

FOR LEASE

MODEL T PLAZA



14004-14134 WOODWARD AVENUE

HIGHLAND PARK, MI 48203

PROPERTY FEATURES:

- Grocery anchored retail center for lease with the following availabilities:
 - Unit A - 3,400 SF
 - Unit C - 8,000 SF
- Former CVS outlot building with drive thru of 10,800 SF
- Future expansion space of 10,000 SF on the north endcap
- Existing tenants include Citi Trends, CSL Plasma, Glory Supermarket, Rainbow, Foot Locker and Captain Jays' Fish N Chips
- Maximum exposure located off highly trafficked Woodward Avenue
- Highland Park Police station is a tenant within the center
- Extremely visible from all directions
- Adjacent to Faurecia North America \$10.7M redevelopment
- Close proximity to I-75 and many other national tenants
- Pylon and monument signage is available
- Asking \$15.95/SF, NNN

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FOR MORE INFORMATION PLEASE CONTACT:



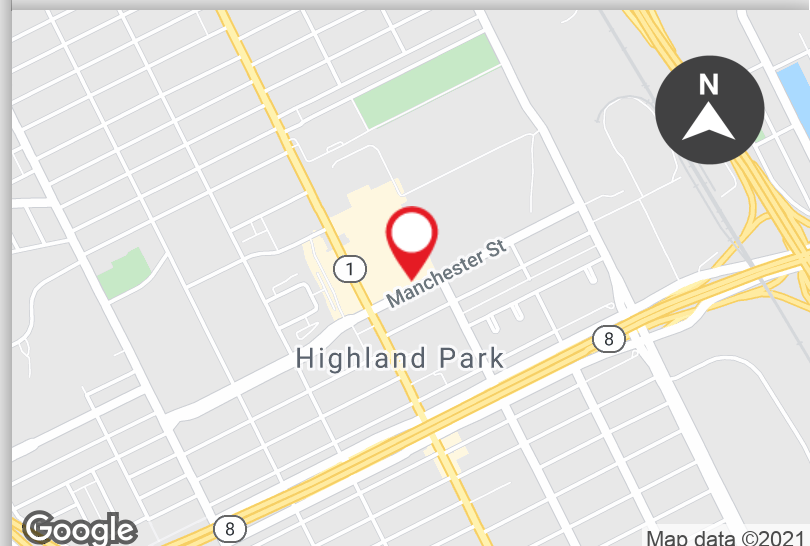
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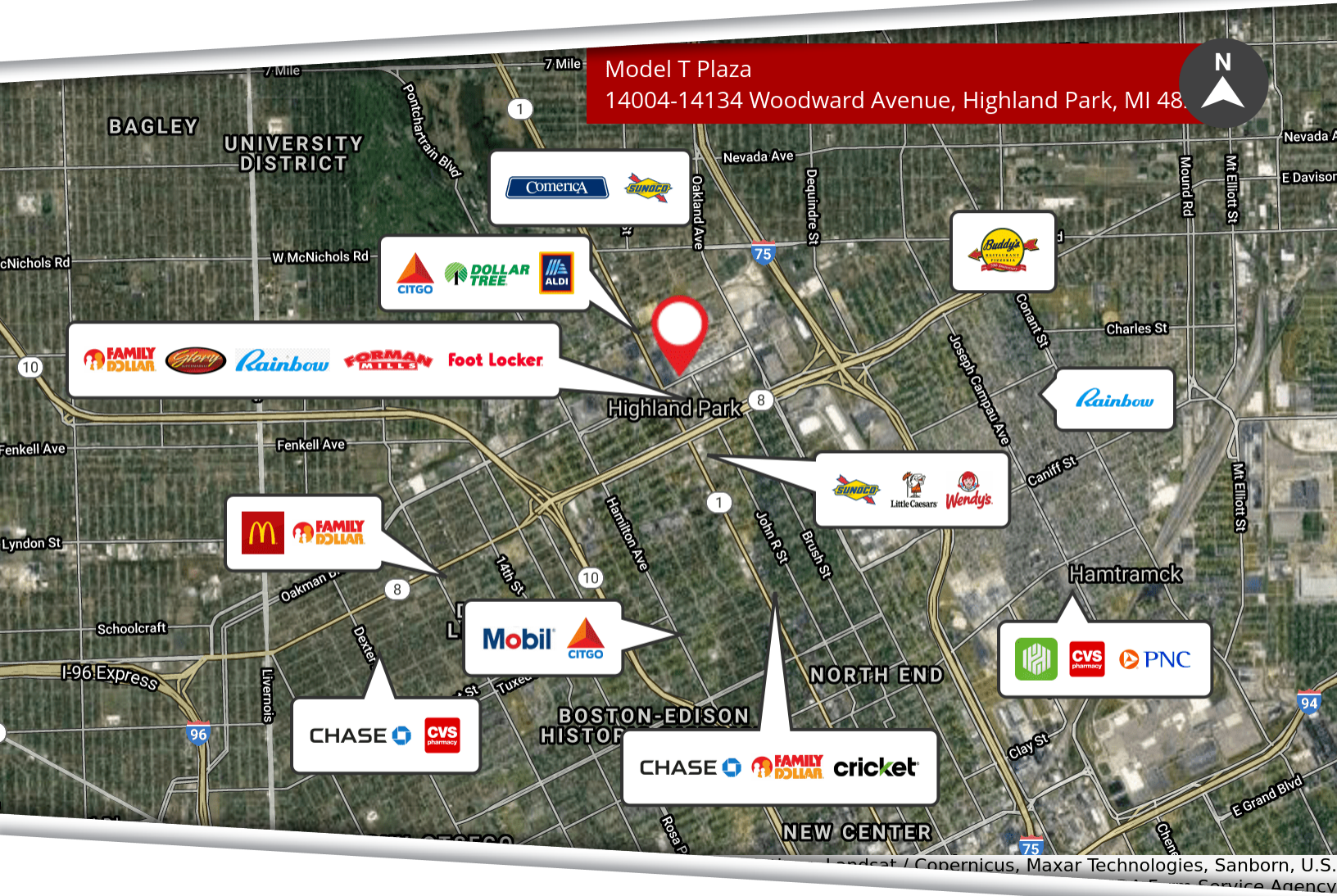
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MODEL T PLAZA LOCATION OVERVIEW



TRAFFIC COUNTS	
INTERSECTION	CARS PER DAY
Woodward Ave & Ford Highland Park	23,413
Woodward Ave & Manchester Pkwy SE	23,545
Woodward Ave & Sears St SE	22,736
Woodward Ave & Gerald St SE	23,253

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Total Population	12,192	162,738	424,346
Total Households	4,882	58,203	158,582
Average HH Income	\$27,313	\$35,132	\$38,436

