

GOODRICH PLAZA FOR LEASE

8147 S. STATE ROAD, GOODRICH, MI 48438



EXCLUSIVELY LISTED BY:

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

ANDREW GOBLE

Associate

agoble@thomasduke.com

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 Coney Island	VACANT 4,200 SF	Green Parrot	Dollar General	Goodwill
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VACANT
2,100 SF



ADDITIONAL PHOTOS: Goodrich Plaza Lease | Goodrich, MI 48438



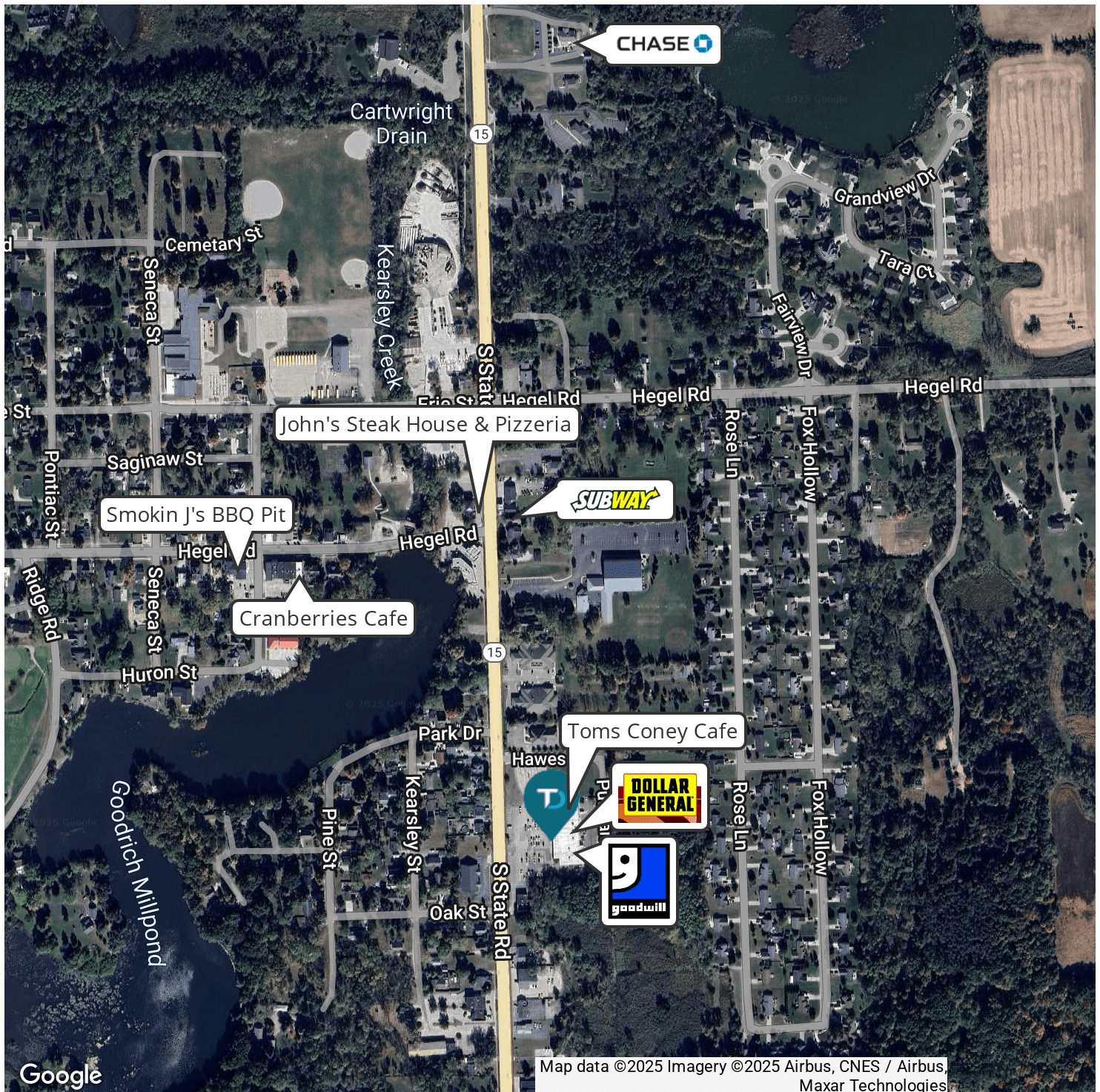
AVAILABLE SPACES: Goodrich Plaza Lease | Goodrich, MI 48438

