



PROPERTY HIGHLIGHTS

- Proposed New Mixed Use Development in the Great Lakes Crossing regional trade area
- Located at the NW Corner of Baldwin and Morgan Rd., just north of the I-75 Interchange
- Space Available starting at 1,200 sq. ft. and up
- Immediately Adjacent to Baldwin Commons which is Anchored by Nordstrom Rack, Kohl's, DSW, Home Goods, Ulta, Petco, Panera Bread and more
- Tremendous growth area with new the new Menards as well as new high end townhome development directly across the street
- Phenomenal Exposure to Baldwin Road which has traffic counts of 23,359 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,589	11,299	36,832
Total Population	4,001	29,731	98,038
Average HH Income	\$80,637	\$83,924	\$72,136



DARRYL GOODWIN

248.855.1221

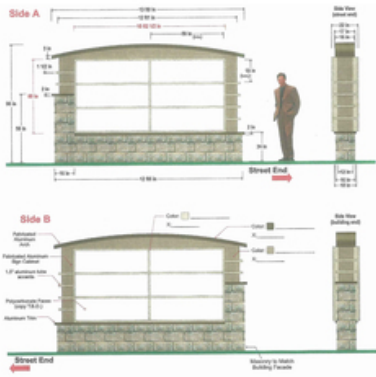
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ELEVATIONS

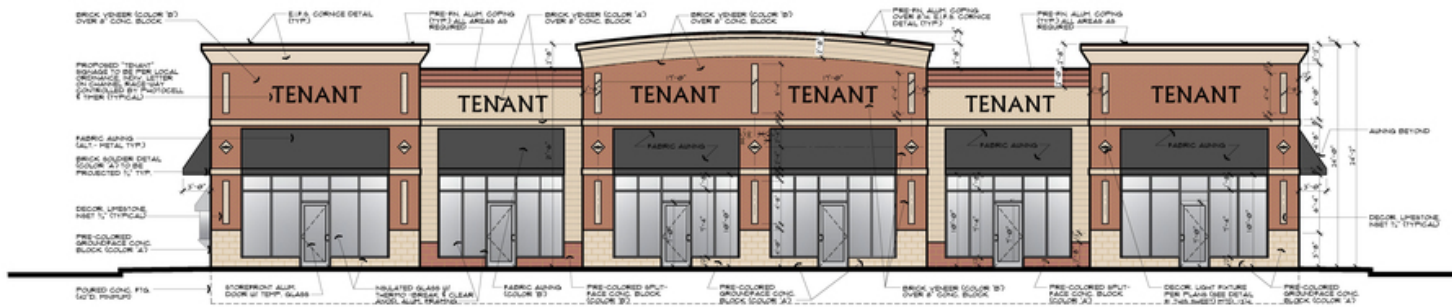


BUILDING PERSPECTIVE

NTB

1 SITE GROUND SIGN DETAIL

- NTB
- NOTES:**
- EXACT SIGN COLORS TO BE COORDINATED BY FINISH MATERIAL SELECTIONS FOR BUILDING.
 - FINAL SIGN DESIGN SHALL BE SUBMITTED BY BISH COMPANY FOR PRELIMINARY REVIEW TO THE CLIENT.



