights per floor.

- **Population**  
1 Mile: 8,056  
3 Mile: 57,532  
5 Mile: 135,164
- **Business**  
#of Businesses: 424  
# of Employees: 3,191
- **Household**  
1 Mile: 3,239  
3 Mile: 23,358  
5 Mile: 53,675
- **Average Household Income**  
1 Mile: \$78,568  
3 Mile: \$80,998  
5 Mile: \$79,731
- **Traffic Count**  
Walton Blvd.: 18,767

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