

# Baldwin Commons

Baldwin Road & I-75- Orion Township, MI 48359



## Presented By:

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## PROPERTY HIGHLIGHTS

<b>Property Name:</b>	Baldwin Commons
<b>Address:</b>	Baldwin Road & I- 75 Orion Township, Michigan 48359
<b>Available Space:</b>	<b>Space # 1:</b> 1,520 SF <b>Space # 2:</b> 3,510 SF <b>Space # 3:</b> 5,032 SF <b>Space # 4:</b> 5,154 SF <b>Space # 5:</b> 34,804 SF
<b>Anchor Tenants:</b>	Kohl's, Michael's, Old Navy, Office Max, Petco, DSW, Babies R Us & Dollar Tree
<b>Traffic Counts:</b>	<b>I- 75:</b> 77,100 vpd, W. of Baldwin Road (2009) 82,800 vpd, E. of Baldwin Road (2009)  <b>Baldwin Road:</b> 28,050 vpd, @ Brown Road (2010)
<b>Property Highlights:</b>	Highly Visible– Super Regional Location– Exceptional Trade Area Growth – Proximity to Great Lakes Crossings – Destination & Transient Customer Base

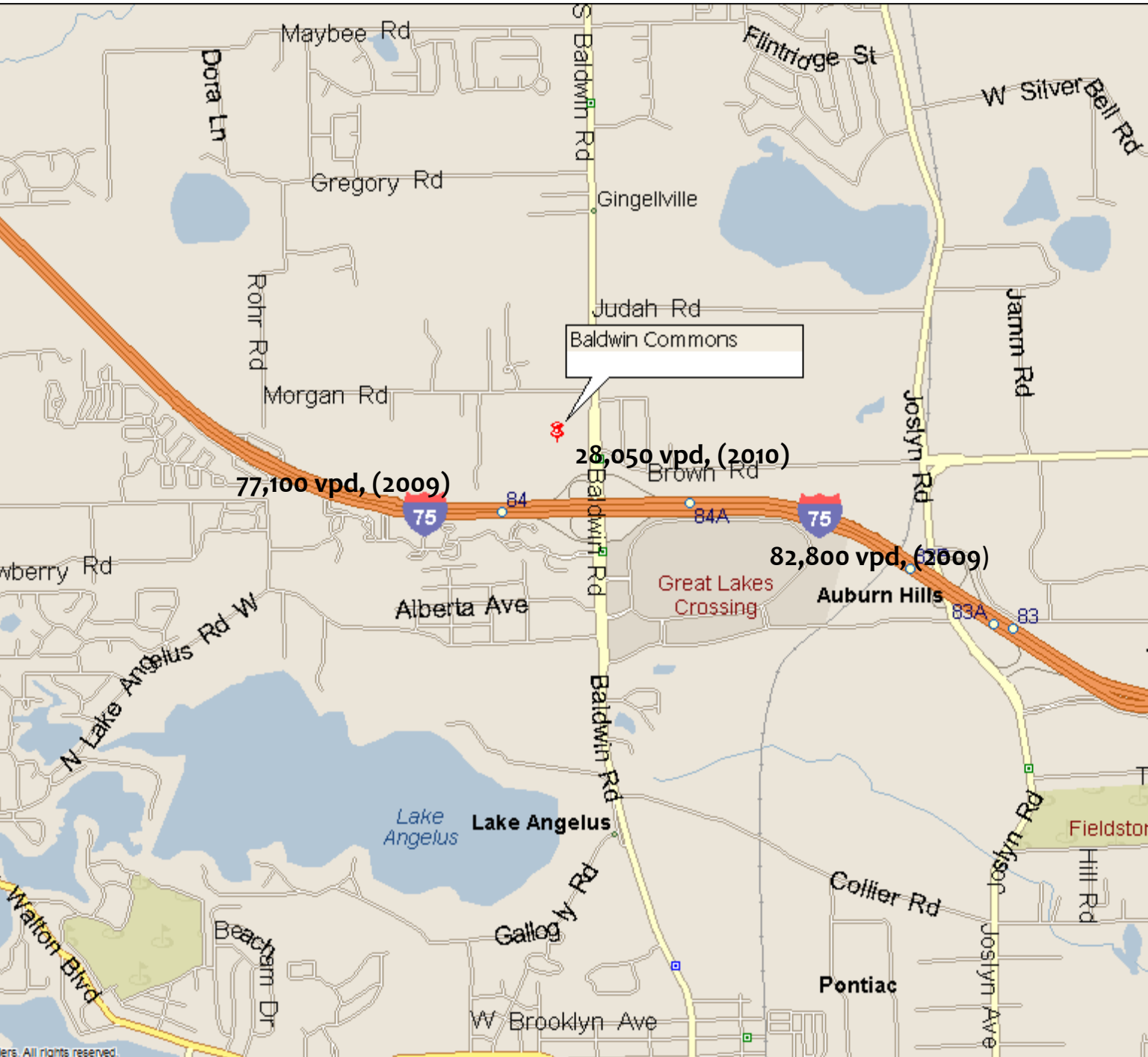
### 2011 Demographics

Radius	Average HH Income	Population
3 Mile	\$67,021	41,106
5 Mile	\$66,168	127,770
7 Mile	\$75,551	243,652

