

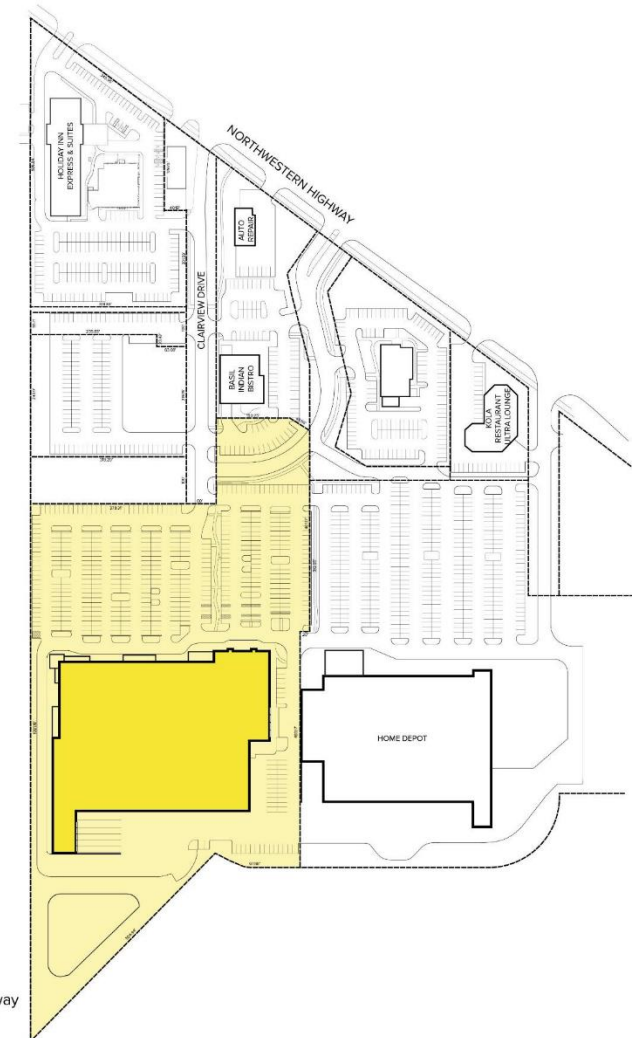
Former Sam's Club Building and Site Overview

Building Details

- Approximately 133,145 gross square feet
- Built in 2003 and well maintained, Class A construction
- Includes 5 loading docks and 3 grade level doors

Site Details

- Located on a ~11.562 acre parcel
- Monument signage available on Northwestern Highway



