

GOODRICH PLAZA FOR LEASE

8147 S. STATE ROAD, GOODRICH, MI 48438



EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Goodrich Plaza Lease | Goodrich, MI 48438



OFFERING SUMMARY

Available SF: 2,100 - 4,200 SF
 Lease Rate: \$13.00/SF (NNN)

Year Built: 1976

Building Size: 27,228

Zoning: CBD - Central Business District

PROPERTY HIGHLIGHTS

- Dollar General and Goodwill anchored center.
- Great visibility on State Road.
- In-Line and Free-Standing space available.

| DEMOGRAPHICS | 1 Mile | 5 Miles | 10 Miles |
|--------------------|----------|----------|----------|
| Total Households: | 605 | 5,302 | 51,391 |
| Total Population: | 1,811 | 15,547 | 135,481 |
| Average HH Income: | \$90,159 | \$95,352 | \$75,022 |

PROPERTY DETAILS: Goodrich Plaza Lease | Goodrich, MI 48438

LEASE RATE **\$13.00/SF, NNN**

LOCATION INFORMATION

| | |
|------------------|----------------------|
| Building Name | Goodrich Plaza Lease |
| Street Address | 8147 S. State Road |
| City, State, Zip | Goodrich, MI 48438 |
| County/Township | Genesee County |

BUILDING INFORMATION

| | |
|------------------|------------------|
| Building Size | 27,228 SF |
| Available Space | 2,100 & 4,200 SF |
| Year Built | 1976 |
| Number Of Floors | 1 |

PROPERTY DETAILS

| | |
|---------------|---------------------------------|
| Property Type | Retail |
| Traffic Count | State Road = 11,752 |
| Zoning | CBD - Central Business District |
| APN# | 02-22-526-015 |

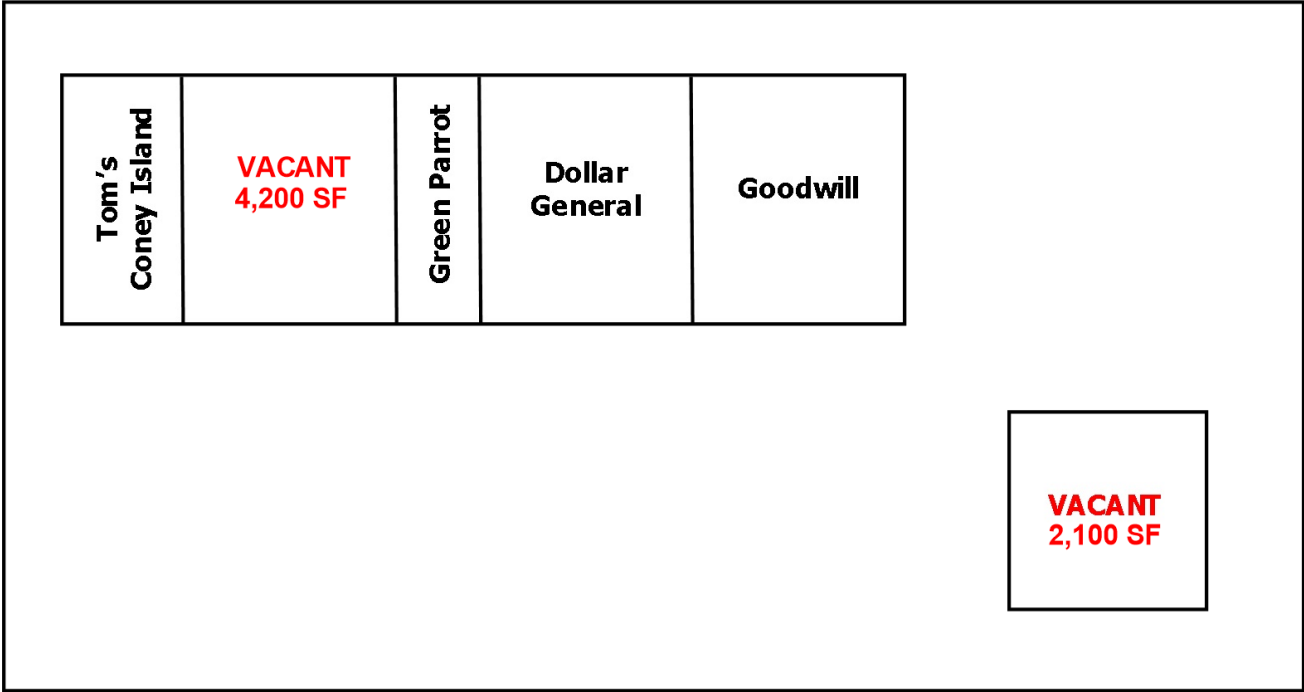
PARKING & TRANSPORTATION

| | |
|------------------|-----|
| Number Of Spaces | 160 |
|------------------|-----|