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

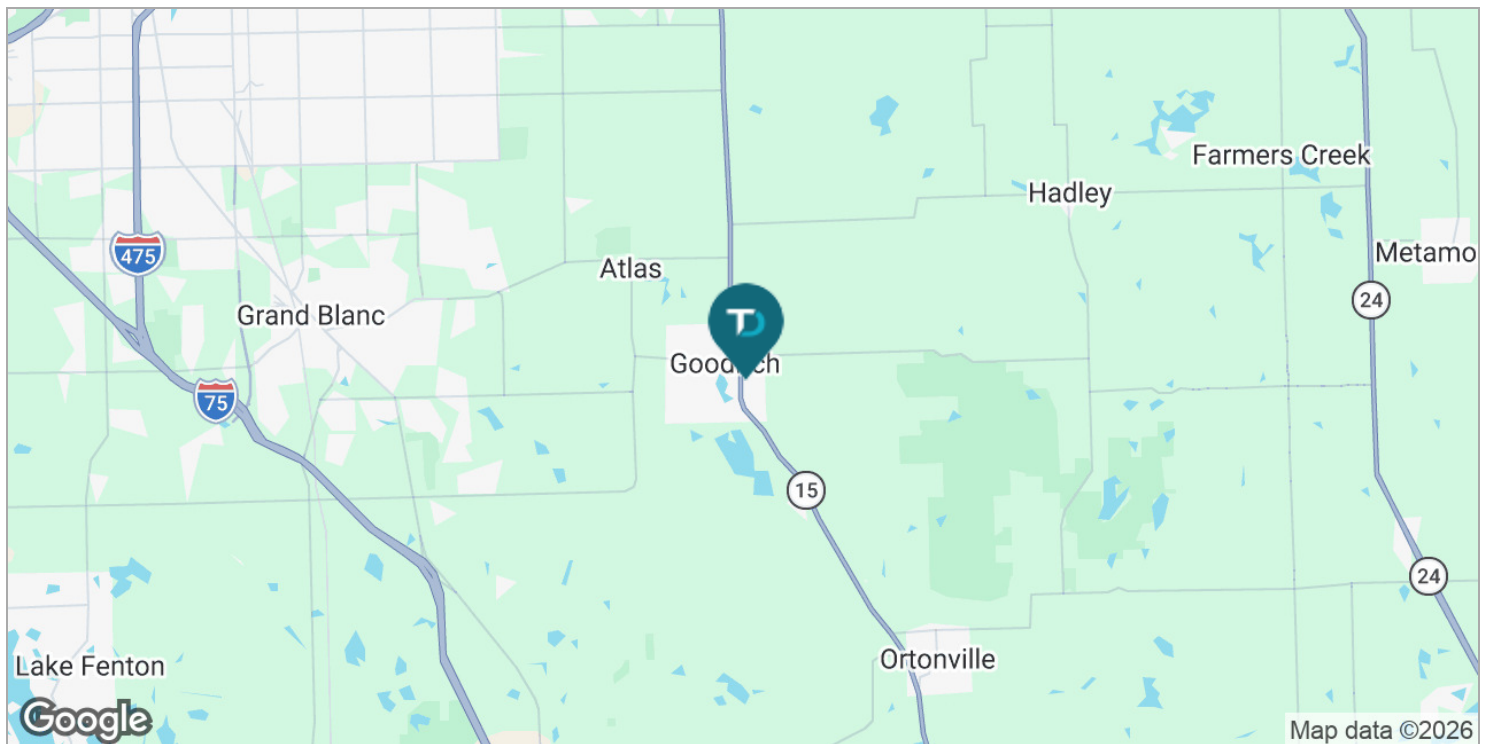
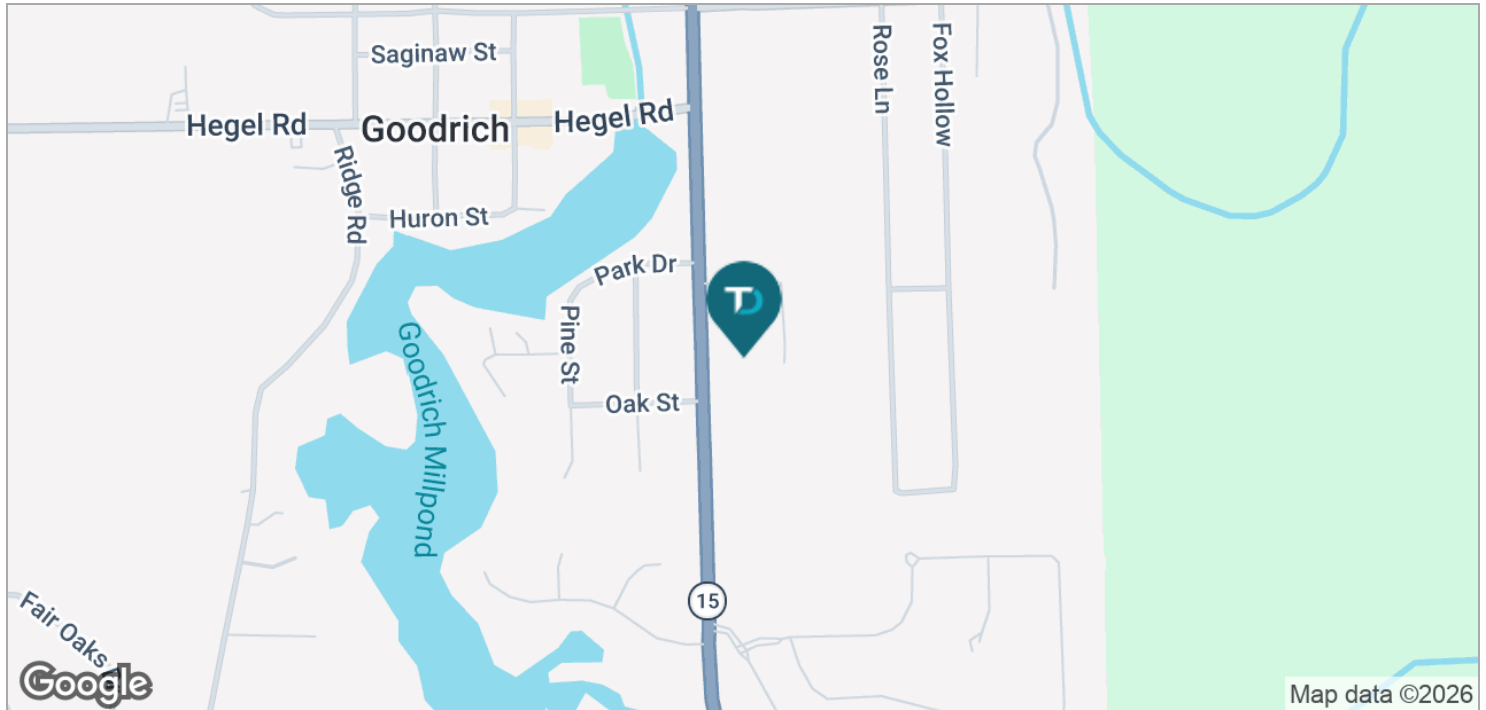