FRONT FACADE
 FRONTAGE AREA = 1,180 S.F. (6' CEILING)
 GLAZING AREA = 842 S.F. OR 78 GLASS

WEST ELEVATION

EXACT BUILDING MATERIAL FINISHES MAY VARY FROM ELEVATION DRAWING BASED ON EXACT FINISH FINISHES & PRODUCT AVAILABILITY

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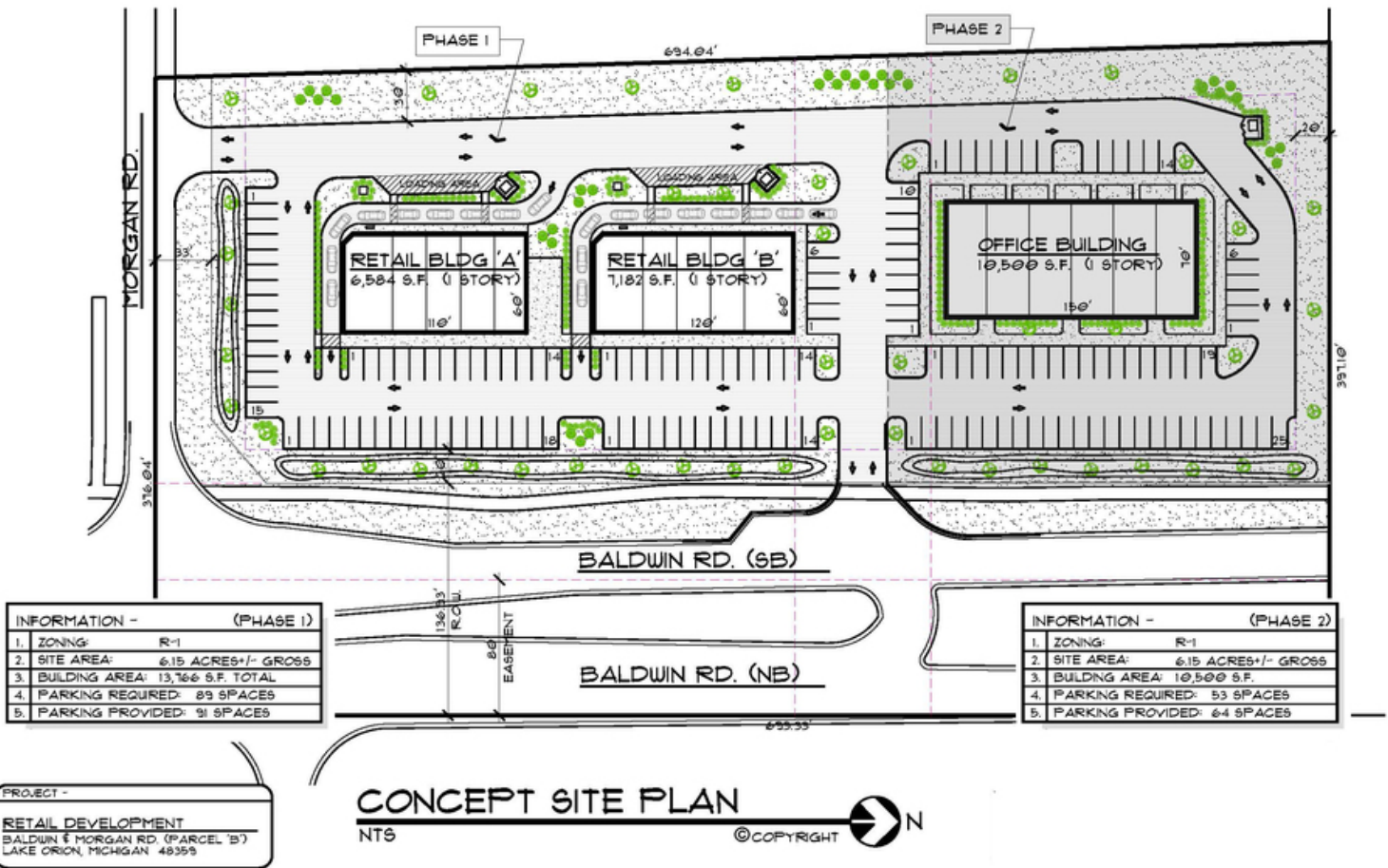
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PROPOSED SITE PLAN



