

BALDWIN COMMONS

SUPER REGIONAL LOCATION



ADDRESS

Baldwin Road & I-75
Orion Township, Michigan 48359

ANCHOR TENANTS

Kohl's, Michael's, Old Navy, Office Max, Petco,
DSW, Babies R Us & Dollar Tree

AVAILABLE SPACE

Space # 1: 1,520 SF
Space # 2: 3,510 SF
Space # 3: 5,032 SF
Space # 4: 5,154 SF
Space # 5: 34,804 SF

TRAFFIC COUNTS

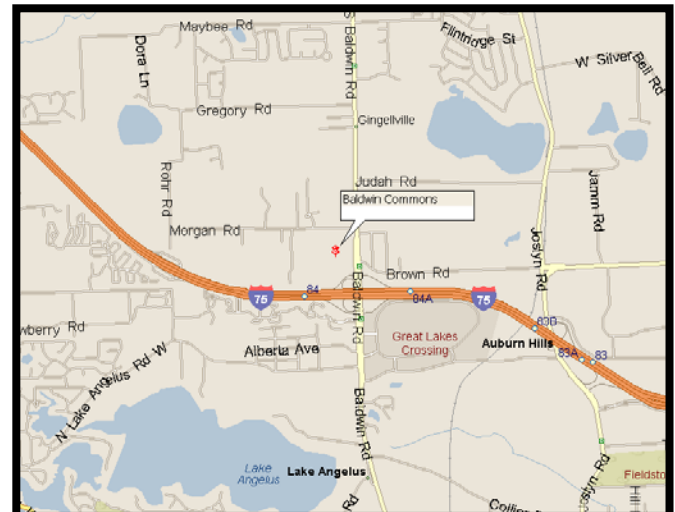
I-75:
77,100 vpd, W. of Baldwin Road (2009)
82,800 vpd, E. of Baldwin Road (2009)

Baldwin Road:

28,050 vpd, @ Brown Road (2010)

FEATURES

Highly Visible– Super Regional Location–
Exceptional Trade Area Growth – Proximity to
Great Lakes Crossings – Destination & Transient
Customer Base



DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>
2011 Est. Population	41,106	127,770	243,652
2011 Est. Average Income	\$67,021	\$66,168	\$75,551

CONTACT INFORMATION

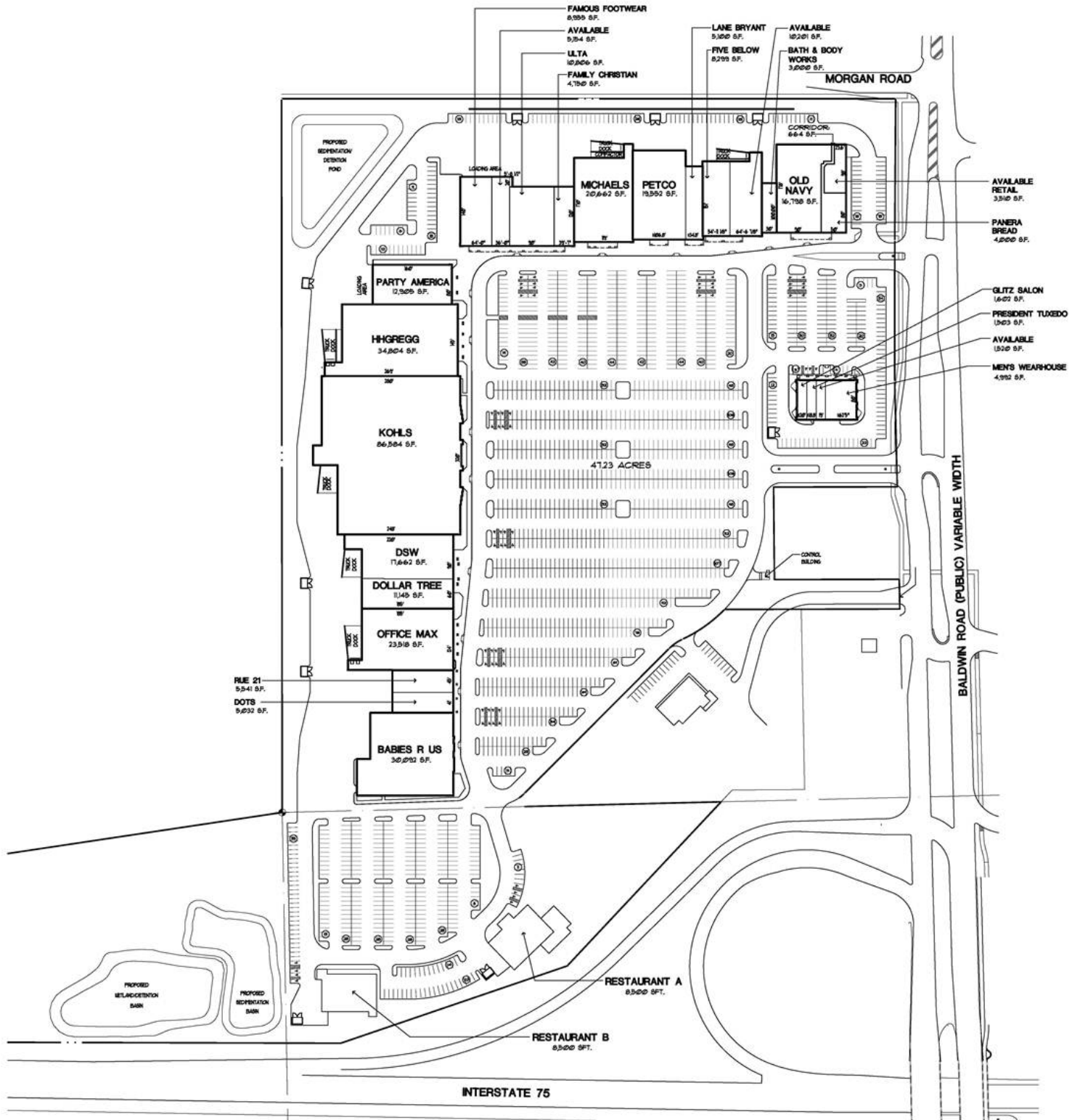
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SITE PLAN



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