SKYLARK
HEALTHCARE REALTY

FOR SALE / LEASE



21555 PONTIAC TRAIL, SUITE C

SOUTH LYON, MI 48178

The final available suite in a newly constructed South Lyon medical center.

AVAILABLE	SALE PRICE	LEASE RATE	CONDITION
3,362 SF	$1,260,000	Contact Broker	Shell
Suite C · first floor	$375 / SF	NNN lease	Build to your plan

ABOUT THE SPACE

A PLACE TO BUILD YOUR PRACTICE

Suite C is the last remaining space at Centerpoint Medical Center on Pontiac Trail in South Lyon. With eye care and orthodontic practices committed to the other two suites, the next occupant joins a building dedicated to healthcare use.

The suite is delivered as an unfinished shell, allowing a practice to plan its layout, plumbing and patient flow from the start rather than adapting a previous tenant's buildout. It is available for purchase or lease, giving a healthcare professional the option to own the real estate their practice operates from.

HIGHLIGHTS

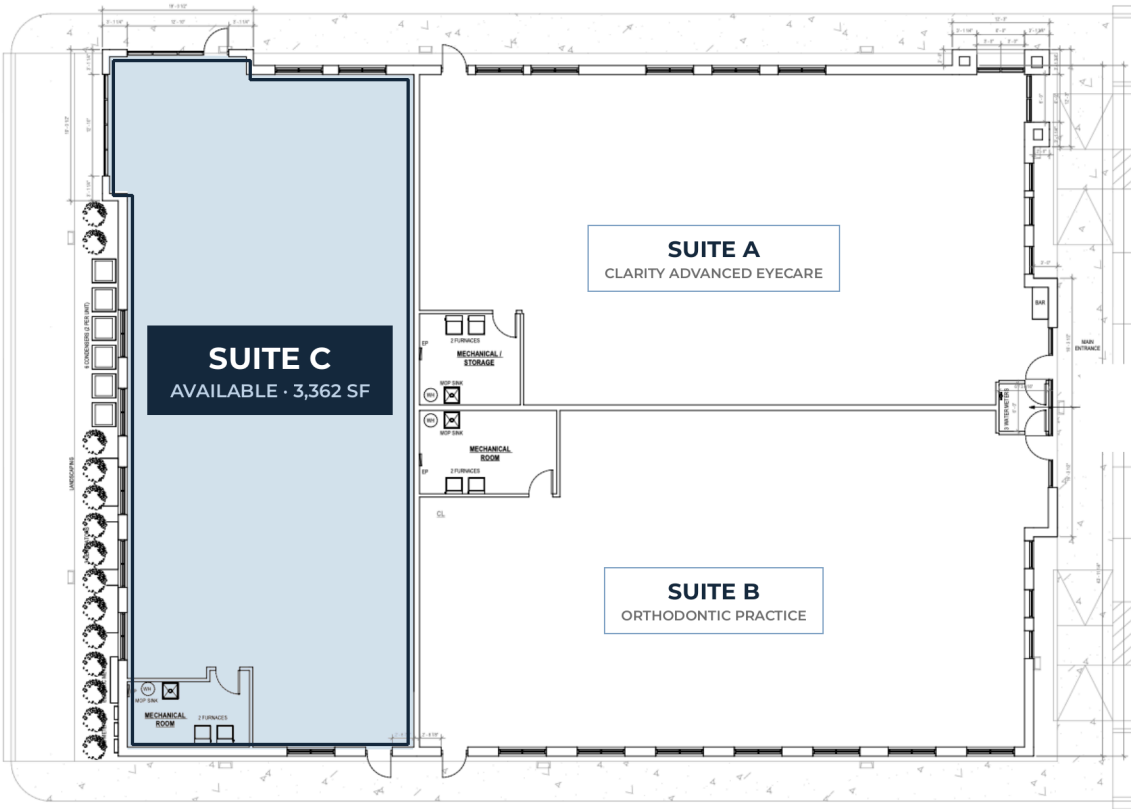
- **New medical construction.** A newly constructed, single-story medical building.
- **Healthcare neighbors.** Clarity Advanced Eyecare in Suite A, with an orthodontic practice committed to Suite B.
- **Flexible buildout.** An unfinished shell, ready to be customized for the next practice.
- **Purchase or lease.** Own your practice's real estate, or lease the space.
- **Affluent, established community.** Average household income above $146,000 within five miles, with 87.5% owner-occupied housing.

