

# GOODRICH PLAZA FOR LEASE

8147 S. STATE ROAD, GOODRICH, MI 48438



EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Goodrich Plaza Lease | Goodrich, MI 48438



OFFERING SUMMARY

|                |                                 |
|----------------|---------------------------------|
| Available SF:  | 2,100 - 4,200 SF                |
| Lease Rate:    | \$13.00/SF (NNN)                |
| Year Built:    | 1976                            |
| Building Size: | 27,228                          |
| Zoning:        | CBD - Central Business District |

PROPERTY HIGHLIGHTS

- Dollar General and Goodwill anchored center.
- Great visibility on State Road.
- In-Line and Free-Standing space available.

| DEMOGRAPHICS       | 1 Mile   | 5 Miles  | 10 Miles |
|--------------------|----------|----------|----------|
| Total Households:  | 605      | 5,302    | 51,391   |
| Total Population:  | 1,811    | 15,547   | 135,481  |
| Average HH Income: | \$90,159 | \$95,352 | \$75,022 |

PROPERTY DETAILS: Goodrich Plaza Lease | Goodrich, MI 48438

LEASE RATE

\$13.00/SF, NNN

LOCATION INFORMATION

|                  |                      |
|------------------|----------------------|
| Building Name    | Goodrich Plaza Lease |
| Street Address   | 8147 S. State Road   |
| City, State, Zip | Goodrich, MI 48438   |
| County/Township  | Genesee County       |

BUILDING INFORMATION

|                  |                  |
|------------------|------------------|
| Building Size    | 27,228 SF        |
| Available Space  | 2,100 & 4,200 SF |
| Year Built       | 1976             |
| Number Of Floors | 1                |

PROPERTY DETAILS

|               |                                 |
|---------------|---------------------------------|
| Property Type | Retail                          |
| Traffic Count | State Road = 11,752             |
| Zoning        | CBD - Central Business District |
| APN#          | 02-22-526-015                   |

PARKING & TRANSPORTATION

|                  |     |
|------------------|-----|
| Street Parking   | Yes |
| Number Of Spaces | 160 |

UTILITIES & AMENITIES

|                       |                             |
|-----------------------|-----------------------------|
| Security Guard        | Yes                         |
| Handicap Access       | Yes                         |
| Freight Elevator      | Yes                         |
| Centrix Equipped      | Yes                         |
| Leed Certified        | Yes                         |
| Utilities Description | City Water & Sanitary Sewer |

ADDITIONAL PHOTOS: Goodrich Plaza Lease | Goodrich, MI 48438

|                       |                    |              |                   |          |
|-----------------------|--------------------|--------------|-------------------|----------|
| Tom's<br>Coney Island | VACANT<br>4,200 SF | Green Parrot | Dollar<br>General | Goodwill |
|-----------------------|--------------------|--------------|-------------------|----------|

