

# GOODRICH PLAZA FOR LEASE

8147 S. STATE ROAD, GOODRICH, MI 48438



EXCLUSIVELY LISTED BY:

**ERIC SZERLAG**

Vice President

[eszerlag@thomasduke.com](mailto:eszerlag@thomasduke.com)

**ANDREW GOBLE**

Associate

[agoble@thomasduke.com](mailto: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		PROPERTY DETAILS	
Building Name	Goodrich Plaza Lease	Property Type	Retail
Street Address	8147 S. State Road	Traffic Count	State Road = 11,752
City, State, Zip	Goodrich, MI 48438	Zoning	CBD - Central Business District
County/Township	Genesee County	APN#	02-22-526-015
BUILDING INFORMATION		PARKING & TRANSPORTATION	
Building Size	27,228 SF	Street Parking	Yes
Available Space	2,100 & 4,200 SF	Number Of Spaces	160
Year Built	1976	UTILITIES & AMENITIES	
Number Of Floors	1	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
-----------------------	--------------------	--------------	-------------------	----------

VACANT  
2,100 SF





ADDITIONAL PHOTOS: Goodrich Plaza Lease | Goodrich, MI 48438



AVAILABLE SPACES: Goodrich Plaza Lease | Goodrich, MI 48438

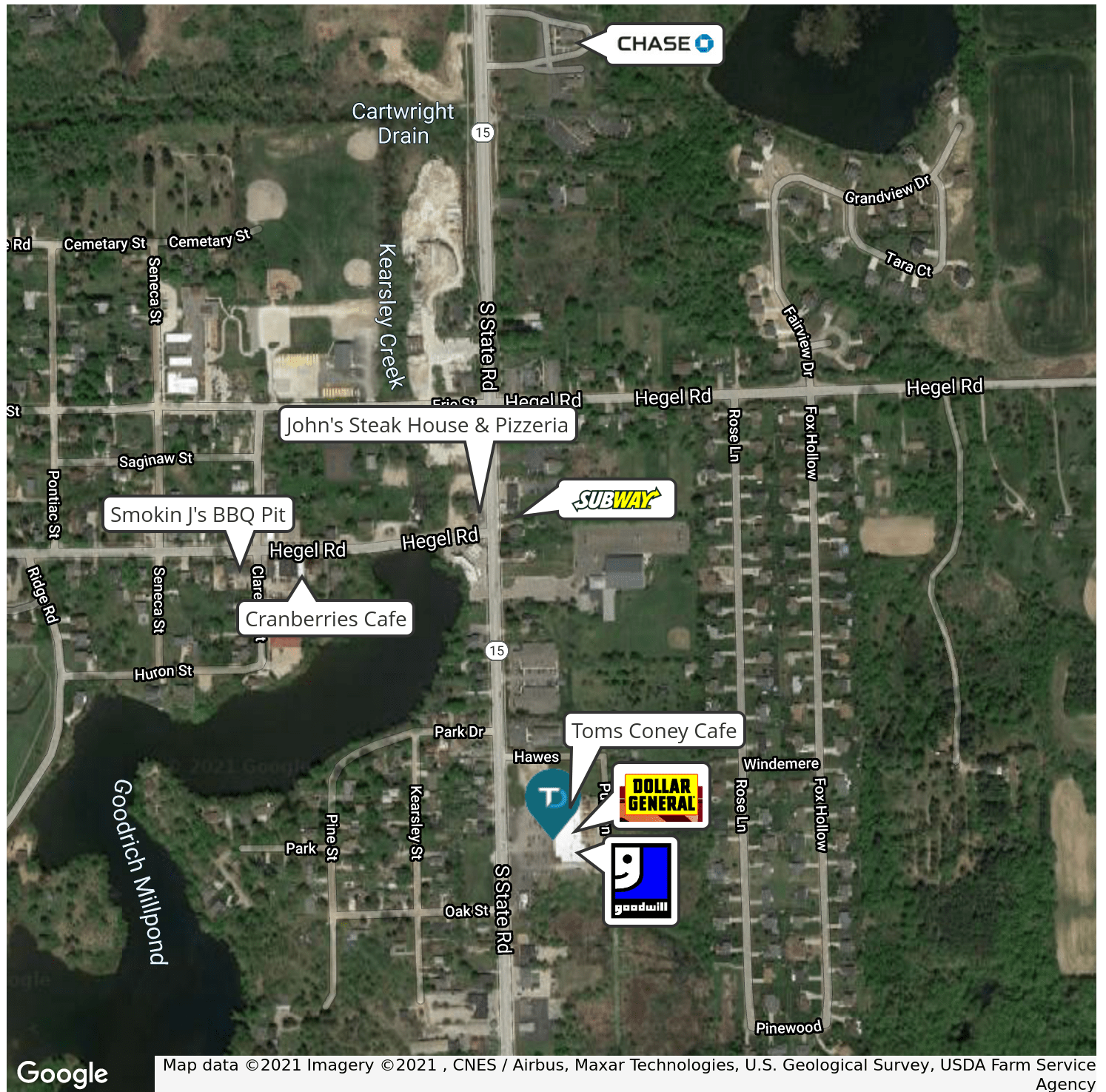
LEASE TYPE | NNN      TOTAL SPACE | 2,100 - 4,200 SF      LEASE TERM | Negotiable      LEASE RATE | \$13.00 SF/yr



