

KOHL'S

BALDWIN COMMONS

4872 S BALDWIN RD, LAKE ORION, MI 48359

4,750 SF
AVAILABLE

AMERICAN
HOME FITNESS

AVAILABLE 14,118 SF

AVAILABLE
IMMEDIATELY
5,154 SF

FAMOUS
footwear

LORMAX STERN

KIRCO®

Drew Ford
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PROPERTY DESCRIPTION

Up to 14,118 SF with 100' of frontage available at Baldwin Commons. This is a combination of the existing Famous Footwear space and previous US Mattress or 5,154 SF available immediately.

Baldwin Commons, located near the super regional Great Lakes Crossing Outlet Mall, is the only open-air power center in the trade area, offering 360,000 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, Five Below, HomeGoods, and Kirkland's. Recently opened brand new Boot Barn and Barnes & Noble locations in summer of 2024.

PROPERTY SUMMARY

<p>Anchors:</p>	<p>Kohl's, HomeGoods, Old Navy Ashley Furniture, Michaels, Barnes & Noble, Boot Barn</p>
<p>Available SF:</p>	<p>4,750 SF, 5,154 SF - 14,118 SF</p>
<p>Total Building SF:</p>	<p>361,577 SF</p>

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	40,089	127,590	426,638
Total Households	16,315	52,478	173,970
Average HH Income	\$110,783	\$103,786	\$135,901

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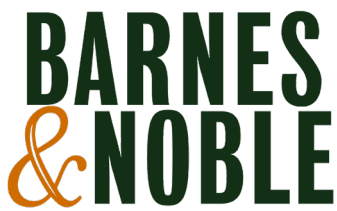
Retailers



Bath & Body Works®

LANE BRYANT

Kirkland's Home



KOHL'S

Michael's



DOLLAR TREE



five BELOW



Hospitality



Service



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DSW DESIGNER SHOE WAREHOUSE	KOHL'S	ULTA BEAUTY
BARNES & NOBLE	five BELOW	OLD NAVY
BOOT BARN	petco	Kirkland's Home
HomeGoods	Michaels	Ashley HOMESTORE

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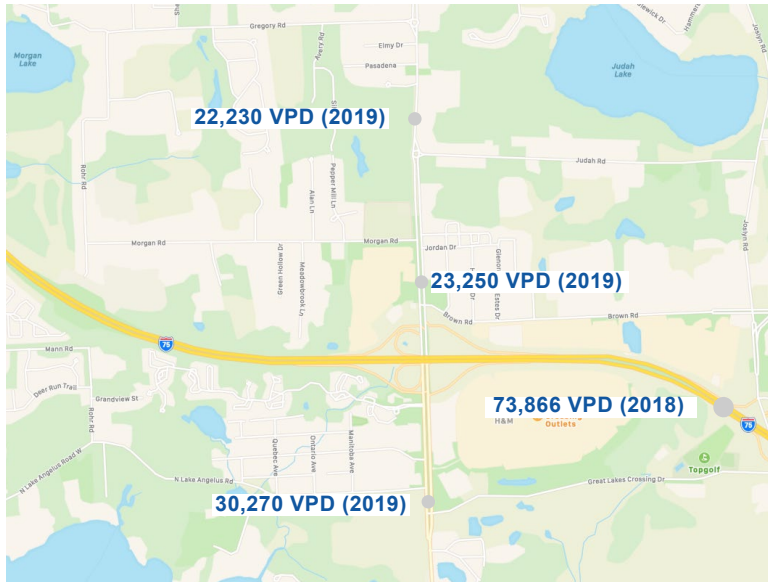
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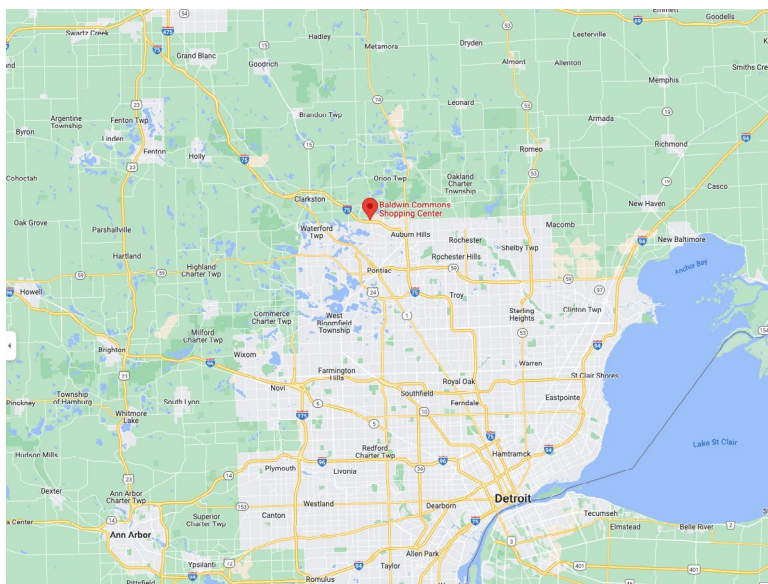
ORION TOWNSHIP POSITIONING & TRAFFIC



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.

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