32625 Northwestern Highway
Farmington Hills, Michigan

Former Sam's Club Photos



Home Depot Photos



**NORTH ORCHARD
PLAZA**
Farmington Hills, Michigan

133,145 SF AVAILABLE

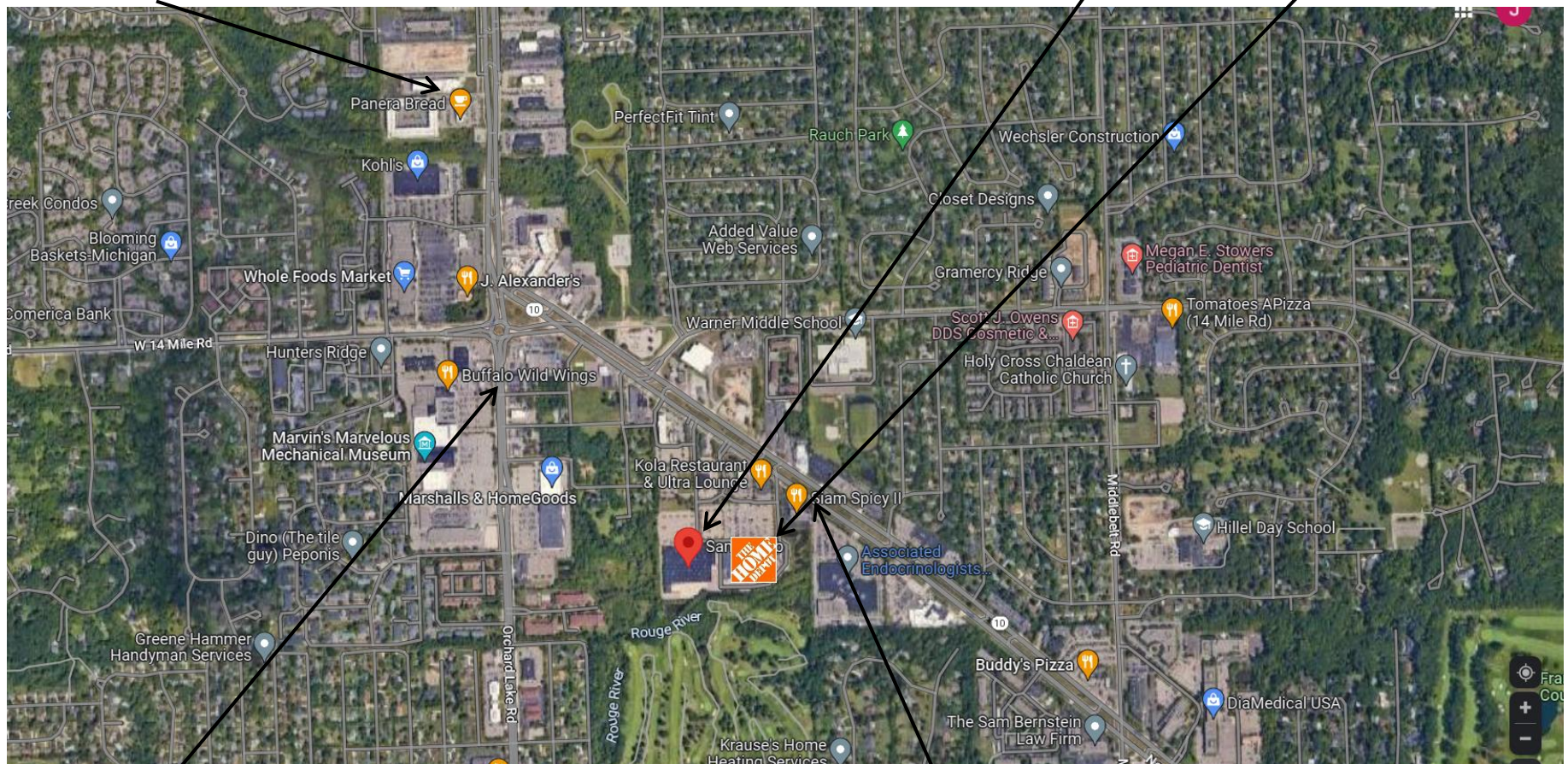


Map of Greater Area

**Grand Sakwa Redevelopment of ~9
acre car dealer site into 192 Class A
MF units and 15K sf retail**

Former Sam's Club Site

Home Depot Site



**Orchard Lake Road (~29,000 VPD –
prime North/South corridor)**

**Northwestern Hwy (~51,000 VPD) – direct
connection to M-10 FWY to Downtown Detroit**

Details About Area



- **Surrounding Demographics** – the Farmington Hills/West Bloomfield trade area features strong demographics. The 5 mile radius of the former Sam’s Club/Home Depot site has an estimated population of 160,000 residents with average HH income of \$135,000+. It is located in Oakland County, the most affluent in Michigan one of the wealthiest counties in the U.S.
- **Strong Traffic Counts** - The former Sam’s Club and Home Depot are located on Northwestern Highway (~51,000 VPD) just ½ mile south of its terminus at Orchard Lake Road (~30,000 VPD). Orchard Lake Road is the primary North-South thoroughfare between the communities of West Bloomfield and Farmington Hills. The site is located just 2 miles north of I-696 highway interchange, the key East-West thoroughfare in the northern suburbs of Detroit.
- **High Profile Retail Corridor** – The Orchard Lake Road corridor in the ~1 mile square range around the former Sam’s Club/Home Depot has over 1.4 MM sf of retail at ~90% occupancy rate w/major nearby tenants that include Whole Foods, Marshalls/ HomeGoods, Burlington, Kohls, ALDI and TJ Maxx.

Distance from Subject:	1 mile	3 mile	5 miles
2020 Population	9,551	64,601	161,494
Forecasted 2025 Population	9,930	65,537	164,314
% Change 2020 to 2025	4.0%	1.4%	1.7%
2020 Households	4,307	25,545	66,427
Forecasted 2025 Households	4,506	26,025	67,880
% Change 2020 to 2025	4.6%	1.9%	2.2%
2020 Median Home Value	\$269,710	\$300,524	\$312,337
2020 Daytime Demographics	11,648	70,303	181,336
2020 Average Household Income	\$123,124	\$143,265	\$134,831
2020 Median Household Income	\$87,474	\$103,508	\$95,101
2020 Per Capita Income	\$53,648	\$56,642	\$55,472
2020 Median Age	50.7	48.1	46.5