

A 30,940 SF RETAIL CENTER WITH 1,600 SF AVAILABLE



Gateway Commons

25900 Pontiac Trail, South Lyon, Michigan

R E T A I L S P A C E F O R L E A S E

Exclusively listed by

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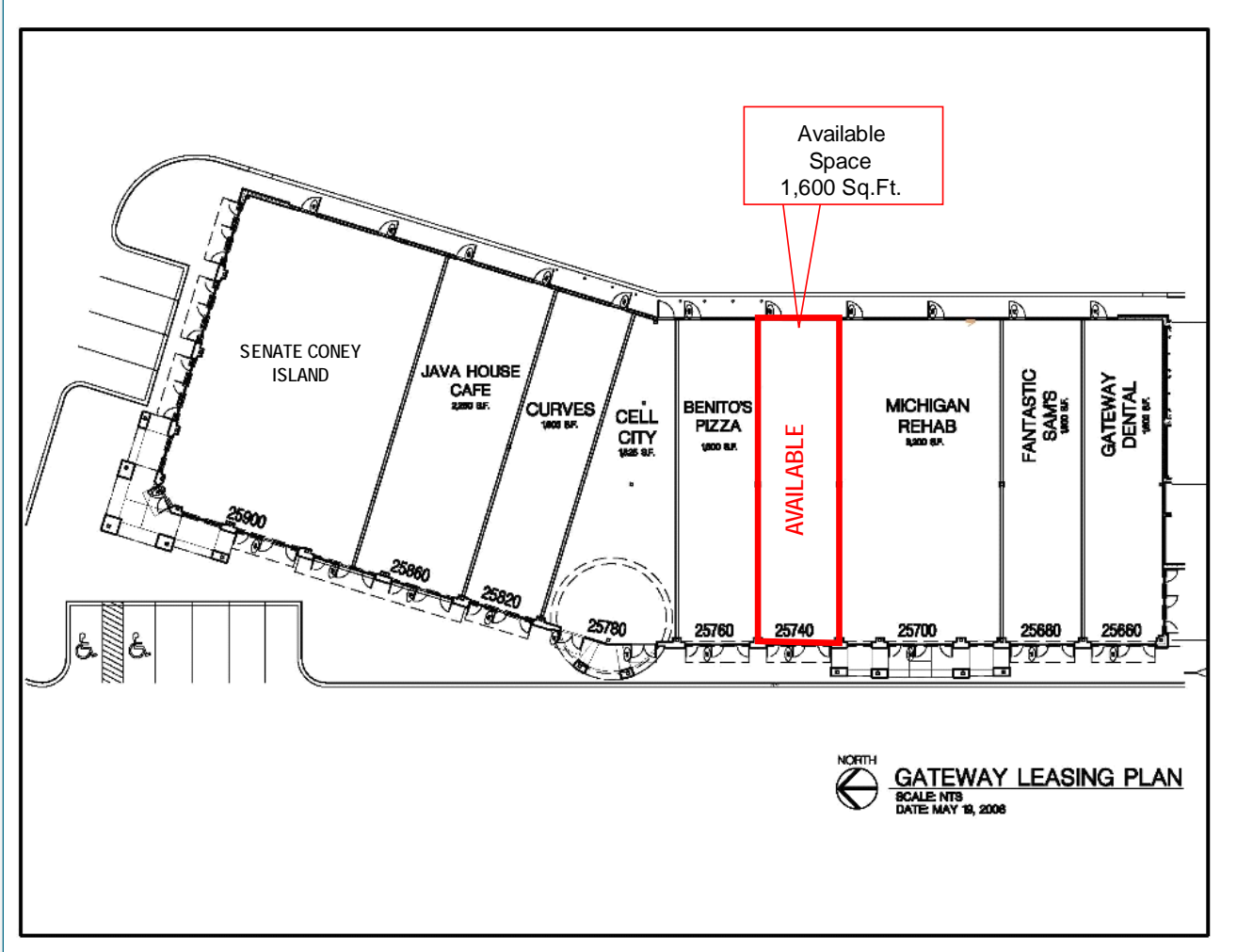
EXTERIOR PROPERTY PICTURES

- Rite Aid and Comerica Bank anchored Retail Center
- Frontage on Pontiac Trail
- Excellent signage
- Built in Fall of 2005



