

Exclusive Property Listings



FIRST COMMERCIAL

REALTY & DEVELOPMENT COMPANY, INC.

27600 Northwestern Hwy., Suite 200, Southfield, MI 48034






Phone 248.352.5000 * Fax 248.352.2144

www.firstcommercial.net

Information contained herein believed reliable but not guaranteed.

Revised 04/09

First Commercial Realty & Development 2009 Exclusive Retail Listings

<u>Property</u>	<u>Sale/Lease</u>	<u>SF</u>	<u>GLA</u>	<u>Description</u>	<u>Contact</u>
 <p>Allen Park 5731 Allen Road</p>	For Sale	1,600	1,600	Existing retail/office building with ample parking.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p>Alpena 1040 S. Bagley</p>	Lease \$12-15/NNN	18,900	18,900	New retail development on the corner of Main & Main". Regional retail area across the street from Walmart, Home Depot, Walgreens & Culvers.	Bryan Terrace bterrace@firstcommercial.net 248-415-2305
 <p>Brownstown Township Whispering Woods Gibraltar Rd. at I-75</p>	Lease \$16/NNN	1,029 2,000 4,450 4,800	143,798	Join Kroger, Blockbuster, Sally Beauty and Subway.	David Greene d.greene@firstcommercial.net 248-352-5000
 <p>Brownstown Township Whispering Woods Phase II Gibraltar Rd. at I-75 Phase II</p>	Lease Negotiable \$12-\$20/NNN	900 to 27,000	27,000	60', 80', 100' depth - to be built.	David Greene d.greene@firstcommercial.net 248-352-5000
 <p>Clay 6349 Dyke Road</p>	\$280k - Priced to Sell!!		11,000	Waterfront property on high traffic road.	Deb Munro dmunro@firstcommercial.net 248-415-2308

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 <p>Clinton Township Regional Shopping Center 35161-35649 Gratiot</p>	<p>Lease \$9-12/PSF Corner Out Lot 2 Acres Land Lease or Purchase</p>	<p>2,400 3,080 7,500 37,944</p>	<p>243,936</p>	<p>Join Lowe's, Star Theatre, Laser Edge, Radio Shack, Screammers, Fashion Bug, Sherwin Williams, Regional Beauty Supply, China Kitchen, HFCIII, Check Into Cash, Jeepers & Wonder Bread Outlet</p>	<p>Deb Munro dmunro@firstcommercial.net 248-415-2308</p>
 <p>Commerce Twp Maple Park Plaza Maple and Welch</p>	<p>Lease \$14-\$16/NNN</p>	<p>1,368 4,300</p>	<p>23,000</p>	<p>Newly constructed in 2005. Close to M-5 corridor and ideal for retail. New William Beaumont Hospital currently under construction. A must see!!</p>	<p>Sam Jahshan sjahshan@firstcommercial.net 248-415-2314</p>
 <p>Detroit Tower Center Mall 14500 Grand River</p>	<p>Lease \$12-\$14/NNN</p>	<p>1,000 up to 46,000</p>	<p>220,000</p>	<p>Retail on first floor. Office space available on second and third floors.</p>	<p>David Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Detroit 16915 Livernois</p>	<p>For Sale - \$199K Lease \$2,000/mth</p>		<p>3,200</p>	<p>Across from the University of Detroit and a few blocks from the John C Lodge. It is a secure location, newly remodeled and ready for a beauty salon, medical office or food business.</p>	<p>Charles Thompson cthompson@firstcommercial.net 248-415-2309</p>
 <p>Detroit 4400 Livernois</p>	<p>For Sale - \$100K</p>	<p>2,000</p>	<p>2,000</p>	<p>Corner building on large lot at traffic light. Good location for fast food or auto service.</p>	<p>Charles Thompson cthompson@firstcommercial.net 248-415-2309</p>