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8191	Available	2,100 SF	NNN	\$13.00 SF/yr	60 day occupancy.
8159	Available	4,200 SF	NNN	\$13.00 SF/yr	Immediate Occupancy

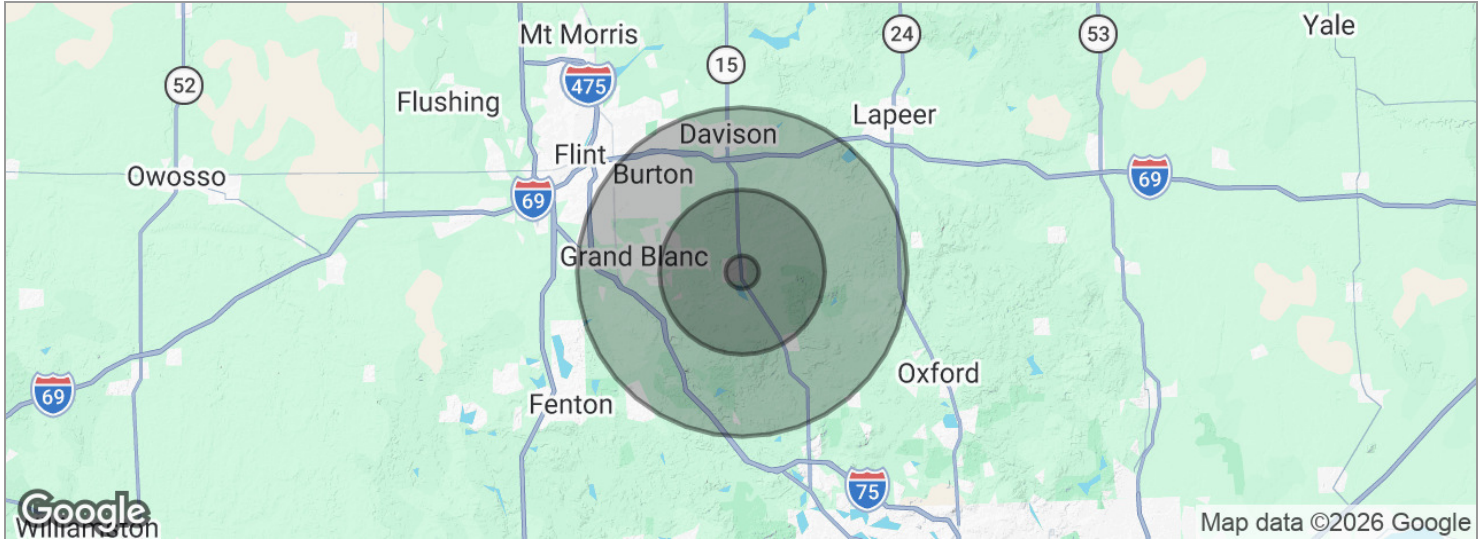
RETAILER MAP: Goodrich Plaza Lease | Goodrich, MI 48438



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