



REPRESENTATIVE PHOTO

# SEARS

Waterford Township,  
Michigan



CUSHMAN &  
WAKEFIELD

EXCLUSIVE LISTING

# DISCLAIMER

## CONFIDENTIAL MEMORANDUM AND DISCLAIMER

435 North Telegraph Road, Waterford Township, Michigan ("Property") is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Cushman & Wakefield of Illinois, Inc., as a "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials were prepared on September 1, 2016 and are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property have been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Cushman & Wakefield of Illinois, Inc.

## REAL ESTATE BROKER'S DISCLOSURE

All parties to real estate transactions should be aware of the health liability and economic impact of environmental factors on real estate. Cushman & Wakefield of Illinois, Inc. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminant or

petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the building or may be present as a result of the previous activities at the Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If hazardous or toxic substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Cushman & Wakefield of Illinois, Inc. makes no representation and assumes no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials on or about any property ultimately sold. It is solely the responsibility of the potential investor to conduct investigations to determine the presence of such materials.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. Cushman & Wakefield of Illinois, Inc. is not qualified to advise you as to what, if any, changes may be required now, or in the future. Any Registered Potential Investor should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

### NICHOLAS KANICH

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## Property Details

### INVESTMENT SUMMARY

Address	435 North Telegraph Road Waterford Township, Michigan
Price	\$2,950,000
Building Size (SF)	213,000
Price/SF	Building = \$13.85 Land = \$3.01
Site Size (SF/AC)	980,100/22.50
PIN	13-25-200-008
Taxes	\$137,409.38
Type of Ownership	TBD

### INVESTMENT HIGHLIGHTS

- Telegraph & Elizabeth Lake Roads, main artery through Pontiac's retail corridor
- Located just west of new M1 Concourse project City of Pontiac on verge of resurgence
- Excellent visibility to Telegraph (M24) on the north end of former Summit Place Mall
- 22.5 acres
- Fantastic redevelopment opportunity

