

exclusive offering by dietz commercial

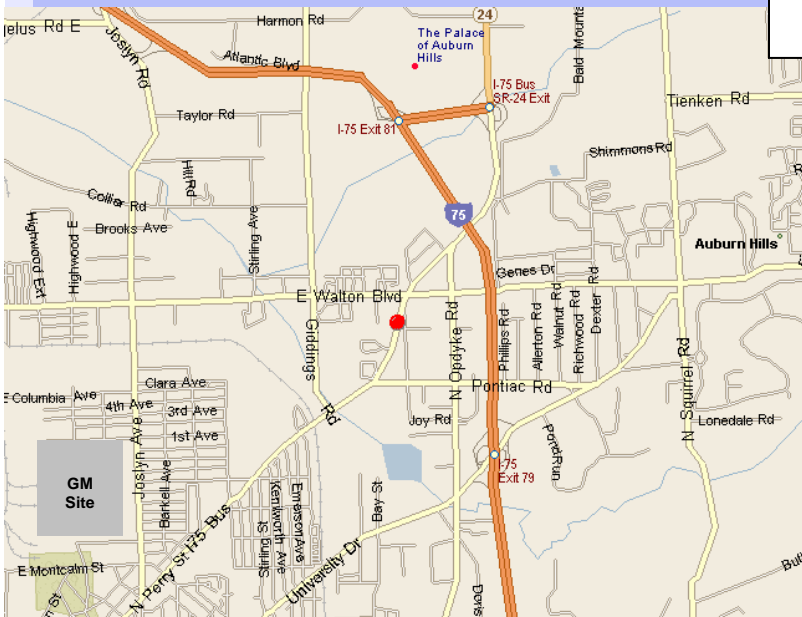
**WALTON SQUARE  
RETAIL CENTER  
1821-1859 N. Perry Street  
Pontiac, Michigan 48340**

**25,512 square feet**



**property highlights**

- Located on "Business Loop I-75" with an annual average daily traffic count of 21,900 automobiles (MDOT 2005 Report).
- In excess of 2,000 apartment units within 0.6 miles of site.
- Majority of tenants at location for over 10 years.
- Well maintained with excellent curbside appeal.
- Pitched roofs.
- 2004 estimated average household income within a 3 mile radius exceeds \$59,000.
- Development opportunity for over 12,000 additional square feet.
- Fronts on major access road between freeway exit and proposed GM Engineering Facility and US Postal Service Regional Facility with 2,200 projected new jobs.



**property description**

Walton Square is a 25,512 square foot community shopping center built in 1987 on the heels of the revitalization of downtown Pontiac, Michigan. The center is on the north side of Perry Street (Interstate Business Loop 75) which is the area's principal thoroughfare for traffic traveling from the northeast to the southwest and vice versa. The property has been continuously owned and meticulously maintained by the original developer.

Pitched roofing assures reduced maintenance and capital replacement costs common with competitive centers utilizing a flat roof system. The center includes a 1,200 sq. ft. covered end-cap unit recently vacated by Tubby's which is available with equipment for a new tenant to significantly enhance income. The owner has been approved in the past for expansion of the center by between 12,000 and 14,000 sq. ft. providing additional upside.



**investment advisor**

*Please call for information on this and other listed properties.*

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