PROPERTY INFORMATION	
PROPERTY ADDRESS	Gateway Commons 25900 Pontiac Trail South Lyon, Michigan
LOCATION MARKET	Located on the northeast corner of Pontiac Trail and Eleven Mile Road
PROPERTY DESCRIPTION	Gateway Commons is a 55,000 square foot Mixed Use Development, consisting of a 30,940 square foot Retail Center and a 20,000 square foot Office Building and a 3,500 square foot bank.
ZONING	Commercial
UTILITIES	All Available at site
SPACE AVAILABLE	1,600 Square Feet
SURROUNDING BUSINESSES	Rite Aid, Senate Coney Island, Java House Café, Curves, Cell City, Benito's Pizza, Michigan Rehabilitation, Fantastic Sam's, Gateway Dental, Comerica Bank and Beaumont.
YEAR BUILT	Fall of 2005
OCCUPANCY	Immediate
LEASE RATE	\$20.00 per square foot, triple net.

LEASING PLAN



SITE PLAN

Gateway Commons Site Plan

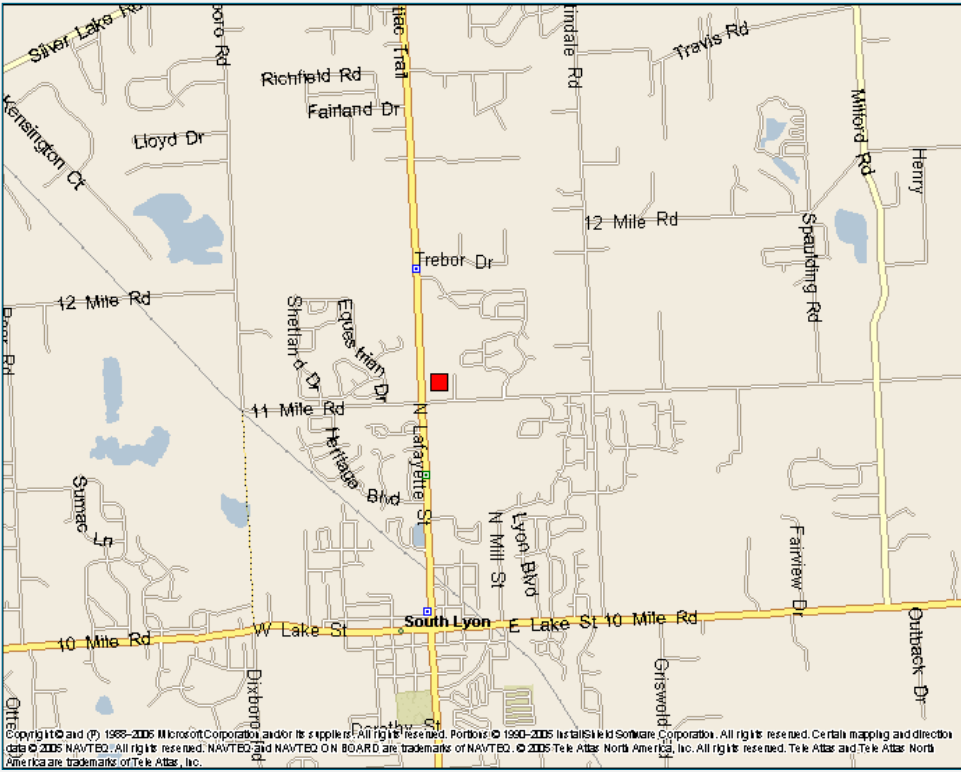


AERIAL



AREA MAPS

- Northeast corner of Pontiac Trail & 11 Mile Road



- Minutes from I-96
- Just north of South Lyon





Executive Summary

Prepared By: STDBonline.com

Site Type: Radius	25900 Pontiac Trl South Lyon, MI 48178 Radius: 3.0 mile	25900 Pontiac Trl South Lyon, MI 48178 Radius: 5.0 mile	25900 Pontiac Trl South Lyon, MI 48178 Radius: 7.0 mile
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2008 Population

Total Population	24,384	40,712	76,019
Male Population	49.2%	49.7%	50.2%
Female Population	50.8%	50.3%	49.8%
Median Age	37.3	36.8	36.2

2008 Income

Median HH Income	\$81,172	\$83,175	\$84,640
Per Capita Income	\$38,290	\$38,899	\$41,169
Average HH Income	\$98,649	\$102,782	\$111,006

2008 Households

Total Households	9,411	15,316	28,346
Average Household Size	2.58	2.65	2.66
1990-2000 Annual Rate	4.48%	3.87%	3.33%

2008 Housing

Owner Occupied Housing Units	79.2%	82.0%	81.3%
Renter Occupied Housing Units	15.5%	12.0%	13.1%
Vacant Housing Units	5.4%	6.0%	5.6%