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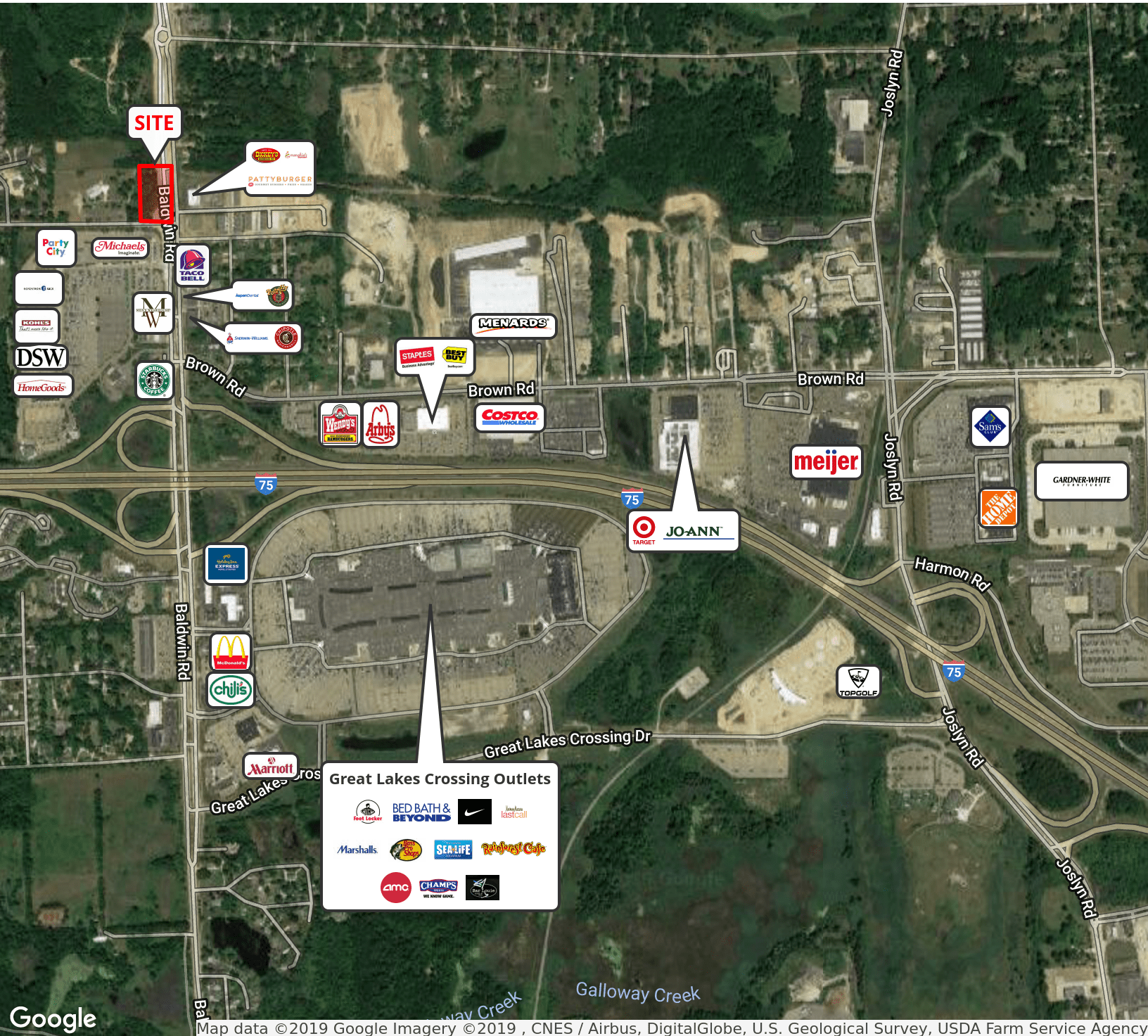
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RETAILER MAP



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MARKET OVERVIEW

STRONG RETAIL TRADE AREA

The subject property is accompanied by a regional mall, Great Lakes Crossing, and a neighboring power center, Baldwin Commons. Together, they make up 1,755,000 SF of national retail users; regional tenants include: TJ Maxx, Kohl's, Nordstrom Rack, Marshalls, Five Below, Topgolf (first location in the state of Michigan), and many more.

BALDWIN ROAD REDEVELOPMENT

Baldwin Road underwent the beginnings of a significant \$43M redevelopment project in the summer of 2017. At completion, portions of Baldwin Road will have expanded from a single-lane, two-way street to a five-lane thoroughfare complete with roundabouts.

