

KOHL'S

BALDWIN COMMONS

4872 S BALDWIN RD, LAKE ORION, MI 48359



LORMAX STERN

KIRCO[®]

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PROPERTY DESCRIPTION

Up to 14,118 SF with 100' of frontage available at Baldwin Commons. This is a combination of the existing Famous Footwear space and previous US Mattress or 5,154 SF available immediately.

Baldwin Commons, located near the super regional Great Lakes Crossing Outlet Mall, is the only open-air power center in the trade area, offering 360,000 SF of prime retail and restaurant space. The center is loaded with traffic drawing retailers anchored by Kohl's, Michaels, DSW, Petco, Ulta, Old Navy, Party City, Five Below, HomeGoods, and Kirkland's. As well as featuring brand new Boot Barn and Barnes & Noble locations incoming summer of 2024.

PROPERTY SUMMARY

Anchors:	Kohl's, HomeGoods, Old Navy Ashley Furniture, & Michaels
Available SF:	4,750 SF, 5,154 SF, 14,118 SF
Total Building SF:	361,577 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	39,627	128,552	250,495
Total Households	15,713	51,913	101,174
Average HH Income	\$107,631	\$101,199	\$110,909

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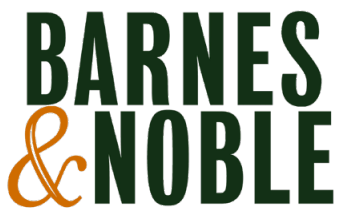
Retailers



Bath & Body Works®

LANE BRYANT

Kirkland's Home



KOHL'S

Michael's



Hospitality



Service



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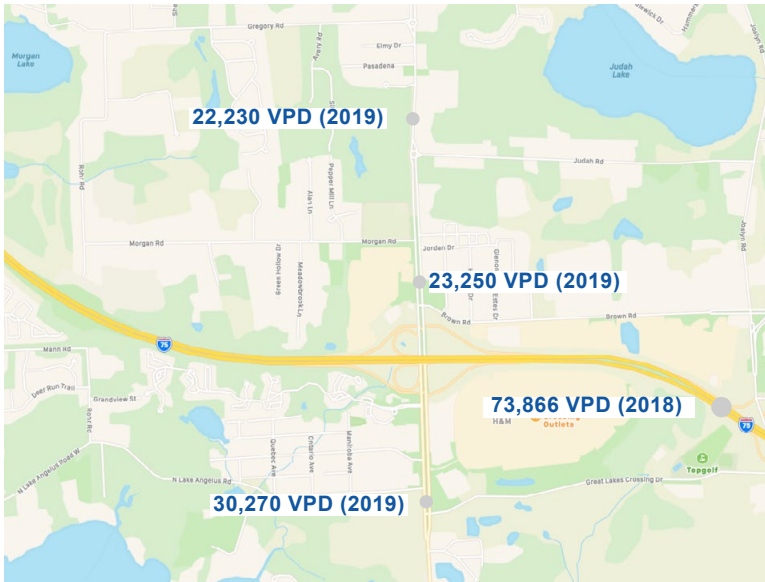
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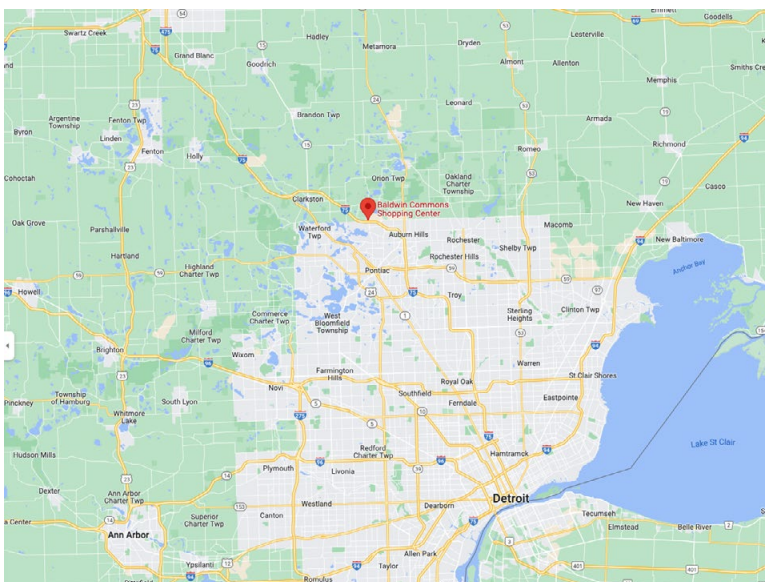
ORION TOWNSHIP POSITIONING & TRAFFIC



LOCATION HIGHLIGHTS

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

METROPOLITAN DETROIT POSITIONING



LOCATION SUMMARY

Located on Baldwin Road and Interstate 75 (I-75), Baldwin Commons is strategically positioned in the super regional trade area with the Great Lakes Crossing Outlet Mall and the Auburn Mile. The Center serves the northern suburbs of Oakland County as well as Lapeer and Genesee counties. The trade area draws from as far as Canada.

