



1 N SAGINAW STREET

PONTIAC, MI 48342

HISTORIC DISTRICT OPPORTUNITY ZONE

- 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
- 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
- Potential liquor license available

- **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

Kevin Tamer

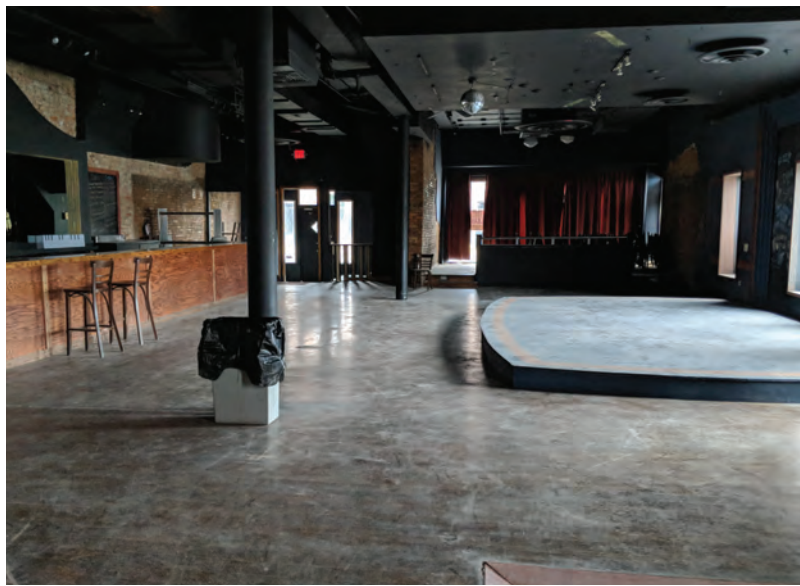
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