

Tri-Cord Enterprises LLC

Stone Ridge Center

11635 E. Fulton Street, Lowell, MI 49331



Welcome to Lowell

"Move to Lowell, a solid growing community, and discover the most prominent retail center on the west side and only five miles from the city of Ada. Newest developed area of Lowell with a Meijer megastore situated just to the east. A Goodwill retail center, an attractive car wash and oil change service center along with a new residential development including single family homes and apartments make this the prime area of Lowell. Two auto dealerships are just to the east of this prime strip mall along with McDonalds, Burger King, Subway and a Bigby Coffee. Current tenants of this 12,000 square foot facility include Great Clips, Nail Art & Spa, Jets Pizza, and Verizon. Tri-Cord Enterprises, LLC is now offering great terms and incentives to welcome you to Stone Ridge Center in Lowell, Michigan."

Property characteristics

- ★ Attractive Retail Center in Lowell
 - ★ West side of Lowell 5 miles from Ada
 - ★ Car Wash/Oil Change on east side
 - ★ Located next to Meijer Mega-Store
 - ★ Goodwill store on west side
 - ★ Walgreens just east of Center
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Property Information



Location: I-96 to M-21 (Fulton Street) Exit; East to Property; North side of the road

Lot size: Approx. 2 acres	Construction: Masonry
Building Size: 12,000 SF	Bay Size: 1,000 SF
Available: 1,100 - 5,900 SF	Roof: Metal
Year Built: 2004	Interior Height: 10'
Lighting: Fluorescent	Parcel ID: 41-20-04-401-045
Air Conditioned: 100%	Zoning: PUD Retail

Lease Information

Price: \$10.50 - \$13.50 per sf	Taxes: \$20,271 Summer 08 \$11,000 Winter 08
Terms: 36-60 months	Tax District: Lowell Township
Landlord Pays: Roof & Structural	Possession: Upon Build-out Completion
Tenant Pays: Taxes, Insurance, Utilities and CAM (\$3.50/sf)	

Features

- Attractive Retail Building on bustling Lowell Trade Route
- New Walgreens just east of center
- Close proximity to Meijer Store
- Many new homes and apartments near center
- Current tenants include:
 - Verizon
 - Great Clips
 - Fettig (employment agency)
 - Jet's Pizza
 - Joost Vapors
 - Nail and Art Spa
 - PFCU (credit Union)

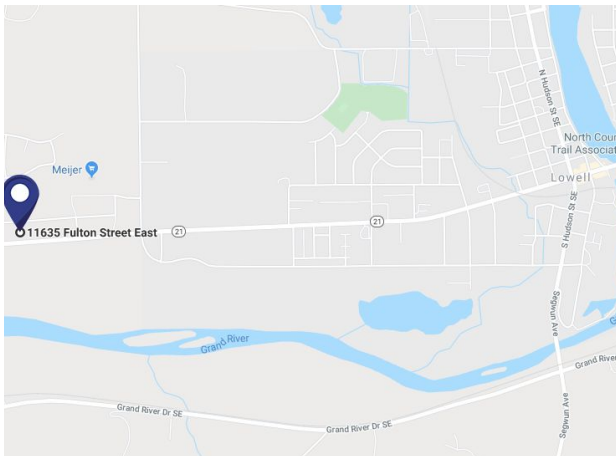


Location Maps

Aerial



Locator Maps



Demographics Report

11635 E. Fulton St Lowell, MI 49331	3.00 Mile Ring	5.00 Mile Ring	15.00 Mile Ring
Population			
1990 Population	8,272	15,051	315,462
2000 Population	9,350	17,481	359,037
% Population Change 1990-2000	13.03 %	0	13.81 %
2008 Total Population	10,242	19,425	374,019
2013 Total Population	10,669	20,421	375,754
% Population Change 2000-2008	9.54 %	11.12 %	4.17 %
% Population Change 2008-2013	4.17 %	5.13 %	0.46 %
2008 Total Households	3,684	6,886	139,715
2013 Total Households	3,919	7,364	144,186
% Households Change 2000-2008	13.99 %	16.16 %	6.85 %
% Households Change 2008-2013	6.38 %	6.94 %	3.20 %
2008 White Population	9,769	18,535	288,826
2008 Black Population	100	177	51,044
2008 American Indian/Alaska Native	24	39	1,005
2008 Asian/Hawaiian/Pacific Islander	88	269	9,676
2008 Other Population (Incl 2+ Races)	260	404	23,469
2008 Hispanic Population	315	520	28,807
2008 Non-Hispanic Population	9,927	18,905	345,212
2008 Per Capita Income	\$25,403	\$30,767	\$27,180
2008 Median Household Income	\$58,443	\$67,240	\$51,405
2008 Average Household Income	\$70,623	\$86,793	\$72,760
2008 Household Income < \$10,000	113	193	7,013
2008 Household Income \$10,000-\$14,999	126	202	6,231
2008 Household Income \$15,000-\$19,999	242	326	7,452

2008 Household Income \$20,000-\$24,999	160	219	7,400
2008 Household Income \$25,000-\$29,999	90	173	7,037
2008 Household Income \$30,000-\$34,999	86	143	7,846
2008 Household Income \$35,000-\$39,999	174	256	7,816
2008 Household Income \$40,000-\$44,999	214	346	8,258
2008 Household Income \$45,000-\$49,999	216	324	8669
2008 Household Income \$50,000-\$59,999	498	716	15,191
2008 Household Income \$60,000-\$74,999	696	1,128	20,597
2008 Household Income \$75,000-\$99,999	827	1,729	21,233
2008 Household Income \$100,000-\$124,999	139	500	6,788
2008 Household Income \$125,000-\$149,999	55	305	3,810
2008 Household Income \$150,000-\$199,999	18	159	2,035
2008 Household Income \$200,000-249,999	6	32	549
2008 Household Income \$250,000-\$249,999	23	132	1,740
2008 Household Income \$500,000+	0	2	50
2008 Average Household Size	2.73	2.76	2.57
2008 Total Owner Occupied Housing Units	3,071	6,042	100,027
2008 Total Renter Occupied Housing Units	607	807	39,670
2008 Total Daytime Population	9,327	15,982	371,253
2008 Total Daytime Work Population	4,458	7,338	190,805
2008 Total Establishments	600	1,065	20,916
HOUSEHOLDS			
1990 Households	2,811	4,973	112,573
2000 Households	3,232	5,928	130,759
% Households Change 1990-2000	14.98 %	19.20 %	16.15 %