

KOHL'S

BALDWIN COMMONS

4872 S BALDWIN RD, LAKE ORION, MI 48359



 **LORMAX STERN**

 **KIRCO**

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PROPERTY DESCRIPTION

Baldwin Commons, located near the super regional Great Lakes Crossing Outlet Mall, is the only open-air power center in the trade area, offering 400,000 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.

PROPERTY SUMMARY

Anchors:	Kohl's, HomeGoods, Old Navy Ashley Furniture, & Michaels
Available SF:	5,154 SF, 10,201 SF, 34,804 SF
Total Building SF:	361,577 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	39,184	128,416	249,834
Total Households	15,505	51,709	100,530
Average HH Income	\$105,901	\$100,336	\$109,088

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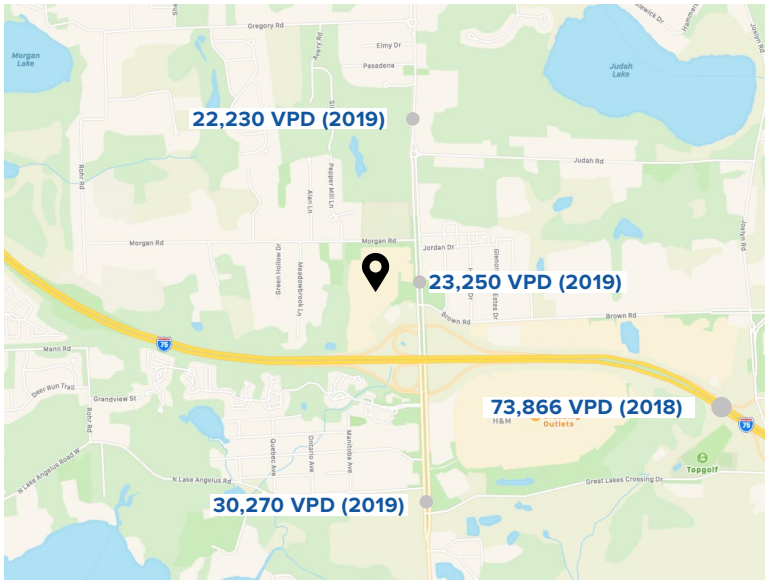
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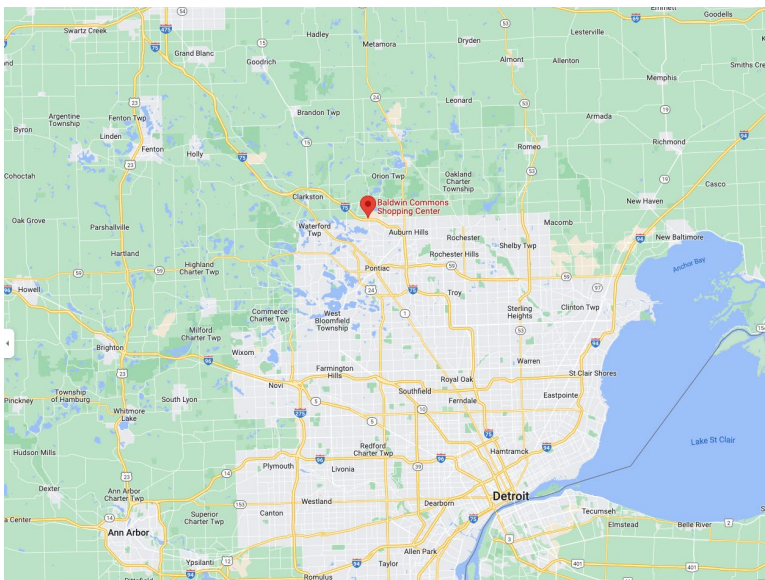
ORION TOWNSHIP POSITIONING & TRAFFIC



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. Baldwin Commons was the first Michigan location for Tilly's which opened in 2012.

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