

FOR LEASE

FORMER TOYS "R" US | WALKER , MICHIGAN



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PROPERTY INFORMATION

Property Address	3130 Alpine Avenue
City/Township	Walker, Michigan
Building Size	66,763 SF
Space Available	45,763 SF
Outlot Available	5,500 SF
Asking Rental Rate	\$14.00 PSF
NNN Charge's	\$2.75 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 164,512 PEOPLE	 MEDIAN AGE 36.4 YEARS OLD
 HOUSEHOLDS 67,259	 CONSUMER SPENDING \$1.9 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$75,574 ANNUALLY	 DAYTIME POPULATION 110,324 PEOPLE

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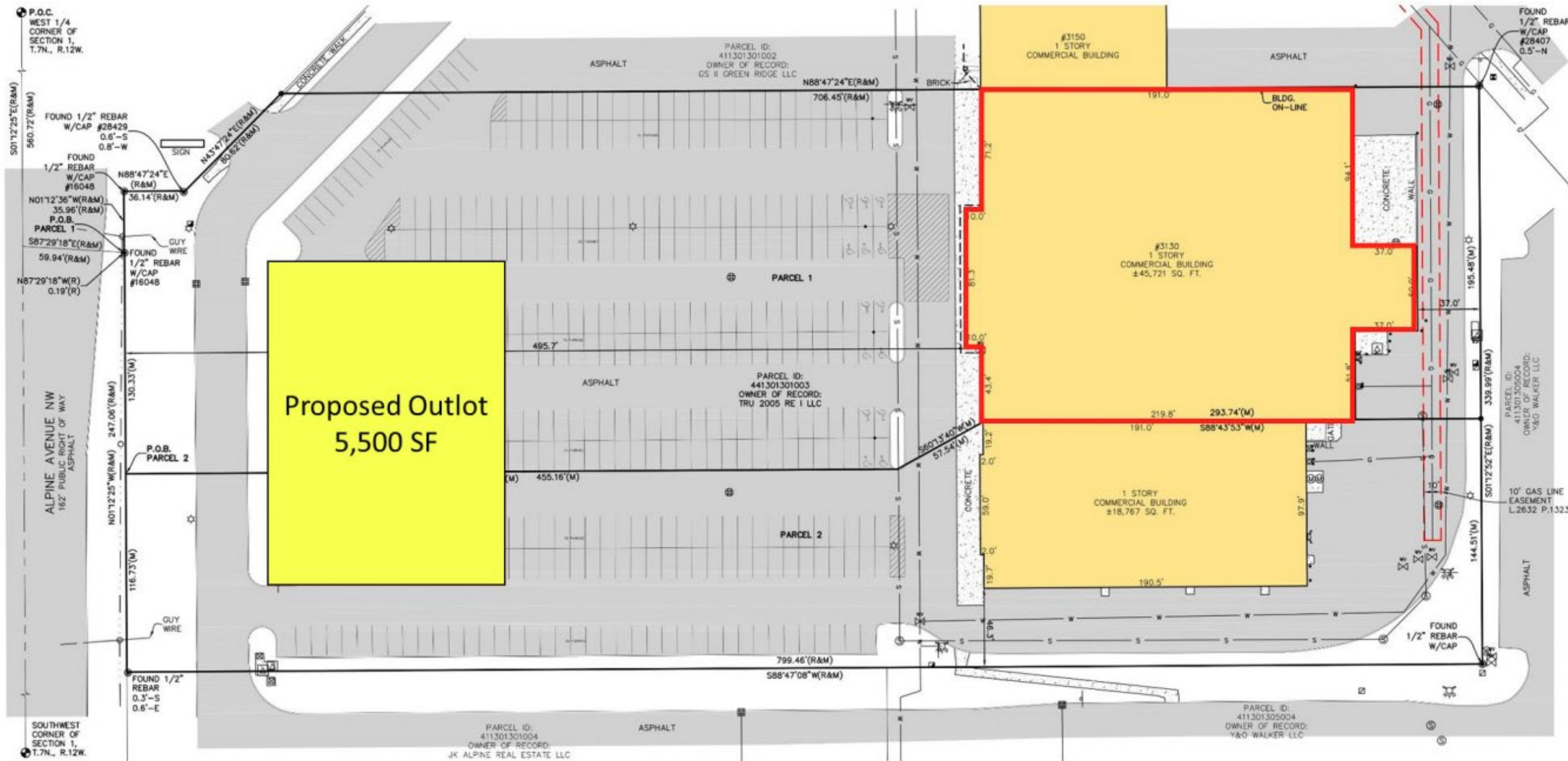
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Rare opportunity to occupy a big box space within the Green Ridge Square power retail shopping center.
- Site offers excellent visibility to jut over 48,000 vehicles that ravel Alpine Avenue NW each day.
- Premium accessibility to the property is provided to both Alpine Avenue NW and Center Drive which is a service drive that connects several national retailers.
- Alpine Avenue NW provides excellent retail synergy wth national retailers such as Target, Kohl's. Burlington, Bed Bath & Beyond and Fie Below operating within the immediate trade area.