LARGE DAYTIME POPULATION

Large industrial and office developments in the immediate area include: the 4,300,000 SF Orion Assembly Plant operated by General Motors currently employing over 1,100 workers; FedEx Ground's distribution facility at 245,633 SF; Gardner White also maintains a distribution complex in the trade area at 455,000 SF.

REGIONAL ATTRACTIONS

Other regional attractions include Oakland University, which currently boasts a 21:1 student-to-faculty ratio with 19,333 enrolled students. Oakland Community College also maintains its Auburn Hills campus in the area. The Auburn Hills campus is located on a 170-acre site near the intersection of I-75 and M-59 in the heart of Oakland County's "Automation Alley," adjacent to the Oakland Technology Park and Chrysler World Headquarters.



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BALDWIN ROAD - \$43M EXPANSION PROJECT



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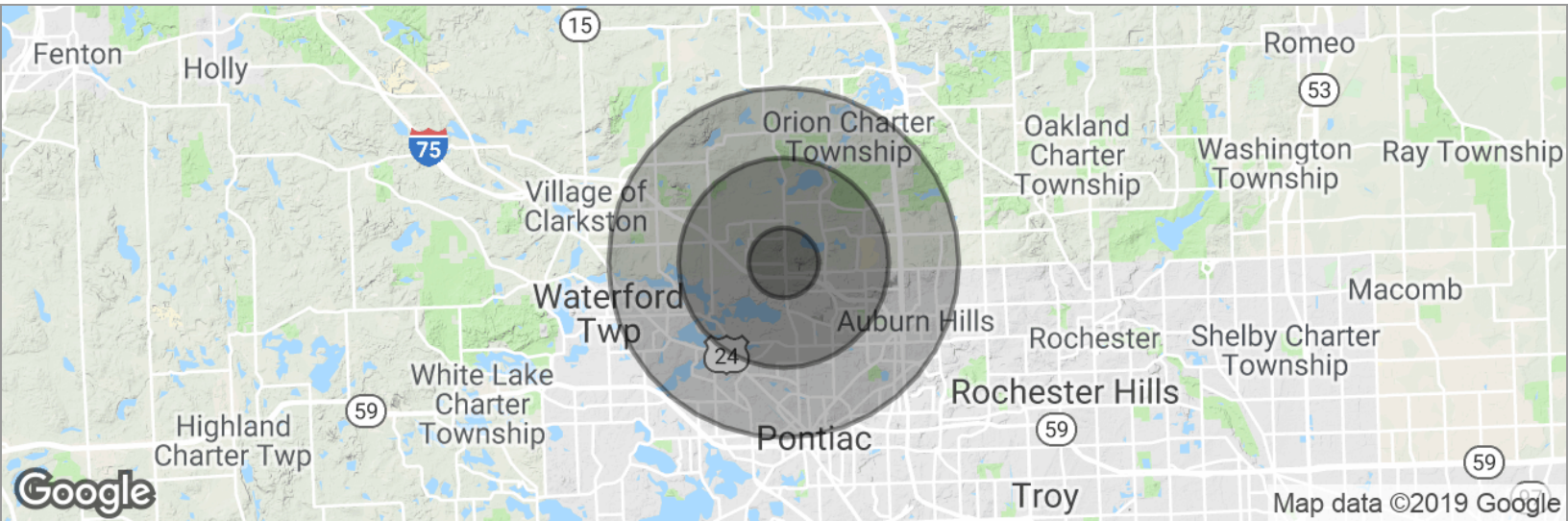
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,001	29,731	98,038
Median age	37.2	36.8	35.5
Median age (male)	34.7	35.7	34.2
Median age (Female)	39.1	37.8	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,589	11,299	36,832
# of persons per HH	2.5	2.6	2.7
Average HH income	\$80,637	\$83,924	\$72,136
Average house value	\$223,858	\$277,955	\$240,877

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