CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

PRICE REDUCTION | FOR SALE

E WALTON BLVD & LAUREL AVE | PONTIAC, MICHIGAN

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PROPERTY INFORMATION

Property Address	E Walton Bvd & Laurel Lane
City/Township	Pontiac
Land Size	2.10 AC
Zoning	C-4
Sales Price	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
155,772 PEOPLE

MEDIAN AGE
38 YEARS OLD

HOUSEHOLDS
62,820

CONSUMER SPENDING
$1.8 BILLON ANNUALLY

AVG HOUSEHOLD INCOME
$58,981/ANNUALLY

DAYTIME POPULATION
105,230 PEOPLE

AREA TENANTS & EMPLOYERS

PROPERTY HIGHLIGHTS

- 2.1 Acres available for sale on Walton Blvd.
- Zoned C4 (Suburban business district) which allows for a multitude of uses including a shopping center, fast food with a drive-thru, car wash, auto body shop, among others.
- All utilities available at the site.
- Walton Blvd sees 20,119 Vehicles Per Day.
- Join other retailers in the area such as General Motors, AutoZone, Save A Lot, Dollar Tree, Burger King, Little Caesars, Savy Sliders, Wendy's, O'Reilly's, McDonald's and many more!
- Contact brokers for pricing.
- Brand new Taco Bell and Dollar General built in 2024 and fully operating.

E WALTON BLVD & LAUREL AVE

AERIAL

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E WALTON BLVD & LAUREL LANE

SURVEY

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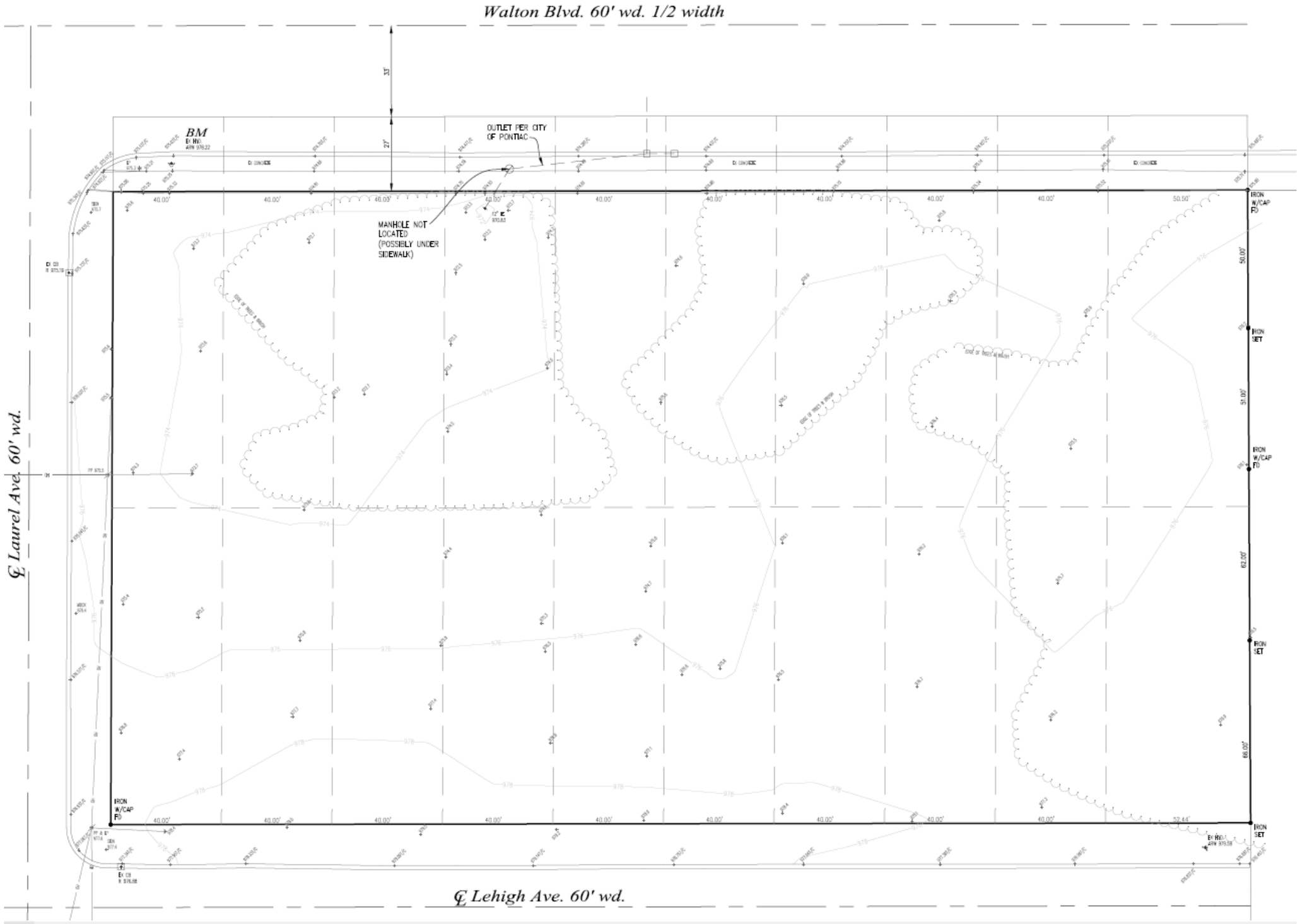

