



Introducing

Oakland County's Newest
Neighborhood Gathering Spot



EastPort

FRESH GROCERY
& MARKETPLACE

For Lease or Sale:

New Construction 11,900 SF
Premium Grocery & Dining Concept

42,000+ Daily Vehicle Count on
S. Lapeer Rd. in Orion Twp

LINO
REALTY INC

Contact: Michael Scamardella
michael@linorealty.com

MOCERI

Contact: Dominic F. Mocerri
dfm@mcceri.com

OPPORTUNITY RETAIL



EastPort

**FRESH GROCERY
& MARKETPLACE**

NAVIGATION

Page 1. Mixed-Use Development

Page 2. Master Plan

Page 3. Average Daily Traffic Counts

Page 4. Dynamic Trade Area

Page 5. The Next Go-To Destination

Page 6. Proposed Store Design

Page 7. The Small Format Grocery

Page 8. Strong and Growing Market

Page 9. The Future Of Grocery Retail

Page 10. The Village Of Lake Orion

Page 11. Mocerri's Development Roots

Page 12. We Hope That You Will Join Us

LINO

REALTY INC

Contact: Michael Scamardella
michael@linorealty.com

MOCERI

Contact: Dominic F. Mocerri
dfm@mcceri.com

Contact: Dominic F. Mocerri
dfm@mocerri.com



Neighborhood Marketplace with Premium Groceries, Farm Fresh Produce, Local Specialities, Deli and Dining Options



Charming Single-Family Homes with Sidewalks



Live/Work Townhomes With Office or Studio Space

A Vibrant and Walkable Mixed-Use Community

The Mocerri Companies is investing more than \$100 million in the historic Village of Lake Orion to create a new tradition for tomorrow while honoring its proud past.

One of the most unique new neighborhoods will be EastPort Village, a master-planned lifestyle community that is taking shape on a prime 11.68 acre site along S. Lapeer Rd. in the heart of the region's strongest retail corridor.



The true lifestyle hub of the community will be the EastPort Village Fresh Grocery and Marketplace. It will immediately become the "go-to" gathering spot and hang out for affluent shoppers and casual diners for an exceptionally broad trade area.

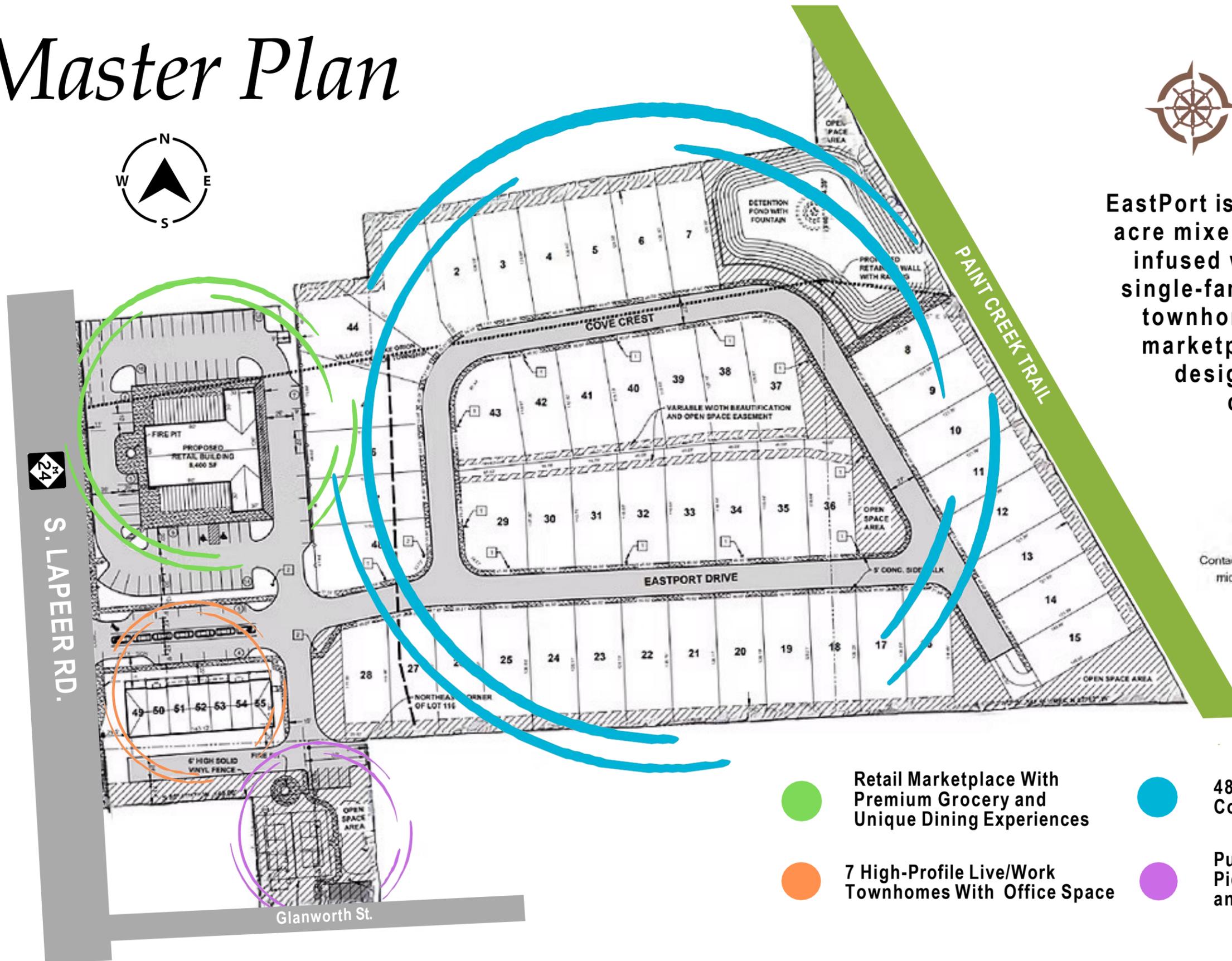
LINO
REALTY INC
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Mocerri
dfm@mcceri.com