UTILITIES & AMENITIES

| | |
|-----------------------|-----------------------------|
| Utilities Description | City Water & Sanitary Sewer |
|-----------------------|-----------------------------|

ADDITIONAL PHOTOS: Goodrich Plaza Lease | Goodrich, MI 48438



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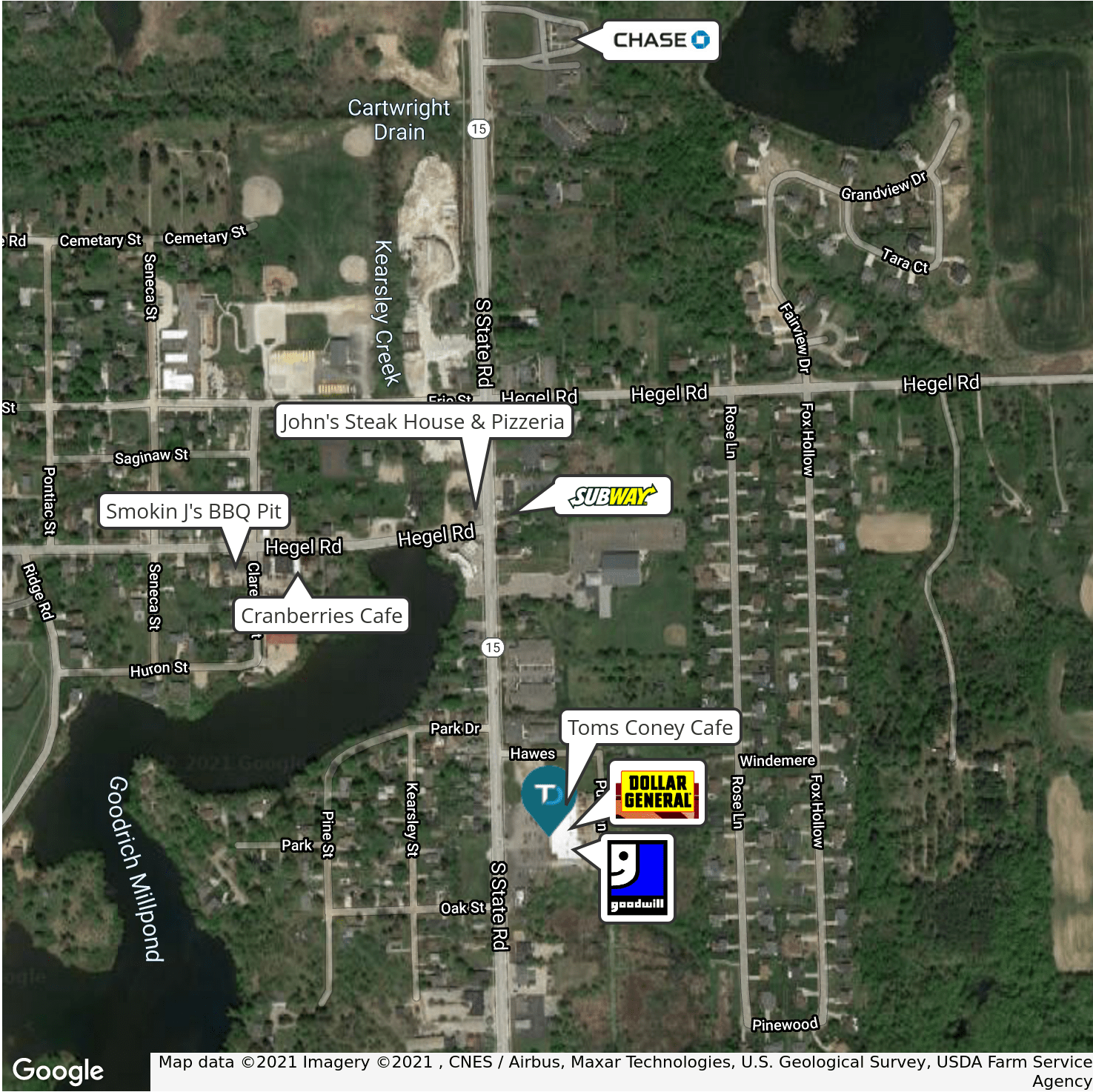
AVAILABLE SPACES: Goodrich Plaza Lease | Goodrich, MI 48438

