

AUCTION SALE: VALUE-ADD RETAIL OPPORTUNITY

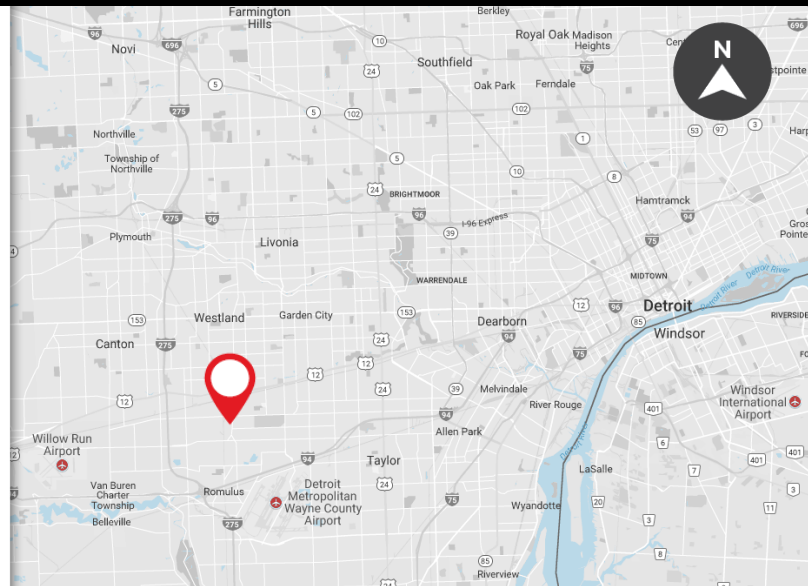
SHOPS AT BRAVADA PLACE
35681-35809 VAN BORN ROAD
ROMULUS, MI 48174



AUCTION DATE DECEMBER 6, 2017 | FOR MORE DETAILS SEE: www.friedmanauktion.com/bravada

PROPERTY FEATURES:

- ±25,309 SF value-add retail center situated in the vibrant Metro Detroit market
- Anchored by Dollar Tree (±40% of GLA), Jet's Pizza (top 5 store in the Michigan market) and Quest Diagnostics
- ±67% occupied by a mix of national and local tenants with varying term remaining + available renewal options
- Tremendous value-add opportunity through lease-up of the available ±33% of GLA
- Located just ±2.5 miles from the recently announced Amazon fulfillment center, which will add 1,500+ jobs to the immediate area
- Easily accessible and only ±2.5 miles from I-275, ±2 miles from Ford Motor Company, and in very close proximity to the Detroit Metropolitan International Airport
- Dense demographics with a 2017 population of ±161,251 and average HH income of \$58,962 within 5 miles of the property



FOR MORE INFORMATION PLEASE CONTACT:

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Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

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RICHMOND DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	7,361	57,210	161,251
2017 HOUSEHOLDS	2,804	22,217	64,076
2017 HH INCOME	\$53,400	\$52,642	\$58,962
2017 MEDIAN AGE	37.0	37.6	37.9

TRAFFIC COUNTS

INTERSECTION	VEHICLES PER DAY
VAN BORN RD & NEWBERRY STREET	18,090
VAN BORN RD & WAYNE RD	17,910
WAYNE RD & VINEWOOD ST	15,998
WAYNE RD & GOLDEN BLVD	15,930
WAYNE RD & WAYNE COURSE ST	13,938

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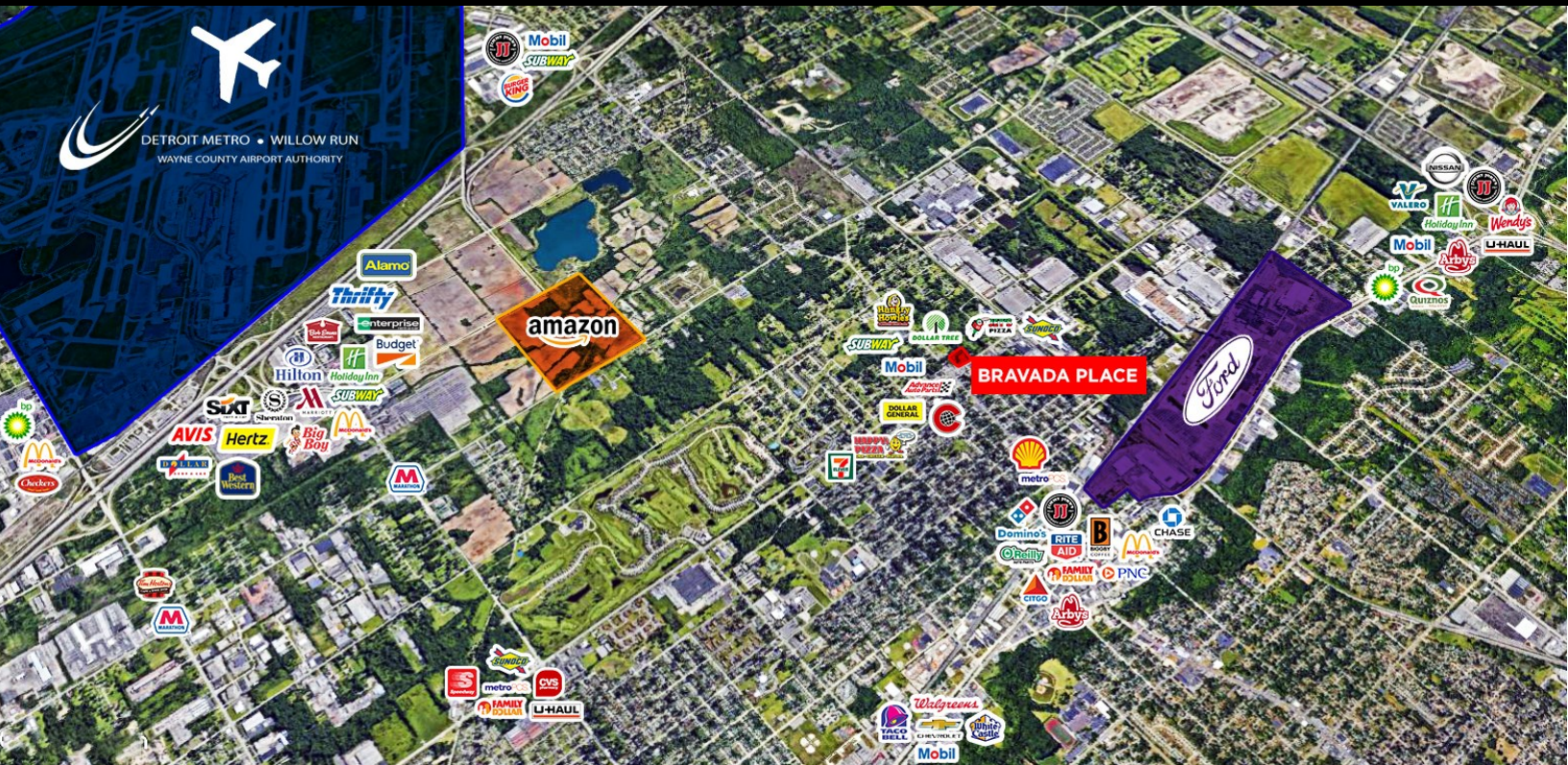
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