Population

1990 Population	14,350	24,311	48,637
2000 Population	21,333	34,244	65,831
2008 Population	24,384	40,712	76,019
2013 Population	25,770	43,650	81,662
1990-2000 Annual Rate	4.04%	3.49%	3.07%
2000-2008 Annual Rate	1.63%	2.12%	1.76%
2008-2013 Annual Rate	1.11%	1.4%	1.44%

In the identified market area, the current year population is 76,019. In 2000, the Census count in the market area was 65,831. The rate of change since 2000 was 1.76 percent annually. The five-year projection for the population in the market area is 81,662, representing a change of 1.44 percent annually from 2008 to 2013. Currently, the population is 50.2 percent male and 49.8 percent female.

Households

1990 Households	5,212	8,668	17,401
2000 Households	8,077	12,669	24,150
2008 Households	9,411	15,316	28,346
2013 Households	10,003	16,512	30,639
1990-2000 Annual Rate	4.48%	3.87%	3.33%
2000-2008 Annual Rate	1.87%	2.33%	1.96%
2008-2013 Annual Rate	1.23%	1.52%	1.57%

The household count in this market area has changed from 24,150 in 2000 to 28,346 in the current year, a change of 1.96 percent annually. The five-year projection of households is 30,639, a change of 1.57 percent annually from the current year total. Average household size is currently 2.66, compared to 2.70 in the year 2000. The number of families in the current year is 21,059 in the market area.

Housing

Currently, 81.3 percent of the 30,030 housing units in the market area are owner occupied; 13.1 percent, renter occupied; and 5.6 percent are vacant. In 2000, there were 25,331 housing units—81.5 percent owner occupied, 13.9 percent renter occupied and 4.6 percent vacant. The rate of change in housing units since 2000 is 2.08 percent. Median home value in the market area is \$214,331, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.02 percent annually to \$225,471. From 2000 to the current year, median home value changed by 1.42 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$39,075	\$42,032	\$44,070
2000 Median HH Income	\$63,975	\$66,319	\$66,847
2008 Median HH Income	\$81,172	\$83,175	\$84,640
2013 Median HH Income	\$93,489	\$95,293	\$97,487
1990-2000 Annual Rate	5.05%	4.67%	4.25%
2000-2008 Annual Rate	2.93%	2.78%	2.9%
2008-2013 Annual Rate	2.87%	2.76%	2.87%
Per Capita Income			
1990 Per Capita Income	\$15,835	\$16,711	\$17,892
2000 Per Capita Income	\$27,531	\$28,799	\$29,723
2008 Per Capita Income	\$36,290	\$36,899	\$41,169
2013 Per Capita Income	\$47,026	\$46,319	\$49,855
1990-2000 Annual Rate	5.69%	5.59%	5.21%
2000-2008 Annual Rate	4.08%	3.71%	4.03%
2008-2013 Annual Rate	4.2%	3.55%	3.9%
Average Household Income			
1990 Average Household Income	\$42,863	\$46,845	\$50,132
2000 Average Household Income	\$72,416	\$77,194	\$80,810
2008 Average HH Income	\$98,649	\$102,782	\$111,006
2013 Average HH Income	\$120,480	\$121,781	\$133,819
1990-2000 Annual Rate	5.36%	5.12%	4.69%
2000-2008 Annual Rate	3.82%	3.53%	3.92%
2008-2013 Annual Rate	4.08%	3.45%	3.81%

Households by Income

Current median household income is \$84,640 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$97,487 in five years. In 2000, median household income was \$66,847, compared to \$44,070 in 1990.

Current average household income is \$111,006 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$133,819 in five years. In 2000, average household income was \$80,810, compared to \$50,132 in 1990.

Current per capita income is \$41,169 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$49,855 in five years. In 2000, the per capita income was \$29,723, compared to \$17,892 in 1990.

Population by Employment

Total Businesses	1,179	1,964	4,557
Total Employees	9,329	17,408	49,048

Currently, 93.5 percent of the civilian labor force in the identified market area is employed and 6.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 93.6 percent of the civilian labor force, and unemployment will be 6.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 71.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.6 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 11.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 19.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 86.0 percent of the market area population drove alone to work, and 3.3 percent worked at home. The average travel time to work in 2000 was 29.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2006, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.2 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 24.9 percent were high school graduates only (29.6 percent in the U.S.)
- 8.5 percent had completed an Associate degree (7.2 percent in the U.S.)
- 23.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 12.9 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2008 and 2013; ESRI converted 1990 Census data into 2000 geography.