



PROPERTY HIGHLIGHTS

- West Side of Baldwin Avenue Between Montcalm Street and Walton Boulevard
- 6,050 Sq. Ft. Endcap (Divisible)
- Great Neighborhood Density Within Immediate Area
- Join Save a Lot, Boost Mobile and Cheerful Dollar
- Pylon Sign Available
- Zoned Commercial
- Traffic Counts on Baldwin Ave: 15,485 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,457	26,621	60,738
Total Population	11,367	71,972	153,384
Average HH Income	\$39,584	\$46,392	\$57,602



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SITE DATA
SQUARE FOOTAGE:
 Existing Building 14,000 SQ FT

PARKING REQUIRED:
 1 SPACE / 180 SQ FT - 17 SPACES
 USABLE SPACE IS 80% OF GROSS
 48,120 = 0.80 / 180 = 142 SPACES

PARKING PROVIDED:
 200 SPACES INCLUDING 7 HOV.



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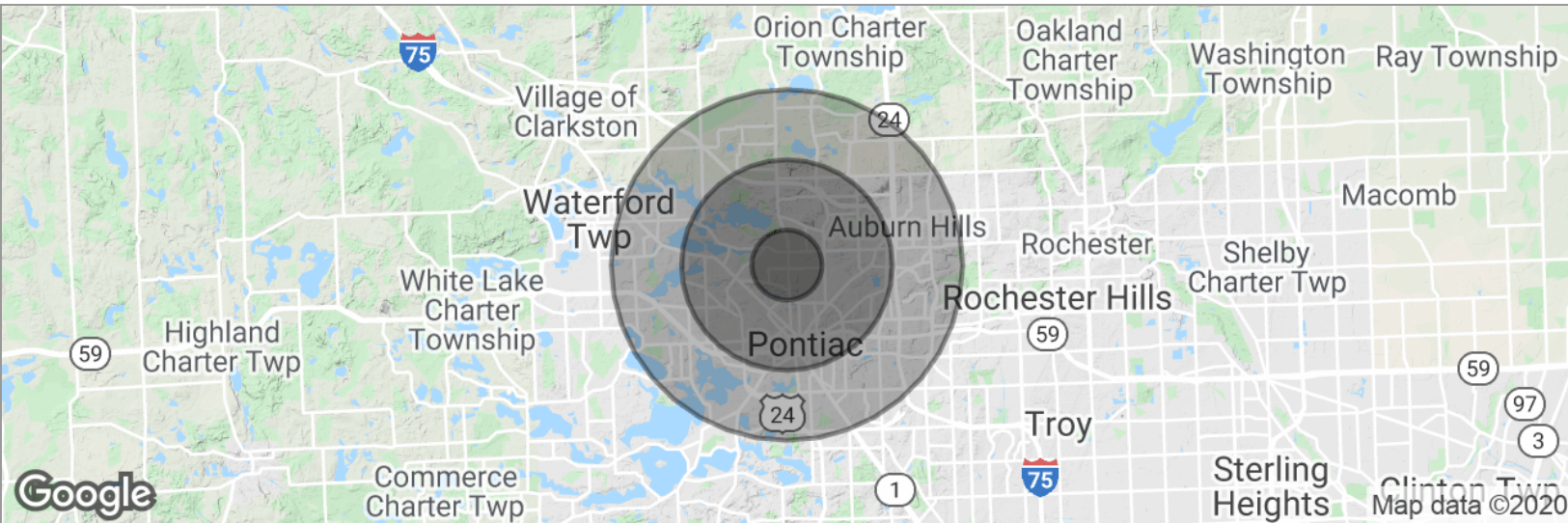
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,367	71,972	153,384
Median age	32.6	32.2	34.8
Median age (male)	30.2	30.6	33.4
Median age (Female)	35.8	34.1	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,457	26,621	60,738
# of persons per HH	2.6	2.7	2.5
Average HH income	\$39,584	\$46,392	\$57,602
Average house value	\$84,047	\$102,433	\$163,623

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