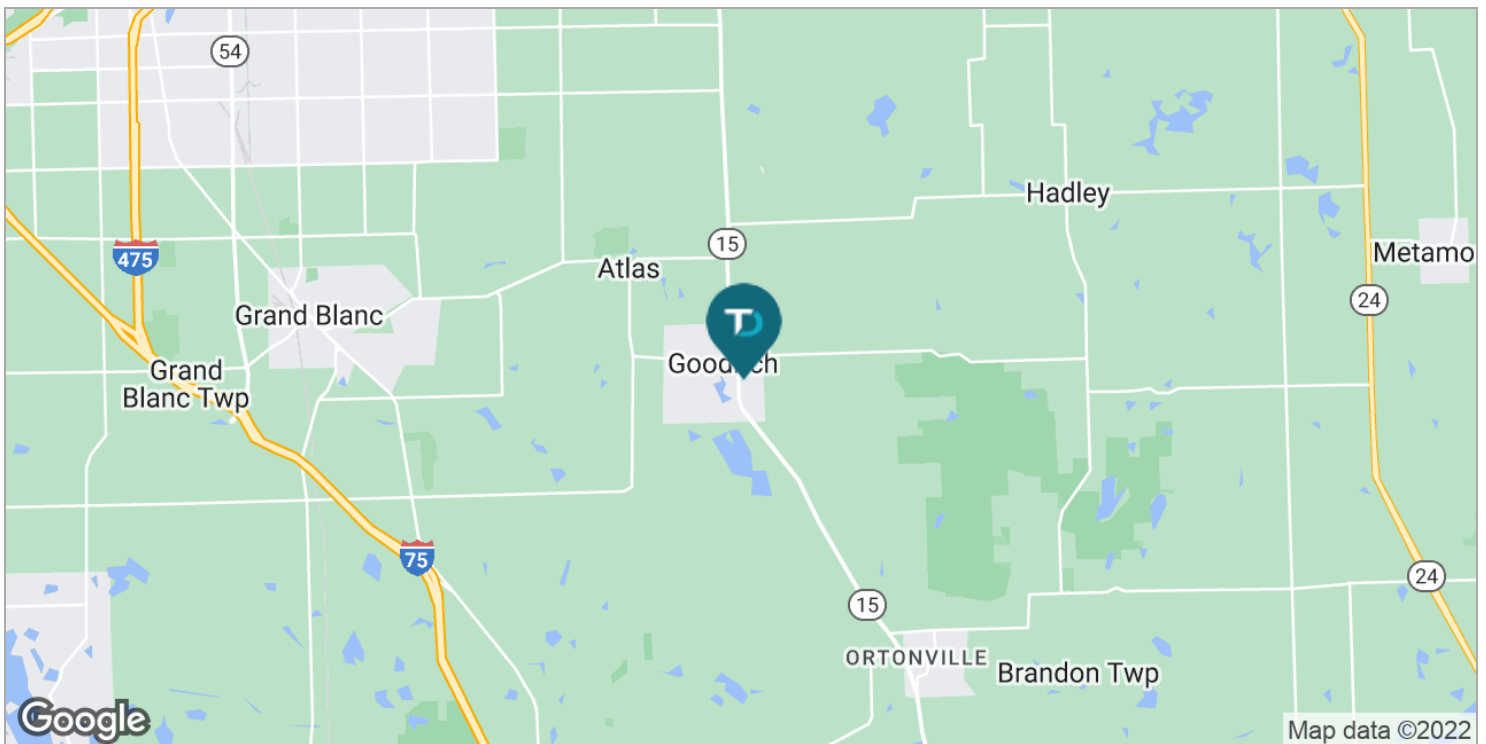
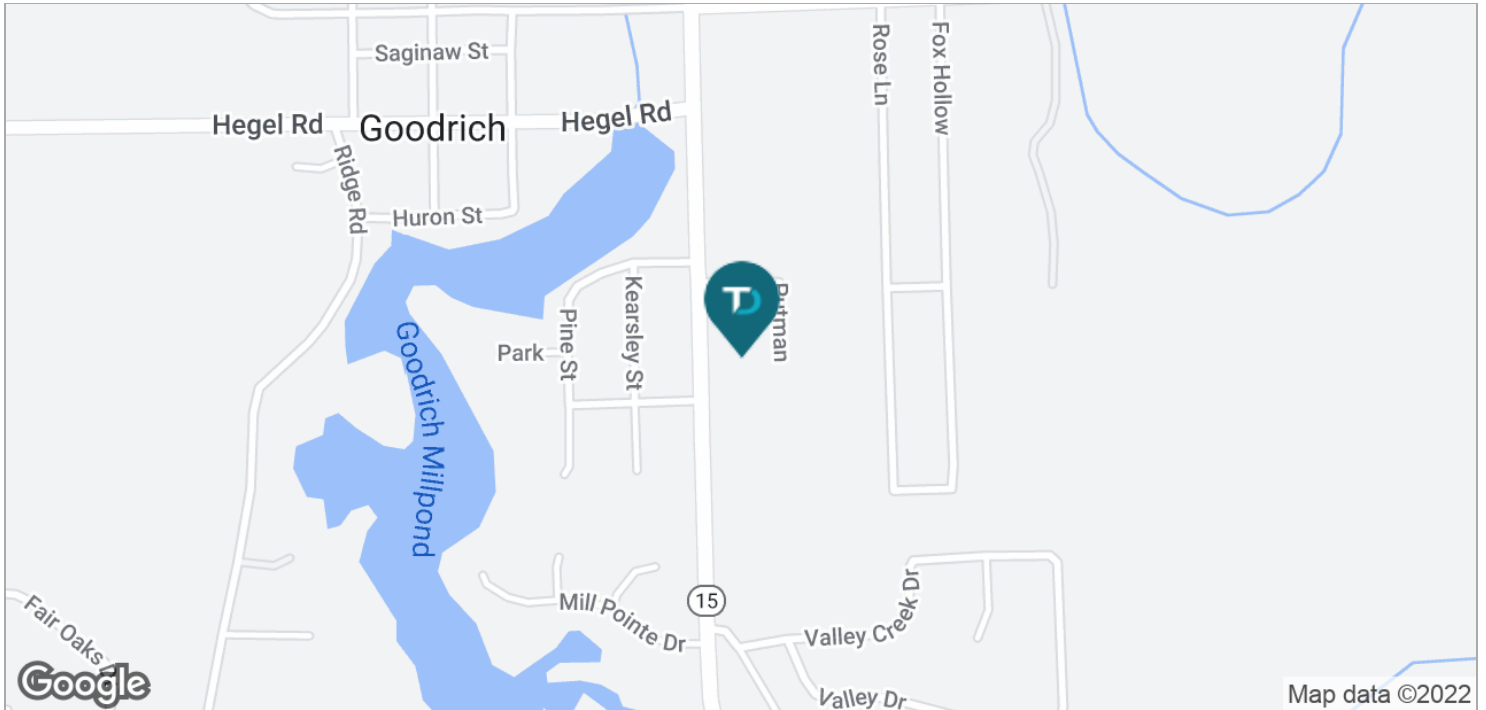
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8191	Available	2,100 SF	NNN	\$13.00 SF/yr	60 day occupancy.
8159	Available	4,200 SF	NNN	\$13.00 SF/yr	Immediate Occupancy