**PHOTOGRAPHS**



## SITE LOCATION MAP

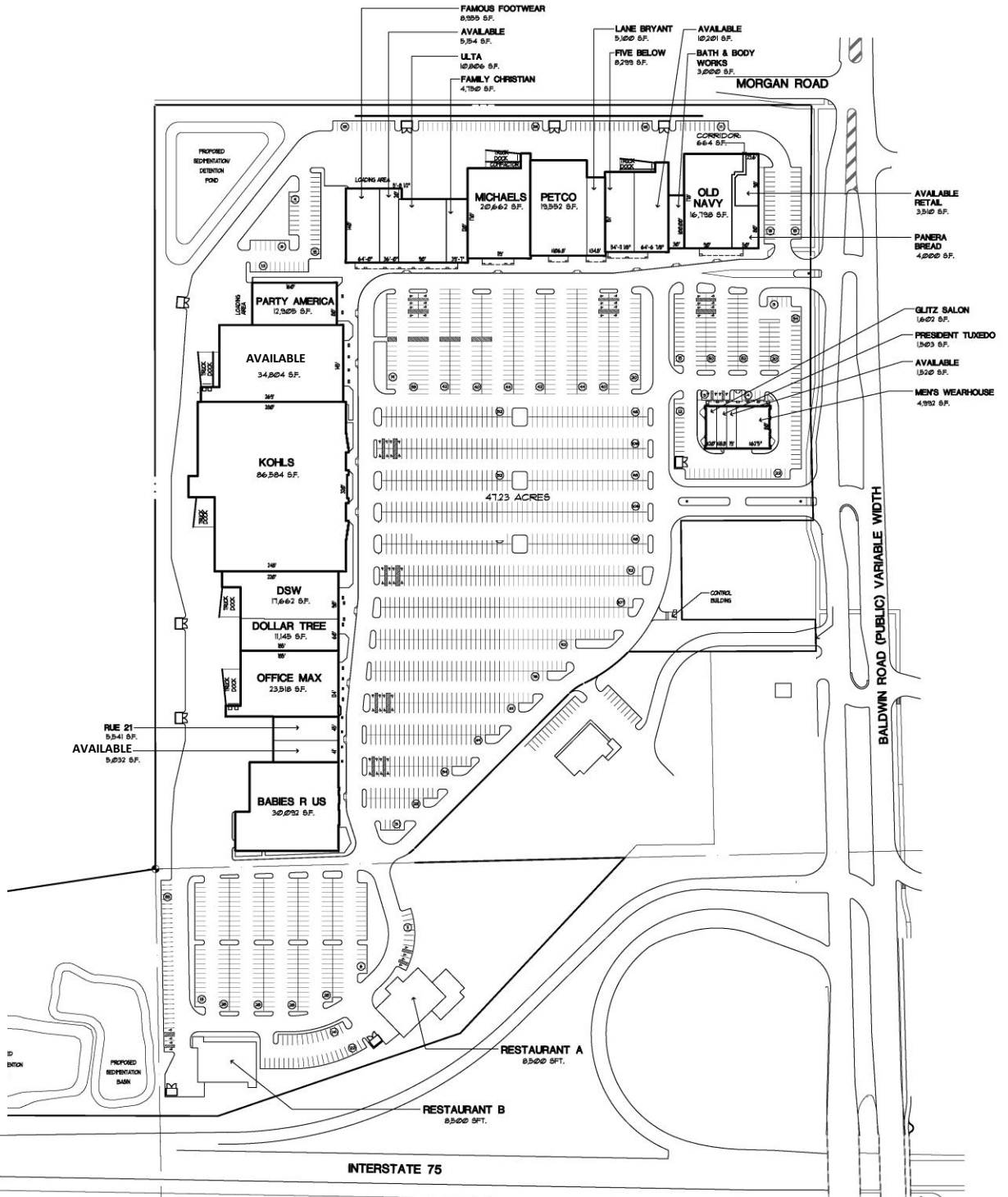




## AERIAL PHOTOGRAPH



## LEASE PLAN



## DEMOGRAPHIC QUICK FACTS

### BALDWIN ROAD & I-75, ORION TOWNSHIP

	3.00 mile		5.00 mile		7.00 mile	
<b>Population</b>		%		%		%
2016 Projection	41,807		128,145		243,055	
2011 Estimate	41,106		127,770		243,652	
2000 Census	39,099		126,579		244,838	
1990 Census	31,929		111,496		221,142	
Growth 1990 - 2000	22.46%		13.53%		10.72%	
<b>Households</b>						
2016 Projection	16,908		49,641		94,506	
2011 Estimate	16,481		49,107		94,033	
2000 Census	15,273		47,541		92,508	
1990 Census	11,859		40,116		79,598	
Growth 1990 - 2000	28.79%		18.51%		16.22%	
<b>2011 Est. Population by Single Classification Race</b>	41,106		127,770		243,652	
White Alone	30,318	73.76	85,765	67.12	175,363	71.97
Black or African American Alone	6,743	16.40	28,265	22.12	45,678	18.75
American Indian and Alaska Native Alone	205	0.50	505	0.40	772	0.32
Asian Alone	1,022	2.49	3,831	3.00	8,738	3.59
Native Hawaiian and Other Pacific Islander Alone	16	0.04	47	0.04	71	0.03
Some Other Race Alone	1,645	4.00	5,903	4.62	7,416	3.04
Two or More Races	1,156	2.81	3,455	2.70	5,615	2.30
<b>2011 Est. Population Hispanic or Latino</b>	41,106		127,770		243,652	
Hispanic or Latino	4,195	10.21	13,360	10.46	18,740	7.69
Not Hispanic or Latino	36,911	89.79	114,411	89.54	224,912	92.31
<b>2011 Tenure of Occupied Housing Units</b>	16,481		49,107		94,033	
Owner Occupied	11,294	68.53	31,684	64.52	66,099	70.29
Renter Occupied	5,188	31.48	17,423	35.48	27,934	29.71
<b>2011 Average Household Size</b>	2.48		2.53		2.53	

