

# WHISPERING WOODS PLAZA

20761 GIBRALTAR ROAD, BROWNSTOWN TOWNSHIP, MI 48183

DAVID GREENE

248.352.5000

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## OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | \$30.00SF/year +<br>(NNN)  |
| Number Of Units: | 17                         |
| Available SF:    | 2,200 SF                   |
| Year Built:      | 2001                       |
| Building Size:   | 108,218 SF                 |
| Zoning:          | B2 - Community<br>Business |
| Parking:         | 450                        |
| Occupancy:       | Immediate                  |

## LOCATION OVERVIEW

Whispering Woods Plaza is conveniently located on the southeast corner of I-75 and Gibraltar Road in Brownstown Township, a stone's throw from the Ford Flat Rock Assembly Plant. The location features strong densities and an average traffic count of 65,000 vehicles per day. The center is anchored by a 75,000 square foot Kroger boasting a drive-thru pharmacy and fuel center, and consistent above average sales. Join tenants like Chicken Shack, South Shore Urgent Care, Verizon and more.

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,013     | 17,242    | 35,612    |
| Total Population  | 4,937     | 43,333    | 86,500    |
| Average HH Income | \$103,598 | \$100,281 | \$103,291 |



FOR LEASE



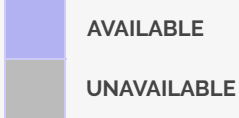
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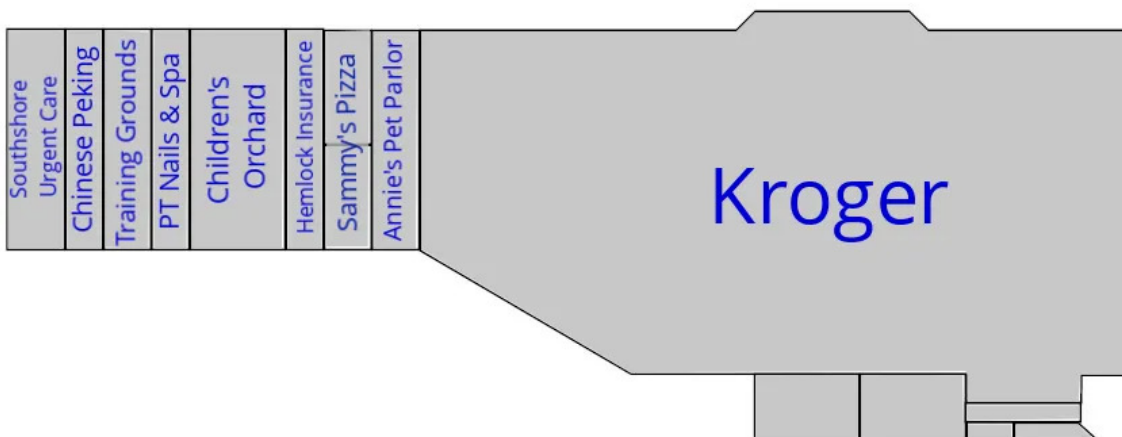
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|                 |  |                 |
|-----------------|--|-----------------|
| LEASE TYPE      |  | NNN             |
| AVAILABLE SPACE |  | 2,200 SF        |
| LEASE TERM      |  | Negotiable      |
| LEASE RATE      |  | \$30.00 SF/year |

|                                |
|--------------------------------|
| 20775-A                        |
| Deal Pending                   |
| Tobacco<br>& Vape              |
| Healthcore<br>Physical Therapy |
| Jimmy John's                   |
| Chicken Shack                  |
| Top Shawarma                   |
| Verizon Wireless               |



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| SUITE   | TENANT                 | SIZE      | RATE          |
|---------|------------------------|-----------|---------------|
| 20775-A | Available              | 2,200 SF  | \$30.00 SF/yr |
| 20775-B | Deal Pending           | 2,000 SF  | -             |
| 20771   | Tobacco & Vape         | 2,344 SF  | -             |
| 20769   | Healthcore PT          | 2,760 SF  | -             |
| 20765   | Jimmy John's           | 1,600 SF  | -             |
| 20763   | Chicken Shack          | 1,600 SF  | -             |
| 20761   | Top Shawarma           | 1,248 SF  | -             |
| 20759   | Verizon Wireless       | 1,952 SF  | -             |
| 20789   | Southshore Urgent Care | 1,500 SF  | -             |
| 20787   | Chinese Peking         | 1,525 SF  | -             |
| 20785   | Training Grounds       | 1,960 SF  | -             |
| 20783   | PT Nails & Spa         | 1,500 SF  | -             |
| 20781   | Childrens Orchard      | 4,400 SF  | -             |
| 20757   | Hemlock Insurance      | 1,509 SF  | -             |
| 20749   | Sammy's Pizza          | 2,237 SF  | -             |
| 20709   | Muttheads Pet Care     | 1,500 SF  | -             |
| 20645   | Kroger                 | 76,383 SF | -             |

FOR LEASE