Master Plan



EastPort is a re-envisioned 11.68 acre mixed-use community hub infused with welcoming new single-family homes, live/work townhomes, a multifaceted marketplace and amenities designed for life-long connections.



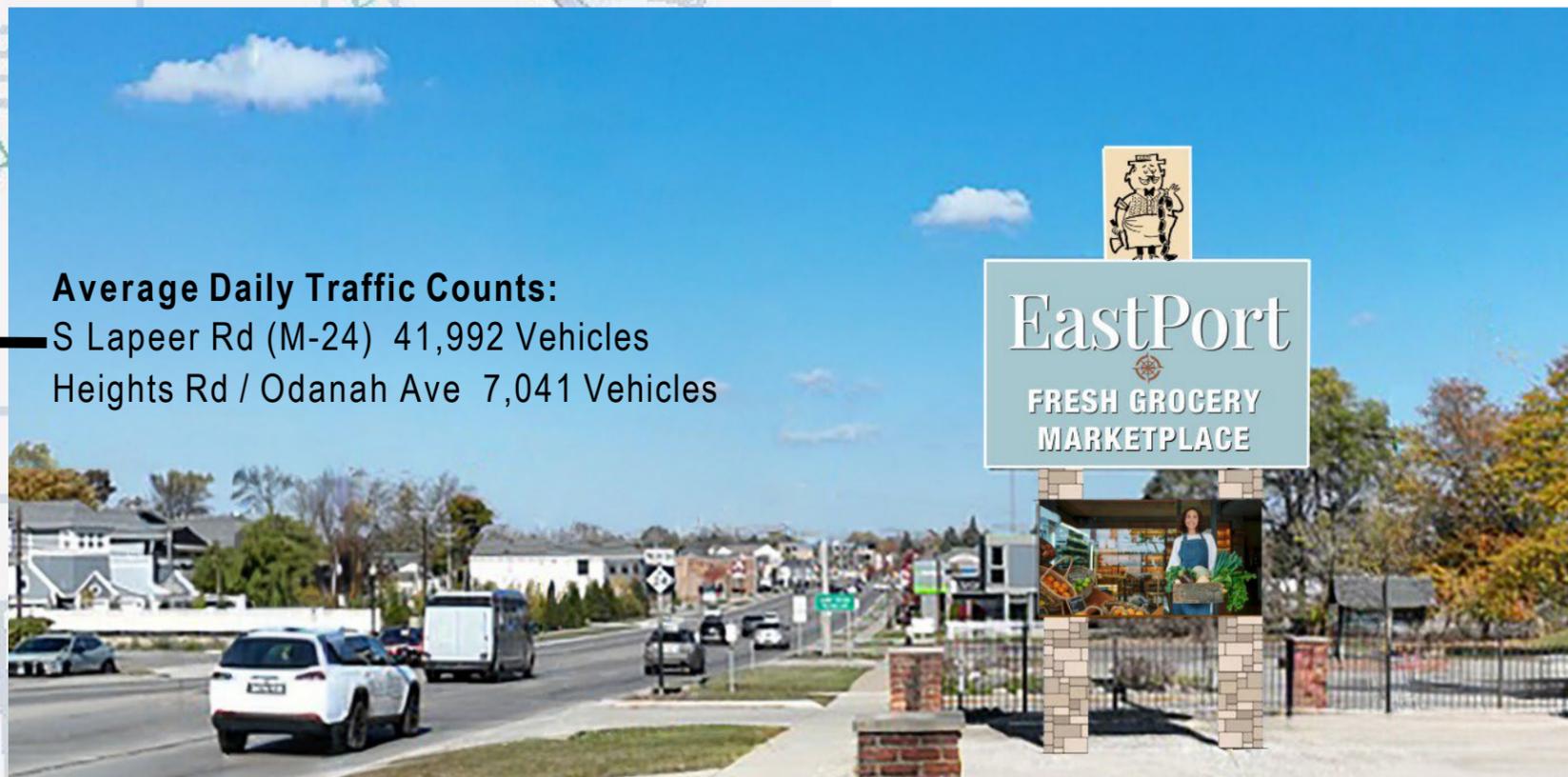
LINO
REALTY INC.
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dorrinic F. Moceri
dfm@mcceri.com