FORMER TOYS "R" US SITE PLAN





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	6,716	61,188	155,158
2023 Population	7,349	62,737	164,512
2028 Population Projection	7,400	62,490	164,512
Annual Growth 2010-2023	0.7%	0.2%	0.5%
Annual Growth 2023-2028	0.1%	-0.1%	0%
Median Age	34.3	36.6	36.4
Bachelor's Degree or Higher	23%	28%	34%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,801	52,585	133,828
Black	767	5,315	18,493
American Indian/Alaskan Native	91	646	1,644
Asian	340	1,448	3,852
Hawaiian & Pacific Islander	9	68	182
Two or More Races	341	2,675	6,513
Hispanic Origin	1,188	8,240	20,357

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,935	24,398	63,115
2023 Households	3,211	25,052	67,259
2028 Household Projection	3,232	24,949	67,407
Owner Occupied Households	1,065	15,414	38,953
Renter Occupied Households	2,167	9,535	28,454
Avg Household Income	\$66,299	\$72,113	\$75,574
Median Household Income	\$49,788	\$58,944	\$60,429

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	964	5,758	14,387
\$50,000 - 75,000	526	5,201	13,421
\$75,000 - 100,000	522	3,763	9,409
\$100,000 - 125,000	251	2,663	7,529
\$125,000 - 150,000	121	1,138	3,585
\$150,000 - 200,000	97	1,061	3,091
\$200,000+	82	709	2,616

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	5,394	465	12	27,852	2,570	11	95,856	11,198	9
Trade Transportation & Utilities	1,986	104	19	9,576	489	20	17,254	1,080	16
Information	352	18	20	858	61	14	3,686	196	19
Financial Activities	378	72	5	2,653	325	8	7,232	1,083	7
Professional & Business Services	506	48	11	3,630	420	9	13,411	1,610	8
Education & Health Services	464	132	4	3,635	680	5	30,211	5,336	6
Leisure & Hospitality	1,291	49	26	3,537	222	16	11,874	713	17
Other Services	417	42	10	2,654	330	8	6,067	899	7
Public Administration	0	0	-	1,309	43	30	6,121	281	22
Goods-Producing Industries	311	27	12	6,517	344	19	14,468	831	17
Natural Resources & Mining	4	1	4	54	5	11	113	19	6
Construction	184	14	13	1,984	172	12	4,035	420	10
Manufacturing	123	12	10	4,479	167	27	10,320	392	26
Total	5,705	492	12	34,369	2,914	12	110,324	12,029	9



EXCLUSIVELY LISTED BY:

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TENANT REPRESENTATION

*Site Selection &
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INVESTMENT SALES

*STNL & Multi-Tenant, Multi-
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ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



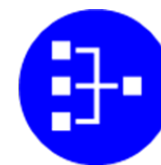
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