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 <p><u>Detroit</u> First Whitcomb Grand River & Whitcomb</p>	Lease \$10-\$12/NNN	1,294 3,500 5,934	35,934	Clean Space! Join Footlocker, the and Hong Kong Trading.	David Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Detroit</u> Connor Avenue Square 4705 Connor Ave. Warner & Connor</p>	Lease \$16-\$18/NNN	1,200 up to 10,800	34,400	Now Available	Richard Weil rweil@firstcommercial.net 248-415-2303
 <p><u>Detroit</u> 6325 - 6343 McNichols East of Livernois</p>	For Sale - \$320K	5,800	8,000	Strip center - ideal investment opportunity!	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p><u>Detroit</u> Shops at Lafayette Park Lafayette St. & Orleans</p>	Lease \$12-\$15/NNN	3,393 3,200 1,692	45,000	Space may be split! Join Downtown Foodland, Intus Night Club, Kay Beauty, Cottage Inn, Simply Fashion and State Farm	David Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Detroit</u> 13501 Puritan</p>	Lease \$15/Gross	1,200 up to 4,800	9,583	Ideal space for nail salon, fast food or dollar store	Erwin Lee elee@firstcommercial.net 248-415-2312

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 <p><u>Detroit</u> 5101-5125 Tireman</p>	For Sale - \$650K	5,000	5,000	Strip center with four tenants. Includes business and inventory	<u>Charles Thompson</u> cthompson@firstcommercial.net 248-415-2309
 <p><u>Detroit</u> The Shops at Northeast Village Gratiot & Seven Mile</p>	Lease \$16/NNN	1,544	77,500	Join Simply Fashion, J-Bees and Giny Beauty	<u>David Greene</u> d.greene@firstcommercial.net 248-352-5000
 <p><u>Detroit</u> The Shops at Northeast Village Phase II Seven Mile & Gratiot</p>	Lease \$18/NNN Only One Suite Left!!	1,035	38,500	Join Rainbow Apparel, Dress for Less Sports and Kay Lee's Beauty	<u>David Greene</u> d.greene@firstcommercial.net 248-352-5000
 <p><u>Detroit</u> <u>15944 McNichols</u></p>	For Sale \$150K Lease - \$1,500/Gross	2,000	2,000	Newly renovated building. Very secure high traffic area.	<u>Sam Jahshan</u> sjahshan@firstcommercial.net 248-415-2314
 <p><u>Farmington Hills</u> 31200 Freedom Road</p>	Price Reduced Sale - \$650K	1,000	1,000	New Gas Station 14,822 vehicles per day. Let's make a deal!!	<u>GS Khalsa</u> gskhalsa@firstcommercial.net 248-415-2318



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 <p>Flint Carman Plaza 3238 Corunna Rd.</p>	Lease \$6-\$8/NNN	894 2,862 6,000 9,000	105,000	Flexible terms available! Join Kroger, Dollar Zone and Family Dollar	<p>David Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Grand Blanc 12741 S. Saginaw</p>	Lease \$20/NNN	2,080	140,000	Kroger anchored with national tenants - The Coffee Beanery, UPS Store, American Speedy Print and much more!	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>
 <p>Grand Rapids 4189 Jupiter NE Grand Rapids, MI</p>	Lease \$7.50/NNN	44,000	44,000	Attractive lease or sale opportunity. Continuous space for Big Box retail. User will divide.	<p>Deb Munro dmunro@firstcommercial.net 248-415-2308</p> <p>Peter Gikas pgikas@firstcommercial.net 248-352-5000</p>
 <p>Hamburg Chilson Commons Chilson Rd. & M36</p>	Lease \$16-\$20/NNN	678-868 1,800 2,020 4,725	121,662	Join Subway, UPS, Troy Cleaners, Real Estate One, Jet's Pizza, Smoker's World, Edward Jones and many more	<p>David Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Highland Park Place Highland Park Place Woodward & Manchester</p>	Lease \$16/NNN	7,000	67,000	Ideal location! Don't Wait!	<p>David Greene d.greene@firstcommercial.net 248-352-5000</p>