- Retail Marketplace With Premium Grocery and Unique Dining Experiences
- 48 Attainable Single-Family Cottage-Style Homes
- 7 High-Profile Live/Work Townhomes With Office Space
- Public Amenities Including Pickleball Courts, Playground and Community Firepit



*Amazing Traffic.
Head-Turning Signage.
New Signalized Access.*

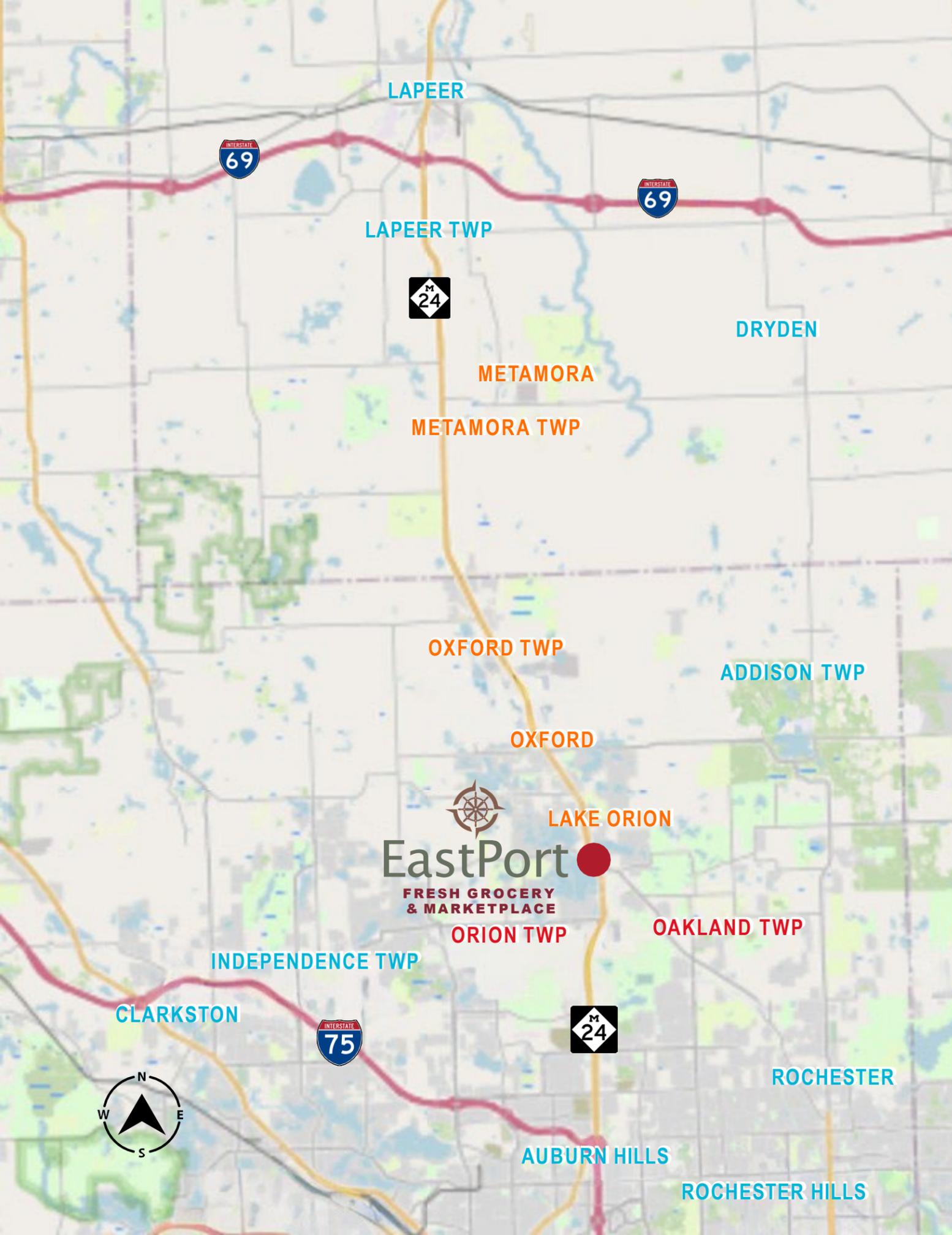


Average Daily Traffic Counts:
S Lapeer Rd (M-24) 41,992 Vehicles
Heights Rd / Odanah Ave 7,041 Vehicles

All the heavy lifting has already been handled to ensure your success.

LINO
REALTY INC
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Mocerri
dfm@mcceri.com



Dynamic Trade Area

Fueled By Local Residents, Commuters and Outdoor Enthusiasts

The M-24 corridor in Lake Orion stands as one of Oakland County's most affluent, stable, and highly educated areas with high purchasing power and a loyal customer base as evidenced by the **Primary Trade Area** estimates:

PRIMARY TRADE AREA

- Lake Orion
- Orion Township
- Oakland Township
- Oxford
- Oxford Township
- Metamora
- Metamora Township

REGIONAL TRADE AREA

- Rochester
- Rochester Hills
- Auburn Hills
- Clarkston
- Independence Township
- Addison Township
- Dryden
- Lapeer Township
- Lapeer



POPULATION 88,500



HOUSEHOLDS 32,200



**AVERAGE HH INCOMES
\$110,000 - \$175,000**



**MEDIAN HOME VALUES
\$350,000 - \$900,000+**

LINO
REALTY INC

Contact: Michael Scamardella
michael@linorealty.com

MOCERI