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	7,599	53,244	151,593
2024 Population	7,646	54,406	155,772
2029 Population Projection	7,604	54,265	155,530
Annual Growth 2020-2024	0.2%	0.5%	0.7%
Annual Growth 2024-2029	-0.1%	-0.1%	0%
Median Age	35.5	35.4	38
Bachelor's Degree or Higher	13%	17%	31%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,828	21,374	61,204
2024 Households	2,855	21,735	62,820
2029 Household Projection	2,841	21,653	62,697
Owner Occupied Households	1,664	9,548	35,850
Renter Occupied Households	1,177	12,105	26,847
Avg Household Income	**$58,738**	**$59,596**	**$85,060**
Median Household Income	**$49,753**	**$44,466**	**$58,981**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,039	19,424	83,378
Black	1,802	19,171	36,468
American Indian/Alaskan Native	39	203	415
Asian	265	2,096	9,391
Hawaiian & Pacific Islander	4	30	82
Two or More Races	2,497	13,482	26,038
Hispanic Origin	2,517	12,520	21,013

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	666	5,273	13,890
$50,000 - 75,000	620	3,761	9,810
$75,000 - 100,000	386	2,265	7,247
$100,000 - 125,000	190	2,056	6,054
$125,000 - 150,000	85	667	3,446
$150,000 - 200,000	131	659	4,178
$200,000+	13	489	4,947

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	**3,066**	**263**	**12**	**39,753**	**2,772**	**14**	**85,311**	**7,230**	**12**
Trade Transportation & Utilities	1,535	71	22	9,626	608	16	18,945	1,195	16
Information	26	5	5	441	58	8	1,324	132	10
Financial Activities	126	31	4	1,974	342	6	9,737	759	13
Professional & Business Services	368	27	14	4,293	351	12	10,812	952	11
Education & Health Services	591	75	8	5,514	732	8	17,727	2,595	7
Leisure & Hospitality	259	21	12	5,217	253	21	9,913	570	17
Other Services	131	31	4	2,213	314	7	4,866	877	6
Public Administration	30	2	15	10,472	114	92	11,987	150	80
Goods-Producing Industries	**1,575**	**27**	**58**	**11,062**	**348**	**32**	**19,919**	**736**	**27**
Natural Resources & Mining	1	1	1	15	5	3	31	11	3
Construction	292	16	18	2,155	163	13	3,656	383	10
Manufacturing	1,282	10	128	8,892	180	49	16,232	342	47
Total	**4,641**	**290**	**16**	**50,815**	**3,120**	**16**	**105,230**	**7,966**	**13**

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RETAIL LEASING
Landlord Representation & New Project Leasing

TENANT REPRESENTATION
Site Selection & Negotiations

INVESTMENT SALES
STNL & Multi-Tenant, Multi-Family, Carwashes, etc.

ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio Transactions

MARKET ANALYSIS
Market Research & Site Evaluations

NATIONAL RELATIONSHIPS
Retailers & Investors across the U.S.

TEAMWORK
Innovative Solutions

SHARED DATABASE
Retailers & Investors across the U.S.