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 <p>Highland Park 14006 - 14014 Woodward</p>	For Sale - \$250K		7,000	This commercial building has 3 units. One is vacant and two are occupied. Great location!	Charles Thompson cthompson@firstcommercial.net 248-415-2309
 <p>Lima, Ohio Eastgate I-75 & Harding Hwy.</p>	Lease \$4-10/NNN Build-To-Suit Opportunity	6,173 32,000	193,633	20,000 vehicles per day due to proximity to I-75 and Harding Hwy interchange	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p>Lima, Ohio Lima Plaza</p>	Lease \$8-\$12/NNN Land Lease Option Available	821 / 1,000 1,500 / 1,717 2,000 / 2,100 4,000 43,881	155,000	Lima Plaza is located at the intersection of Elida and Cable Roads. This center has excellent traffic counts! Build-to-Suit opportunity available.	Deb Munro dmunro@firstcommercial.net 248-415-2308
 <p>Livonia Merri-Five Plaza 5 Mile & Merriman</p>	Lease \$11-\$12/NNN	800 / 800 1,600 2,100 2,200 3,200	78,000	Draws from Redford, Dearborn Heights, Westland and Garden City. End Cap available.	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p>Lyon Township Shoppes at Copperwood 10 Mile & Johns Street</p>	Lease \$25/NNN	900 2,400	120,000	Anchored by Hiller'sMarket, Rite Aid and Chase Bank. Only one outlot available!	David S. Greene d.greene@firstcommercial.net 248-352-5000






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 <p>Marine City Riverside Plaza South River Rd.</p>	Lease \$8/NNN	1,800	159,778	Join VG's Food, K-Mart and H&R Block. Ideal for fast food or casual dining, movie theatre.	David Greene d.greene@firstcommercial.net 248-352-5000
 <p>MT. Morris Mt. Morris Commons N. Saginaw Rd. & I-475</p>	Lease \$8-\$10/NNN	4,360 5,200	77,336	Join Kroger, Blockbuster, Rent-A-Center and H&R Block. Will split space, outlot available. Make an offer!!	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p>Oak Park 21675 Coolidge Hwy.</p>	Lease \$9.50/NNN	5,400	11,600	Second floor offices.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p>Owosso Owosso Commons 1018 E. Main Street</p>	Lease \$13.50/NNN	5,500	21,870	Join Rite Aid, Citi Financial and Kal Chiropractic office.	Bryan Terrace bterrace@firstcommercial.net 248-415-2305
 <p>Pontiac Silver Lake Car Care Center 289-313 W. Walton</p>	Lease \$9/NNN Cam \$1.20/NNN	2,000 2,675 5,375	14,838	This site has great visibility and great for any automobile service.	Deb Munro dmunro@firstcommercial.net 248-415-2308





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	<u>Perrysburg, Ohio</u> Perrysburg Market Center II Route US-20 & Thompson	Lease \$18/NNN	10,000	140,000	Join Best Buy, Bed Bath & Beyond & Office Max. Powr center - only one space left. 100 foot frontage.	David S. Greene d.greene@firstcommercial.net 248-352-5000
	<u>Perrysburg, Ohio</u> Perrysburg Market Center III Route US-20 & Thompson	Lease \$20/NNN	2,750	9,800	Join Penn Station and Banner Mattress. Splitable!	David S. Greene d.greene@firstcommercial.net 248-352-5000
	<u>Perrysburg, Ohio</u> Perrysburg Market Center Route US-20 & Thompson	Lease - \$20.00/NNN FULLY LEASED	0	84,000	Just east of I-75. Join Quiznos, Great Clips and Perfection Nail Salon.	David S. Greene d.greene@firstcommercial.net 248-352-5000
	<u>Royal Oak Township</u> Royal Town Center Eight Mile at Wyoming	Lease - \$18/NNN FULLY LEASED	0	112,683	Join this dynamic urban center!	David S. Greene d.greene@firstcommercial.net 248-352-5000
	<u>Redford</u> 27100 Grand River Avenue	For Sale - \$300k Must Sell Price Reduced	7,800	7,800	Prime location on Grand River. Excellent for owner/user - Warehouse and office space.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318