Contact: Dominic F. Mocerri
dfm@mcceri.com



It's Your Time To Create The Next Go-To Destination

You can provide a new way for thousands of locals and commuters to satisfy their appetites—from grab-and-go meals to that last-minute dinner ingredient like a freshly trimmed porterhouse—making the early-morning or after-work grocery trips more efficient and enjoyable.



EastPort

**FRESH GROCERY
& MARKETPLACE**

EastPort will be the place in Oakland County where people will travel to from far and wide to eat fresh, drink local, explore, to see friends and to make new ones. This will be a rare retail experience where you can do business for good.



LINO
REALTY INC

Contact: Michael Scamardella
michael@linorealty.com

MOCERI

Contact: Dominic F. Mocerì
dfm@mcceri.com

– *Proposed Store Design To Maximize Customer Engagement and Revenue*



- Back of House
- Restrooms
- Frozen Foods
- Fresh Produce Market
- Bakery Cafe'
- Specialty Food Market
- Gourmet Food Hall
- Bistro Bar
- Wine Shop
- Local Specialties
- Butcher Shop
- Ice Cream Parlor



LINO
REALTY INC
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Moceri
dfm@mcceri.com



Good Things Come In Small Packages

While your customers may not find six different brands of toothpaste, EastPort's carefully curated market will offer everything they need to prepare healthy weeknight dinners, grab lunch on the go, or select farm fresh produce and a special bottle of wine on their way home.

