



PROPERTY HIGHLIGHTS

- East Side of Gratiot, South of I-696
- 4,200 Sq. Ft and 4,575 Sq. Ft. Available
- 120,000 Sq. Ft. Center, Zoned B-3
- Shadow Anchored by Kroger and TJ Maxx
- Densely Populated – over 140,000 People in 3 Miles
- \$8.00 Sq. Ft., Triple Net

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,590	60,560	150,836
Total Population	19,054	146,630	376,523
Average HH Income	\$49,438	\$53,610	\$56,553



STEVE GOREN

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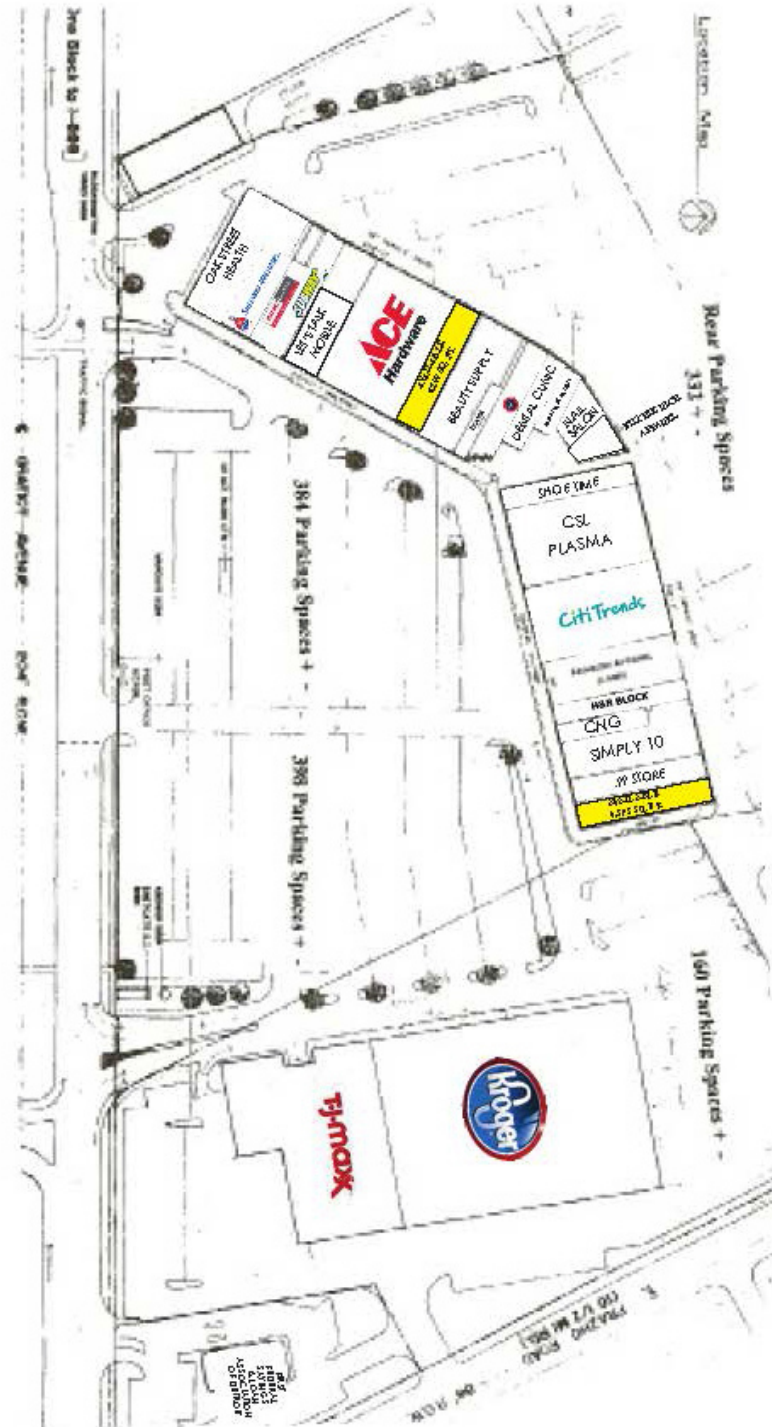
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SITE PLAN



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EXTERIOR PHOTOS



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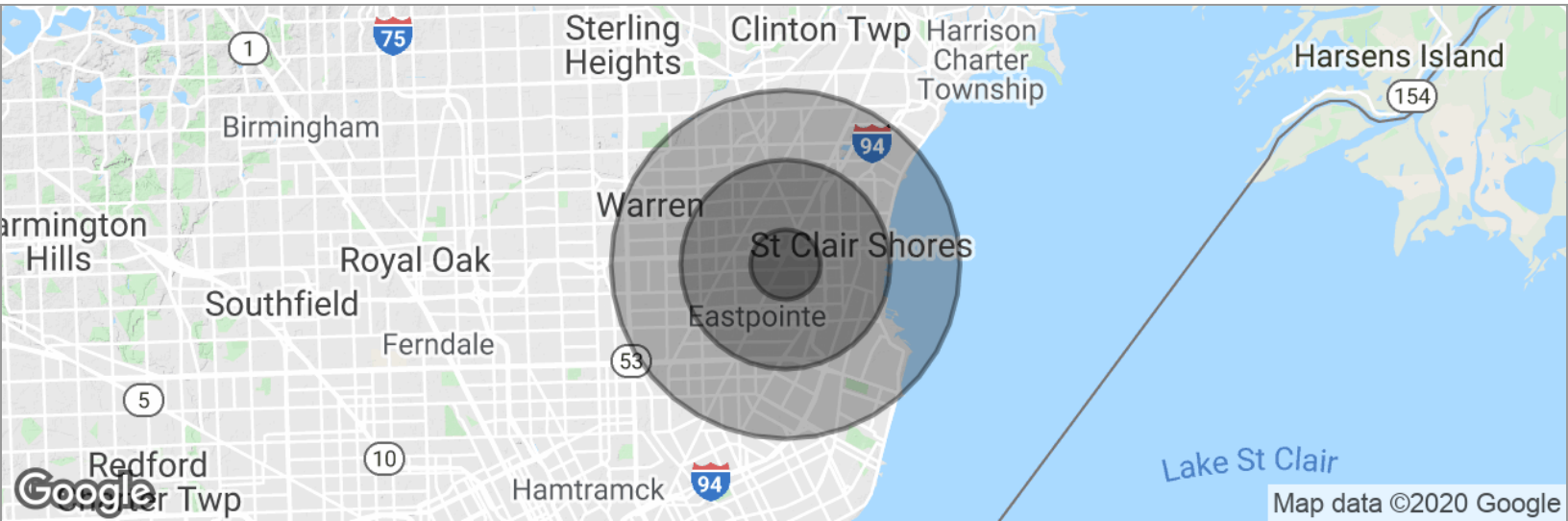
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	19,054	146,630	376,523
Median age	36.9	38.5	38.2
Median age (male)	33.7	37.2	36.5
Median age (Female)	38.9	39.6	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,590	60,560	150,836
# of persons per HH	2.5	2.4	2.5
Average HH income	\$49,438	\$53,610	\$56,553
Average house value	\$121,509	\$119,684	\$134,565

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