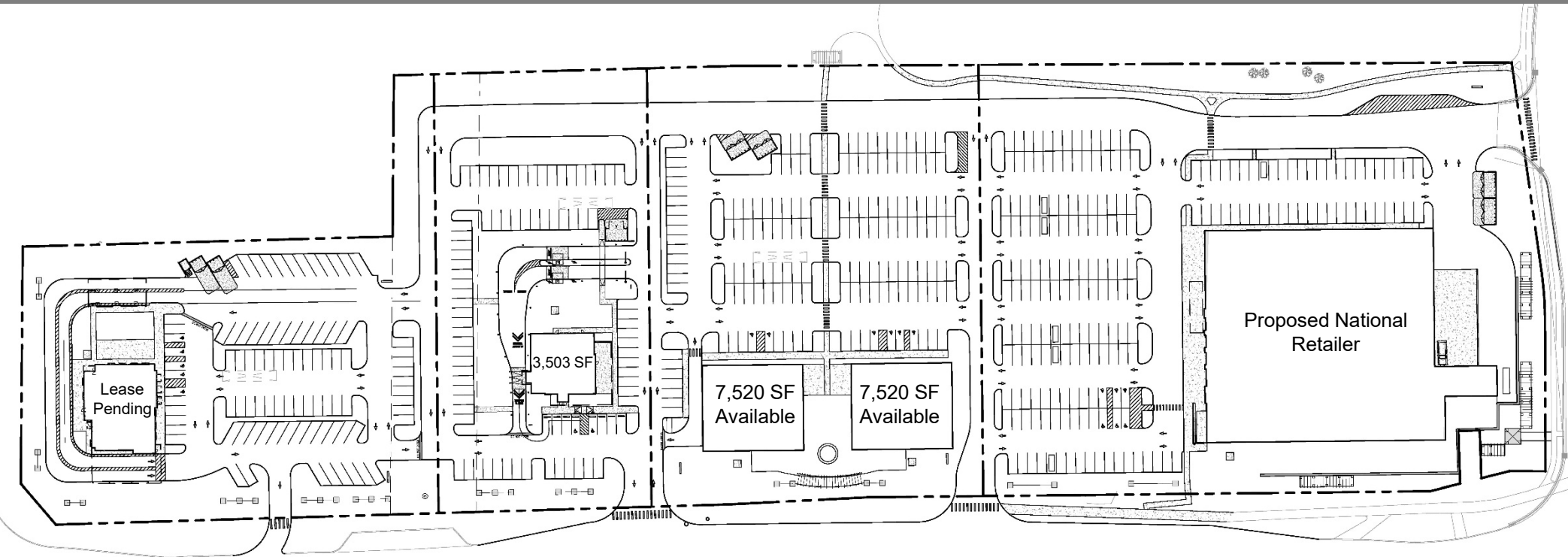


# SHOPS AT BALDWIN VILLAGE

Baldwin & Morgan Roads | Orion Township, MI 48359



## PROPERTY INFORMATION

- New five-building shopping center development with up to **18,543 SF** available for lease with a pick-up window
- This development will be located at the southeast quadrant of Baldwin and Main Streets in Orion Township, Michigan part of Baldwin Village's proposed master plan which will include a total of 215 condos and 264 rental apartments
- Highly desired super-regional trade area as Baldwin Road is home to Great Lakes Crossing Outlets, Michigan's largest and most productive value-shopping center and entertainment destination; Baldwin Commons, an open-air powercenter with 400,000 SF of prime national retail, service, and restaurant users; and several other national big box retailers
- Retail & restaurant opportunities available



# Aerial

SITE

HomeGoods  
PETCO  
OLD NAVY  
five BELOW  
Michaels  
Famous Footwear  
US Mattress  
Party City  
KOHLS  
DSW  
ASHLEY  
ULTA  
DOLLAR TREE

SINCE 1941  
DICKEY'S  
BARBECUE PIT

LAeBOY

Huntington  
SHERWIN WILLIAMS  
CHIPOTLE MEXICAN GRILL  
Aspen Dental  
POTBELLY

MENARDS

Wendy's  
STARBUCKS COFFEE

BEST BUY

ALDI

JOANN  
TARGET

ETHAN ALLEN

Wendy's

DISCOUNT TIRE

Arby's  
Comerica

COSTCO WHOLESALE





# Aerial



**PETCO**  
**Party City**  
**five BELOW**  
**Starbucks COFFEE**  
**ASHLEY**  
**OLD NAVY**  
**ULTA BEAUTY**

**Panera BREAD**  
**KOHL'S**  
**Michael's**  
**DSW**  
**DOLLAR TREE**  
**HomeGoods**  
**Famous Footwear**

**COSTCO WHOLESALE**  
**MENARDS**  
**LA Z BOY**  
**Wendy's**  
**Arby's**  
**ALDI**  
**CHIPOTLE MEXICAN GRILL**  
**BEST BUY**  
**SHERWIN WILLIAMS**

**meijer**  
**JOANN**  
**Olive Garden**  
**TARGET**  
**BELLE TIRE**  
**Logan's ROADHOUSE**  
**PANDA EXPRESS CHINESE KITCHEN**

**PITA WAVE**  
**FIVE GUYS**  
**verizon**  
**T-Mobile**  
**FedEx**  
**McDonald's**  
**QDOBA MEXICAN EATS**  
**Sprint**  
**chili's**  
**AT&T**

**AMC THEATRES**  
**Tim Hortons**  
**NORDSTROM**  
**rack**  
**Planet Fitness**  
**LEGOLAND SEA LIFE**  
**ARHAUS**  
**AMC THEATRES**  
**BED BATH & BEYOND**  
**Marshall's**  
**Burlington**  
**NIKE**  
**Bass Pro Shops**

**SUBWAY**  
**GARDNER-WHITE**  
**THE HOME DEPOT**  
**SAM'S CLUB**  
**B**

**TOPGOLF**

**MARATHON**

**THE HOME DEPOT**

**Crate & Barrel**  
**Culver's**

**McDonald's**

**Wendy's**

**CVS pharmacy**

**Auto Zone**

**BURGER KING**

**McDonald's**

**Tim Hortons**

**Arby's**

**RITE AID**

**Shell**



# AVAILABILITY

## Five Building Shopping Center Development:

Building A: Lease Pending

Building B: **3,503 SF** available with a drive-thru

Building C: **7,520 SF** available with a pick-up window (space can be demised)

Building D: **7,520 SF** available (space can be demised)

Building E: Proposed National Tenant

# DEMOGRAPHICS

	1-MILE	3 - MILES	5 - MILES
POPULATION	3,040	35,256	119,562
HH INCOME Average	\$117,850	\$100,771	\$93,423
HOUSEHOLDS	1,022	13,204	45,361
DAYTIME Population	4,098	36,138	118,917

## TRAFFIC COUNTS

Baldwin Road	33,935 VPD
Brown Road	18,100 VPD
Interstate I-75	89,304 VPD

## AREA RETAILERS



## Contact Us

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The average income within 1-miles is over 100K

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