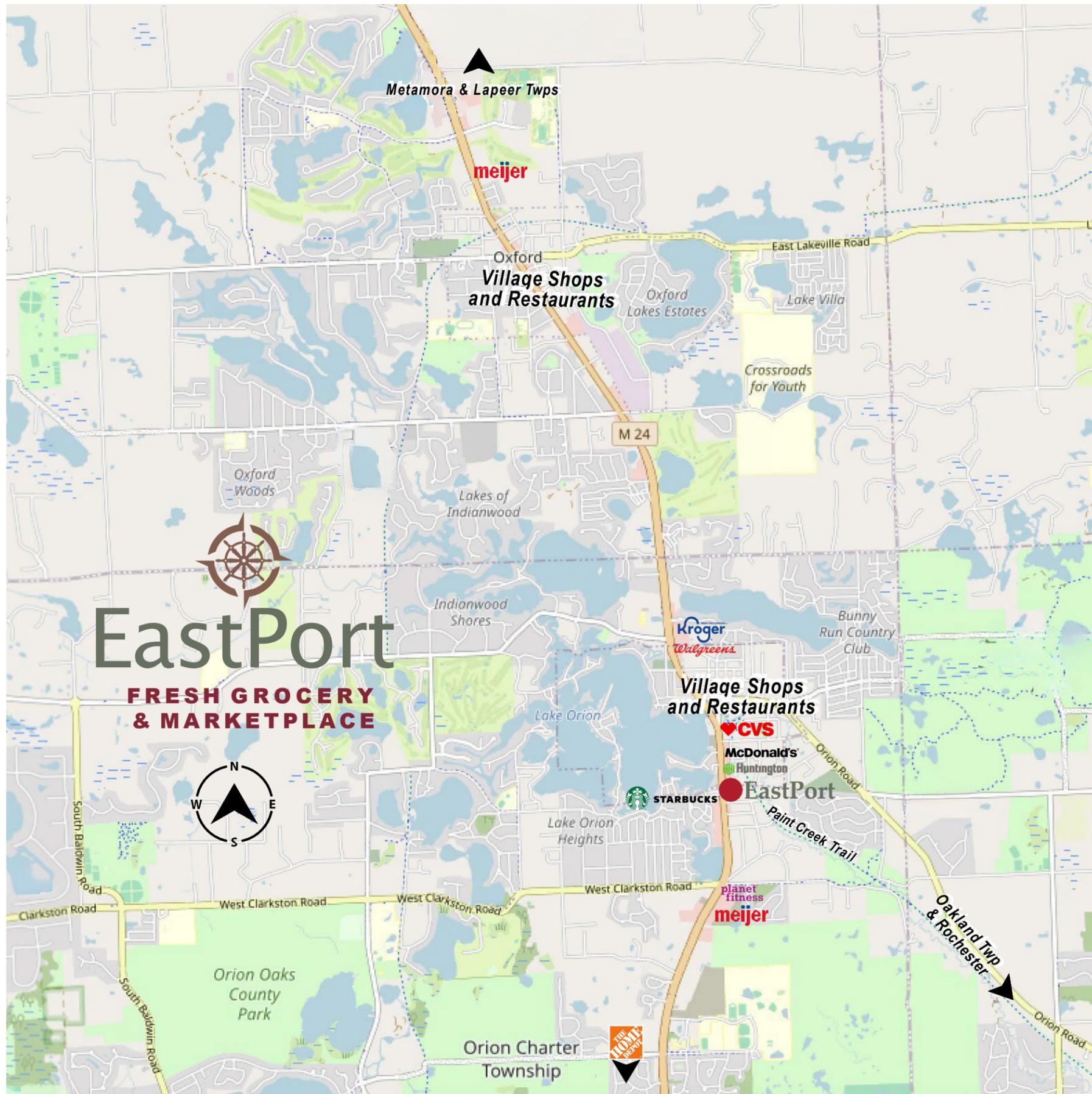



EastPort
**FRESH GROCERY
& MARKETPLACE**

Those who prefer to dine in can start their day at the café, linger over lunch with friends or savor locally crafted flavors for two or a dozen for dinner. As the evening winds down, guests can tantalize their taste buds with an authentic Italian artisan gelato served by the outdoor lounge.