VACANT  
2,100 SF



ADDITIONAL PHOTOS: Goodrich Plaza Lease | Goodrich, MI 48438



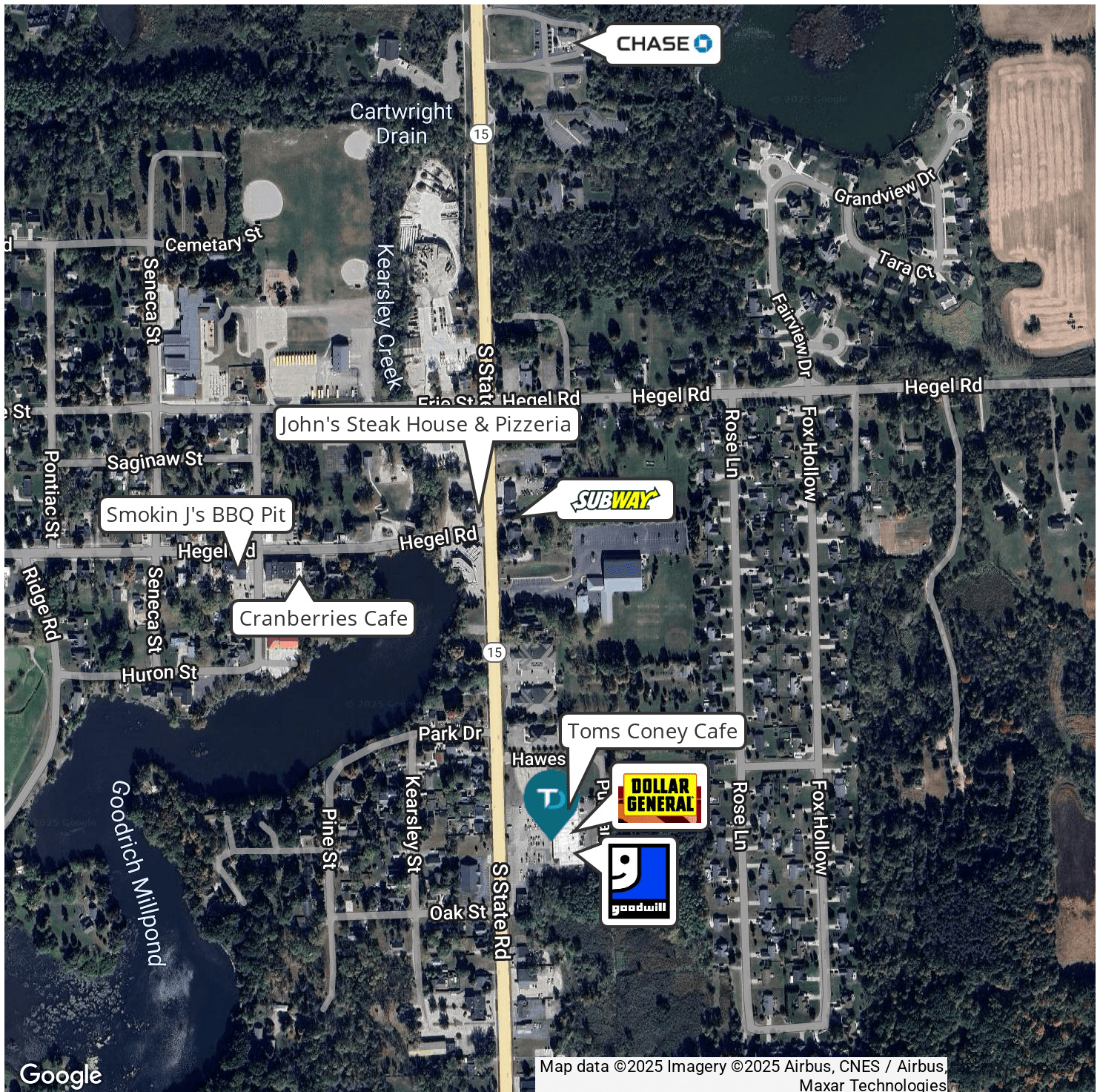
AVAILABLE SPACES: Goodrich Plaza Lease | Goodrich, MI 48438