Baldwin Commons is the only nationally anchored center to offer small shop space to retailers such as Bath & Body Works, Lane Bryant, and Men's Wearhouse in the region.

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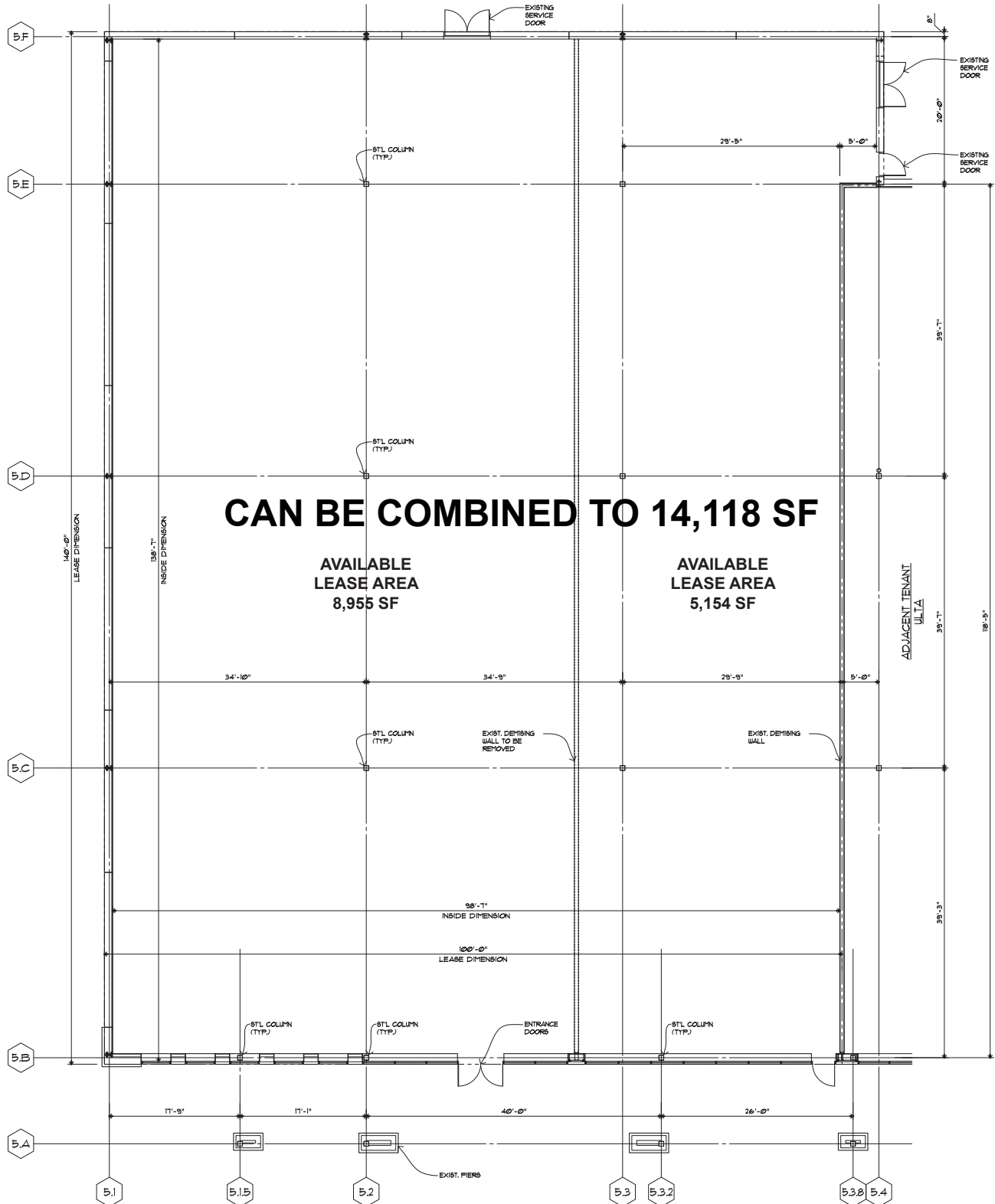
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