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BUILDING & SUITE PLAN





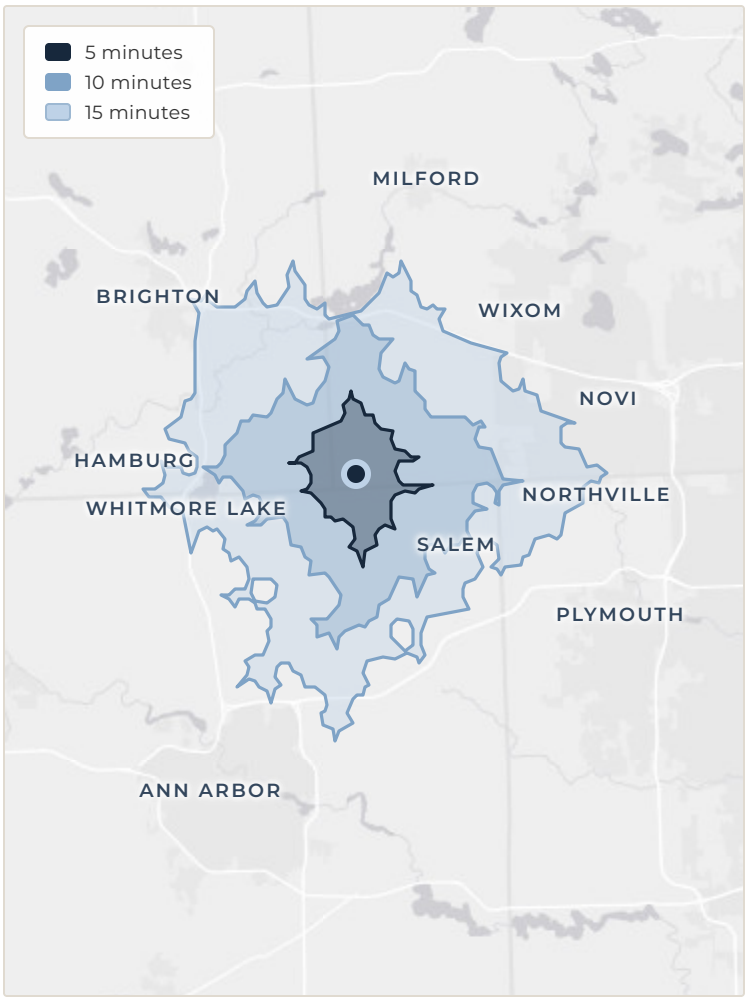
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LOCATION & DRIVE TIME



PROPERTY & STREET CONTEXT



DRIVE TIME 5 / 10 / 15 minutes

Daily traffic (MPSI via CoStar, 2026): Pontiac Trail at Allen Ct 15,805 · Pontiac Trail at 9 Mile 18,191 · 9 Mile at Pontiac Trail 11,298

TRADE AREA

WITHIN FIVE MILES

$146,282	87.5%	50,276
AVERAGE HOUSEHOLD INCOME	OWNER-OCCUPIED HOUSING	RESIDENTS

	2 MILE	5 MILE	10 MILE
Population (2025)	13,754	50,276	239,153
Projected Growth, 2025–2030	2.8%	2.7%	1.2%
Households	5,284	18,824	93,407
Average Household Income	$136,296	$146,282	$146,735
Median Household Income	$110,324	$116,740	$116,894
Owner-Occupied Housing	79.6%	87.5%	76.0%

Demographics: CoStar, 2025 estimates. Report run 11/4/2026.

Maps: Esri, HERE, Garmin, © OpenStreetMap contributors. Drive times: Valhalla routing, OpenStreetMap data.

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