LINO
REALTY INC.
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Mocerì
dfm@mcceri.com



A Strong And Growing Market

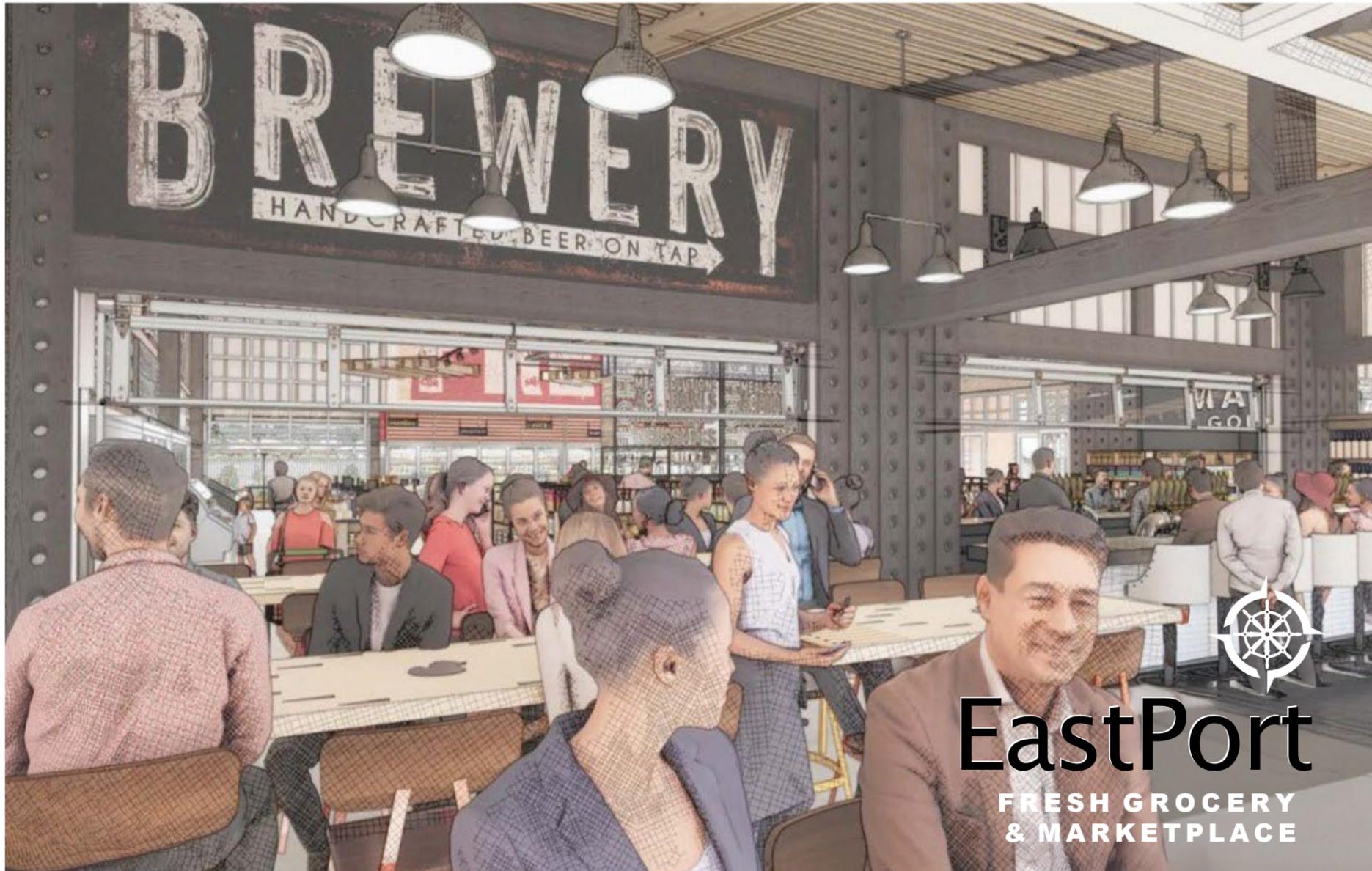
The M-24 Corridor has deep unmet demand for a specialty food market with integrated dining—as there is no direct competitor offering premium groceries, prepared foods, butcher, bakery and elevated in-store experiences in the entire primary trade area.