LEASE TYPE | NNN      TOTAL SPACE | 2,100 - 4,200 SF      LEASE TERM | Negotiable      LEASE RATE | \$13 SF/yr

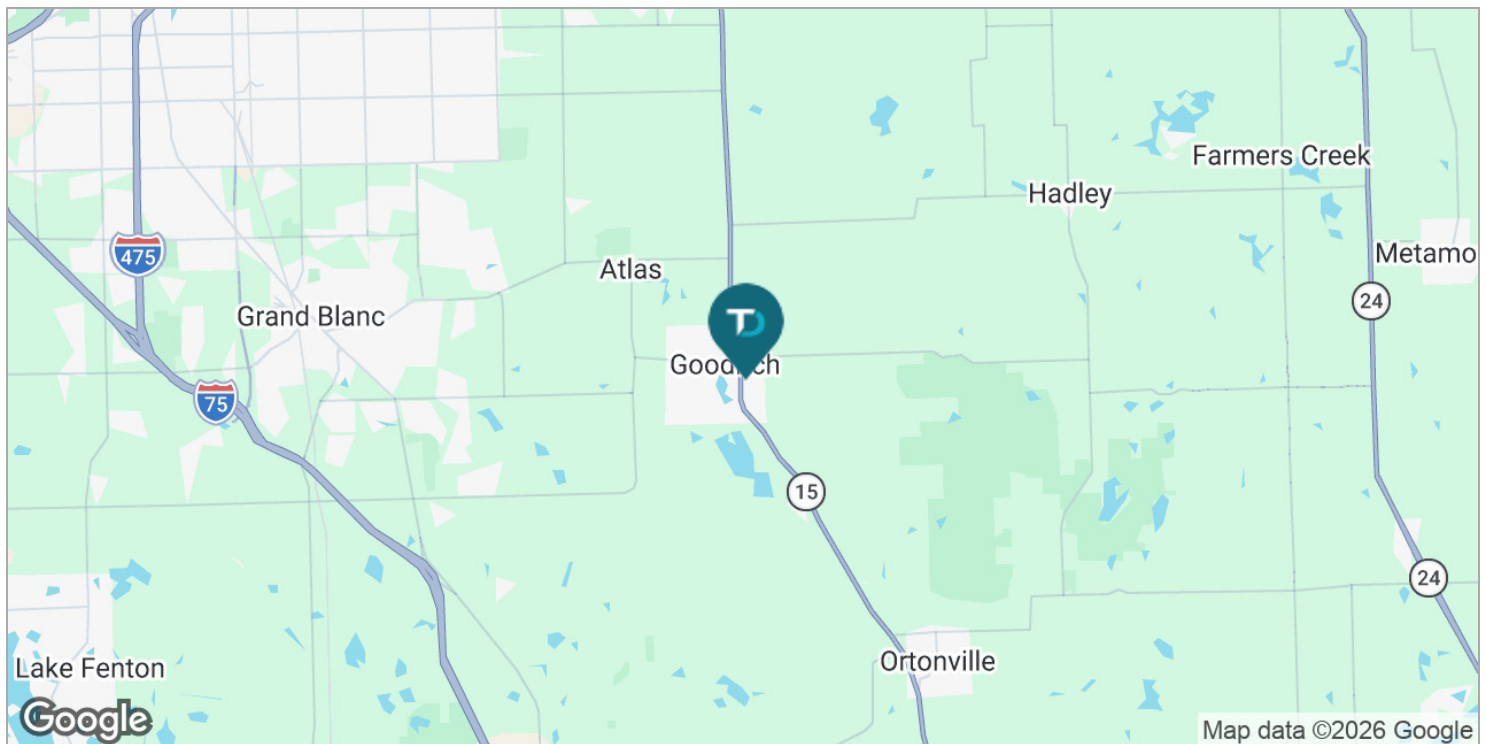
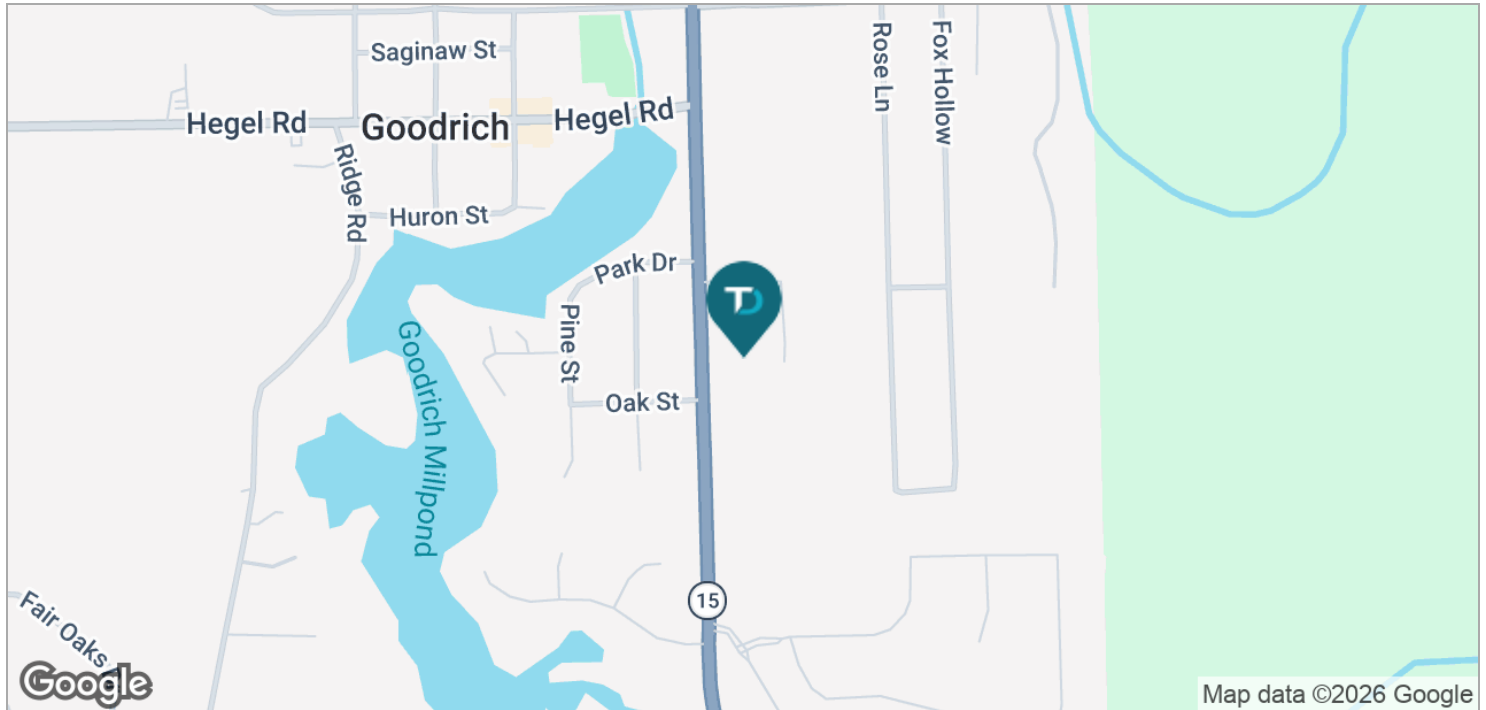


| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION         |
|-------|-----------|-----------|------------|---------------|---------------------|
| 8191  | Available | 2,100 SF  | NNN        | \$13.00 SF/yr | 60 day occupancy.   |
| 8159  | Available | 4,200 SF  | NNN        | \$13.00 SF/yr | Immediate Occupancy |

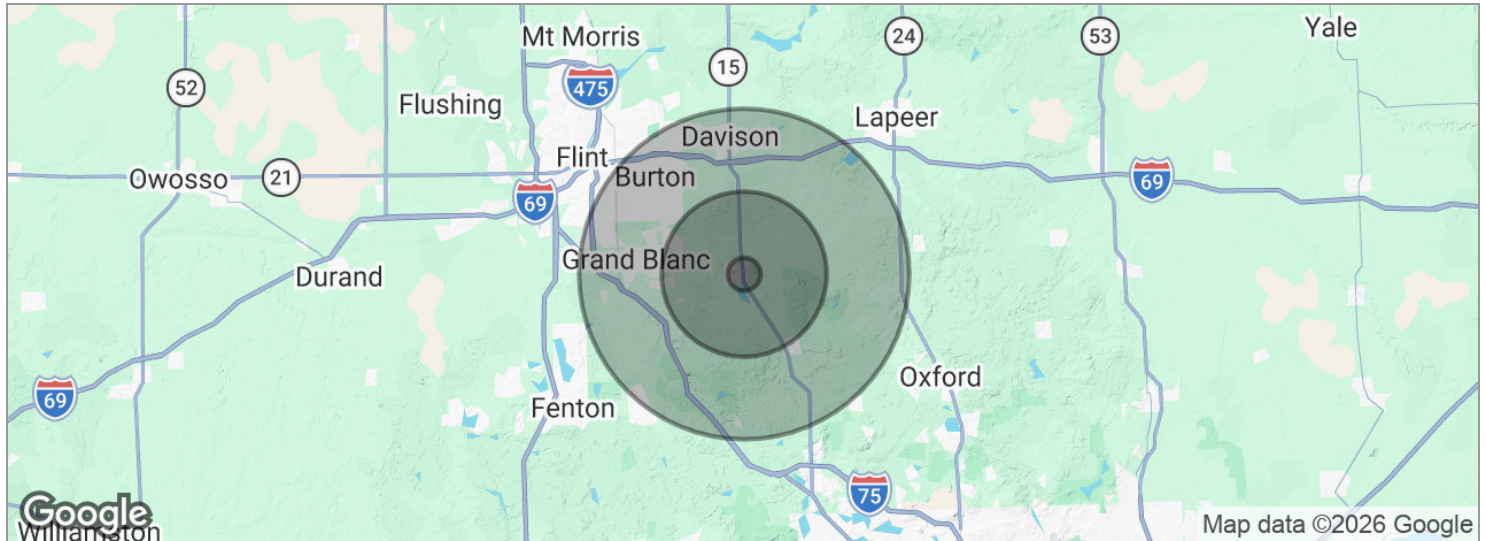
RETAILER MAP: Goodrich Plaza Lease | Goodrich, MI 48438



LOCATION MAPS: Goodrich Plaza Lease | Goodrich, MI 48438



DEMOGRAPHICS MAP: Goodrich Plaza Lease | Goodrich, MI 48438



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 1,811     | 15,547    | 135,481   |
| Median age          | 37.4      | 40.3      | 39.1      |
| Median age (male)   | 36.8      | 39.8      | 37.8      |
| Median age (Female) | 39.2      | 41.0      | 40.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 605       | 5,302     | 51,391    |
| # of persons per HH | 3.0       | 2.9       | 2.6       |
| Average HH income   | \$90,159  | \$95,352  | \$75,022  |
| Average house value | \$237,225 | \$239,098 | \$210,226 |

\* Demographic data derived from 2020 ACS - US Census