RETAILER MAP: Goodrich Plaza Lease | Goodrich, MI 48438

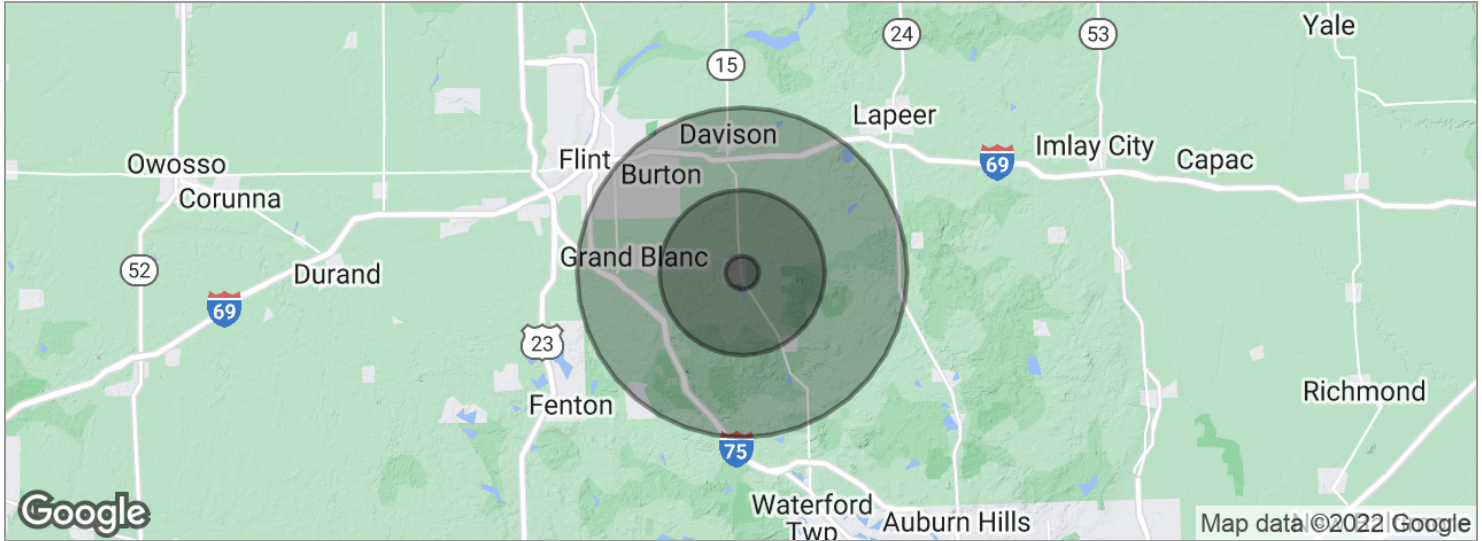


LOCATION MAPS: Goodrich Plaza Lease | Goodrich, MI 48438





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 2010 US Census