## DEMOGRAPHIC QUICK FACTS

### BALDWIN ROAD & I-75, ORION TOWNSHIP

	3.00 mile		5.00 mile		7.00 mile	
		%		%		%
<b>2011 Est. Households by Household Income</b>	16,481		49,107		94,033	
Income Less than \$15,000	2,223	13.49	6,231	12.69	9,702	10.32
Income \$15,000 - \$24,999	1,746	10.59	5,443	11.08	8,988	9.56
Income \$25,000 - \$34,999	1,831	11.11	5,420	11.04	9,159	9.74
Income \$35,000 - \$49,999	2,145	13.01	6,990	14.23	12,699	13.50
Income \$50,000 - \$74,999	3,502	21.25	10,115	20.60	18,895	20.09
Income \$75,000 - \$99,999	2,068	12.55	6,341	12.91	13,235	14.07
Income \$100,000 - \$124,999	1,180	7.16	3,495	7.12	8,333	8.86
Income \$125,000 - \$149,999	659	4.00	1,935	3.94	4,673	4.97
Income \$150,000 - \$199,999	572	3.47	1,618	3.29	4,088	4.35
Income \$200,000 - \$499,999	470	2.85	1,285	2.62	3,682	3.92
Income \$500,000 and over	84	0.51	234	0.48	579	0.62
<b>2011 Est. Average Household Income</b>	\$67,021		\$66,168		\$75,551	
<b>2011 Est. Median Household Income</b>	\$52,102		\$51,159		\$58,558	
<b>2011 Est. Per Capita Income</b>	\$27,078		\$25,962		\$29,554	
<b>2011 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	57,509		57,589		64,081	
Black or African American Alone	30,074		33,352		36,628	
American Indian and Alaska Native Alone	40,321		39,541		41,117	
Asian Alone	50,912		56,982		72,709	
Native Hawaiian and Other Pacific Islander Alone	41,525		45,000		65,121	
Some Other Race Alone	51,246		45,349		46,518	
Two or More Races	34,718		40,798		45,988	
Hispanic or Latino	44,410		39,843		43,224	
Not Hispanic or Latino	52,882		52,554		59,693	