REPRESENTATIVE PHOTO

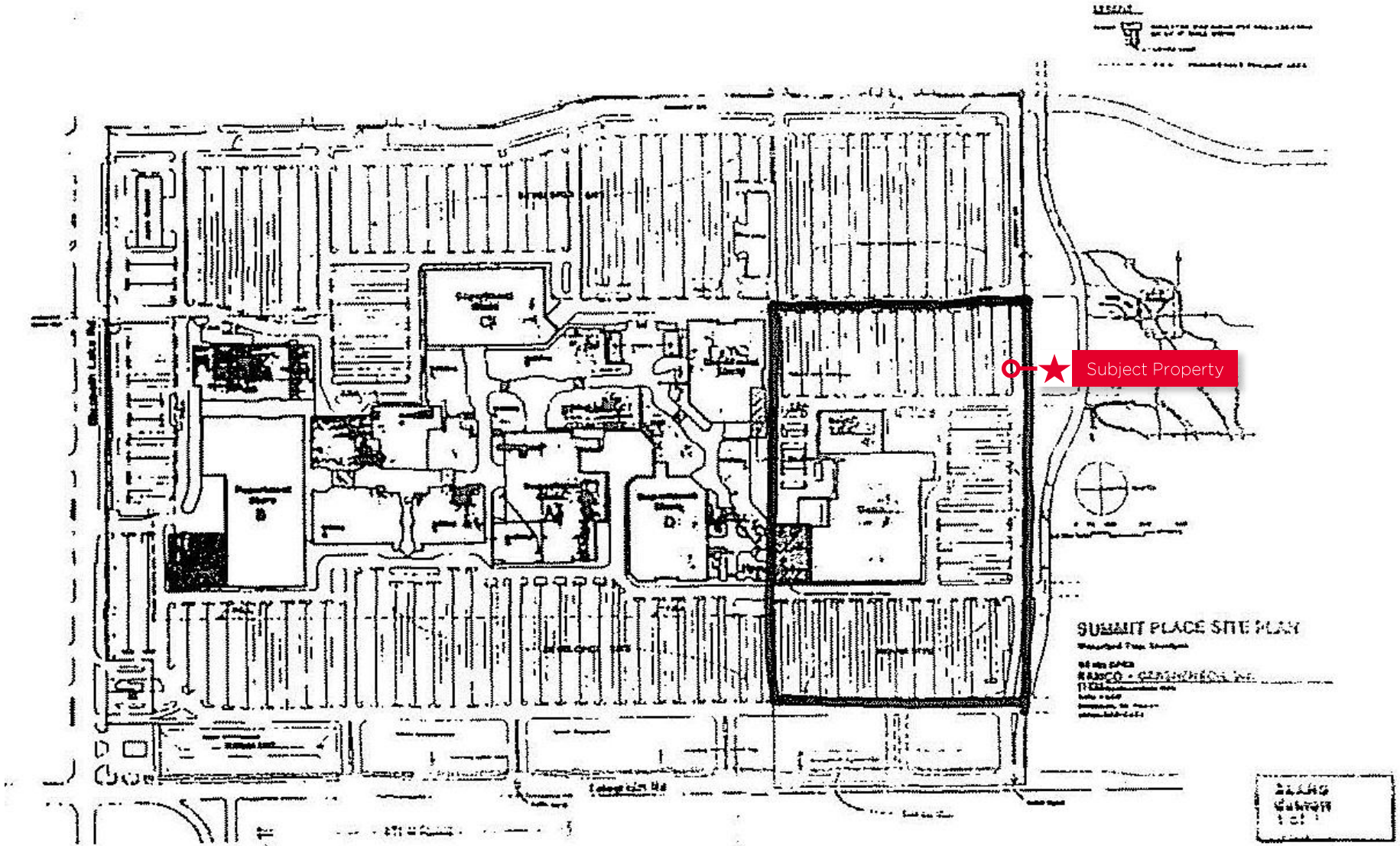


SEARS

## Aerial Map

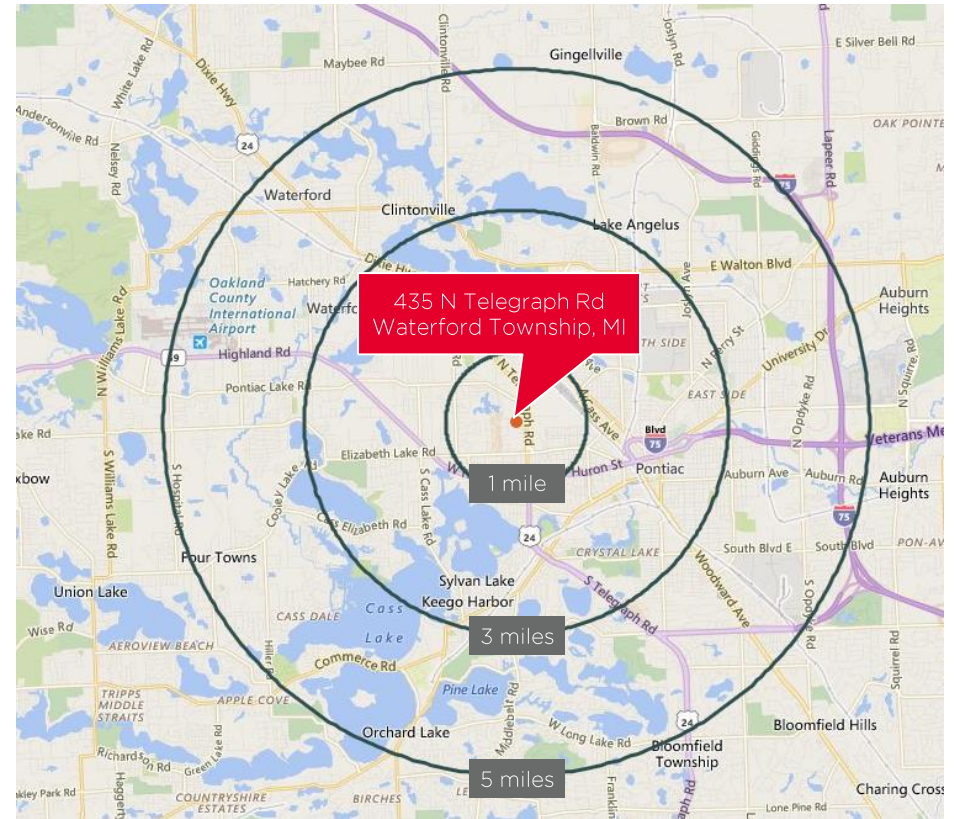


# Site Plan



## Demographics

	1 MILE	3 MILE	5 MILE
Employees	6,770	32,296	94,734
Total Population	10,009	77,951	159,021
Total Households	3,685	31,000	63,043
<b>HOUSING UNITS</b>			
Total Housing Units	4,183	35,249	69,792
Occupied Housing Units	88.1%	88.0%	90.3%
Vacant Housing Units	11.9%	12.1%	9.7%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$56,237	\$60,368	\$75,764
Median Household Income	\$40,806	\$41,354	\$50,369
Per Capita Income	\$22,690	\$24,503	\$30,326
<b>POPULATION TREND</b>			
2000	8,276	83,636	163,187
2010	9,801	76,080	154,664
Change 2000 to 2010	18.4%	-9.0%	-5.2%
2015B	10,009	77,951	159,021
2020	10,426	77,908	160,101
Change 2015B to 2020	4.2%	-0.1%	0.7%



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