Despite heavy traffic volumes, high household incomes, and accelerating residential growth, the M-24 Corridor has no direct competitor delivering a market-hall, premium grocery, or fresh-prepared dining hybrid concept.

Current offerings remain limited to traditional grocery anchors, leaving a significant gap in experiential food retail. Are you ready to capitalize on this unprecedented niche?

LINO
REALTY INC.
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Moceri
dfm@mcceri.com



The Future Of Grocery Retail Today

Northern Oakland County's consumers are busier than ever, which means they're looking for more convenient ways to shop and dine.

You can cater to this need by offering a unique one-stop-shop experience, where your customers can pick up their groceries, grab a craft beer or cider, even enjoy a sit-down dining experience — all without having to waste time traveling to multiple locations.

By offering a variety of food options at EastPort, you will attract a wider range of customers, increasing foot traffic and sales. As customers come in to dine, your merchandising can entice them to also pick up grocery items—leading to higher overall revenue.



LINO
REALTY INC
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Mocerì
dfm@mcceri.com



Motown's Favorite Resort Town

Lake Orion earned its resort town reputation when the Detroit & Bay City Railroad began serving the area in 1872. Every summer, special picnic trains brought thousands to Lake Orion to provide relief from the city's heat.

Lake steamers ferried visitors to Park Island, where an amusement park featured a dance pavilion, roller-coaster, and vaudeville shows. In the early 1900's, many Detroiters began building seasonal cabins along the lakefront, and the Village continued to thrive.

As Detroit expanded northward, the cottages gave way to larger and more luxurious year-round lakefront homes. Today, Lake Orion has kept its "up-north" appeal— while its year round festivals and special events create additional demand in one of Michigan's strongest speciality retail destinations.



The Lifestyle Hub of Lake Orion's New Home Port!





Mystic Cove and Constellation Bay—Waterfront Apartment and Townhome Communities Beyond Compare



Exquisite Custom Homes On The Water's Edge



One-Of-A-Kind Lakefront Condominium Residences

Moceri's Development Roots Run Deep

For four generations, Moceri has been creating innovative places for more than 60,000 Michigan families. Inviting, welcoming neighborhoods that bring people together with a vibrant sensibility and an artful touch.

We understand that human needs and lifestyle choices are evolving rapidly. And that your requirements, as a forward-thinking hybrid food retailer and restaurateur, are evolving right in step with them. In short, you want to be where your customers want to be and to be seen.

And that leads us to some interesting possibilities about how we are shaping our infill communities in Lake Orion. Work and play. Nature and human nature. And the very notion of a life well lived in a lake centric village.

Innovative thinking has propelled us to create the magical Mystic Cove on the water's edge. Other exciting Moceri Lake Orion communities are on the horizon including Constellation Bay, The Starboard and Snug Harbor.

**And now on to EastPort Village.
Where your business belongs.**

LINO
REALTY INC.
Contact: Michael Scamardella
michael@linorealty.com

MOCERI
Contact: Dominic F. Moceri
dfm@mcceri.com



EastPort

**FRESH GROCERY
& MARKETPLACE**

Moceri is creating EastPort for the future. Its value for homeowners, live/work entrepreneurs and the Marketplace operator will increase over time at every step of the way.

As the landscaping matures, and the homes and Marketplace assume a unique character of their own, the community's appeal will continue to evolve. Decades from now, Eastpoint will still be progressing and thriving.

It will be the go-to destination that serves as Lake Orion's primary hub—linking Lapeer, Metamora, Oxford, Oakland Twp, Auburn Hills and cities beyond. Above all, EastPort's life-enhancing community design will provide a new tradition for tomorrow.

We hope that you will join us.

LINO
REALTY INC.

Contact: Michael Scamardella
michael@linorealty.com

MOCERI

Contact: Dominic F. Moceri
dfm@mcceri.com