LEASE TYPE | NNN TOTAL SPACE | 2,100 - 4,200 SF LEASE TERM | Negotiable LEASE RATE | \$13.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|------------|---------------|---------------------|
| 8191 | Available | 2,100 SF | NNN | \$13.00 SF/yr | 60 day occupancy. |
| 8159 | Available | 4,200 SF | NNN | \$13.00 SF/yr | Immediate Occupancy |

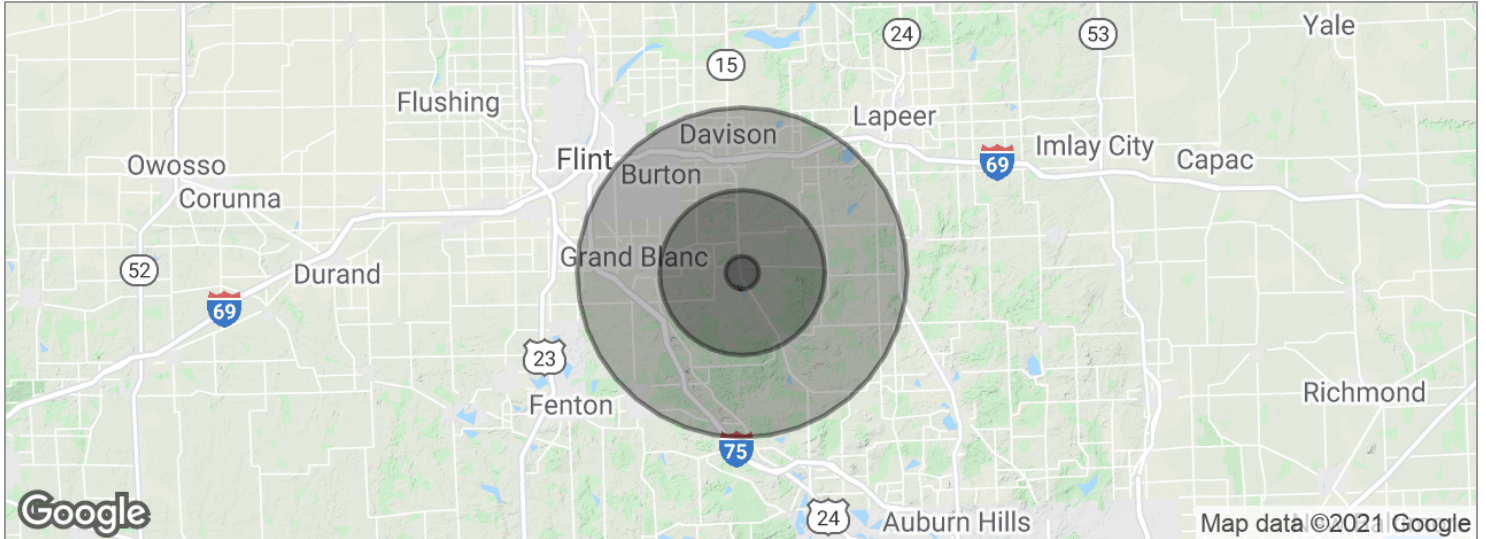
RETAILER MAP: Goodrich Plaza Lease | Goodrich, MI 48438



LOCATION MAPS: Goodrich Plaza Lease | Goodrich, MI 48438



DEMOGRAPHICS MAP: Goodrich Plaza Lease | Goodrich, MI 48438



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 1,811 | 15,547 | 135,481 |
| Median age | 37.4 | 40.3 | 39.1 |
| Median age (male) | 36.8 | 39.8 | 37.8 |
| Median age (Female) | 39.2 | 41.0 | 40.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 605 | 5,302 | 51,391 |
| # of persons per HH | 3.0 | 2.9 | 2.6 |
| Average HH income | \$90,159 | \$95,352 | \$75,022 |
| Average house value | \$237,225 | \$239,098 | \$210,226 |

* Demographic data derived from 2010 US Census