



Retail For Lease

Property Name: Crosswinds Mall
Location: 4295-4395 Orchard Lake Road, Unit: #190
City, State: West Bloomfield, MI
Cross Streets: Pontiac Trail
County: Oakland
Zoning: B-1/B-2
Year Built: 1979 (Retrofit: 1997)

Total Building Sq. Ft.:		139,227	Property Type:		Neighborhood Center	
Available Sq. Ft.:		2,752	Bldg. Dimensions:		N/A	
Min Cont. Sq. Ft.:		2,752	Total Acreage:		13.10	
Max Cont. Sq. Ft.:		2,752	Land Dimensions:		N/A	
Ceiling Height:		N/A	Parking:		Ample	
Overhead Door(s) / Height:		0	Curb Cuts:		4	
Exterior Construction:		Masonry	Power:		N/A	
Structural System:		N/A	Restrooms:		Yes	
Heating:		Yes	Sprinklers:		Yes	
Air-Conditioning:		Yes	Signage:		Monument	
Basement:		No	Roof:		N/A	
Number of Stories:		1	Floors:		N/A	
Condition:		N/A	Delivery Area:		N/A	
Population:		Median HH Income:	Traffic:	Yr:	Count:	
				2025	25,173	Orchard Lake Rd. N. of Lone Pine Rd. 2-Way
1 Mile:	5,708	1 Mile:		2025	26,130	Orchard Lake Rd. S. of Lone Pine Rd. 2-Way
3 Miles:	52,307	3 Miles:		2025	8,646	Lone Pine Rd. E. of Orchard Lake Rd. 2-Way
5 Miles:	158,402	5 Miles:		2025	24,125	Pontiac Trail & Orchard Lake Rd. 2-Way
Current Tenant(s):			Major Tenants:			
N/A			Kroger, CVS, & Secretary of State			
Lease Rate:		\$25.00	Improvement Allowance:		N/A	
Lease Type:		NNN	Options:		N/A	
Monthly Rate:		N/A	Taxes:		TBD	
Lease Term:		N/A	TD:		N/A	
Security Deposit:		N/A	Assessor #:		N/A	
Parcel #:		18-14-302-038	Date Available:		Immediately	

Utilities		Electric:	Yes
Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Water:	Yes
Tenant Responsibilities:		N/A	
Comments: Crosswinds Mall is a high profile neighborhood center located at the NEC of Orchard Lake and Lone Pine Roads. Excellent opportunity for Retail/Medical. Join Kroger, CVS, Secretary of State, Cosmo Salon, and more. Tremendous main road visibility with ample parking. Diverse tenant mix, great opportunity to start or expand your own business! Contact broker for more information.			

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