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 <p><u>Sterling Heights</u> Dodge Park Shopping Center Dodge Park & 15 Mile Roads</p>	For Lease \$4-13NNN	1,600 1,600 6,930 11,480	89,369	Newly renovated. Join Salvation Army, Rite Aid and Ram's Horn Restaurant. Will split space!	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Sterling Heights</u> Sterling Place Shopping Center 37600 Van Dyke</p>	Lease \$3-\$10/NNN	2,200 / 3,199 3,300 / 3,761 4,200 / 4,400 4,730 / 4,950	125,736	Excellent location across from Daimler Chrysler Assembly Plant with high traffic volume. Anchored by Office Max and other tenants such as Subway, Fitness One and more!	Deb Munro dmunro@firstcommercial.net 248-415-2308
 <p><u>Troy</u> Kings Row 5102 Rochester Road</p>	Lease \$15/NNN	1,500 1,550	19,052	High traffic at Rochester & Est Long Lake Roads	Deb Munro dmunro@firstcommercial.net 248-415-2308
 <p><u>Toledo, Ohio</u> Toledo Town Center Dorr and Collingwood</p>	Lease \$12/NNN	2,800	36,600	Join: Rent-A-Center, Ashley Stewart, Rainbow, & Advance America.	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Van Wert, Ohio</u> Summit Shopping Center Shannon & Ervin</p>	Lease \$4-\$8/NNN	2,000 5,740 19,707	148,291	Renovated space with great parking. LET'S MAKE A DEAL!	David S. Greene d.greene@firstcommercial.net 248-352-5000






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 <p>Warren Hoover Center Hoover Rd. & 12 Mile Rd.</p>	Lease \$10-\$12/NNN FULLY LEASED	0	38,300	Join Rite Aid and Dollar Expo.	<p>David S. Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Woodhaven Woodhaven Commons Allen Rd. & West Rd.</p>	Lease - \$16/NNN	1,700 2,300	310,000	New expansion immediate occupancy. Join HomeGoods!	<p>David S. Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Woodhaven Woodhaven Commons-Phase II Allen Rd. & West Rd.</p>	To Be Determined	10,000 39,000		Phase III - Build to suit!	<p>David S. Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Waterford Telegraph and Elizabeth Lake Road</p>	For Sale Call For Details			For Sale or Build-to-Suit at Summit Place Mall.	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>
 <p>Canton 5701 Barr Road</p>	For Sale - \$600k	5+ Acres		Hard corner parcel at Barr and Mott Roads. Ideal for senior citizen housing, school or residential development.	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>





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	<u>Allen Park</u> Between 7626-7607	For Sale - \$38,900	3,860	3,860	Allen Road between Libertis Italian Deli/Bakery and Brennan Jewelry. Perfect location to build your own office!	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
	<u>Alpena</u> 2107 US 23 South	For Sale - \$499K		1.22 acres	200' frontage on US 23 south next to Mich-E-Ke-Wisc Park.	Bryan Terrace btterrace@firstcommercial.net 248-415-2305
	<u>Alpena</u> M-32 & S. Bagley	For Sale - \$775K	59,677	1.37 acres	New retail development on the corner of "Main & Main". Regional retail area across the street from Wal-Mart., Home Depot, Walgreens & Culvers.	Bryan Terrace btterrace@firstcommercial.net 248-415-2305
	M-32 & S. Bagley	For Sale - \$850K Negotiable		3.09 acres	Vacant land at "Main & Main". Site plan approved for 18,000 SF next to Walgreens & Culvers.	
	<u>Detroit</u> 7620 E. Seven Mile Road	\$1,800/Gross Mth	1,200	12,000	Join Lee Beauty and more. Large population in a high traffic area.	Sam Jahshan sjahshan@firstcommercial.net 248-415-2314
	<u>Harper Woods</u> 19354-19370 Kelly Road	For Sale - \$500k		8,000	Great little investment. 9.12 cap rate. Fully leased.	Sam Jahshan sjahshan@firstcommercial.net 248-415-2314

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	<p>Brownstown Whispering Woods Out lots Gibraltar Rd. at I-75</p>	For Sale - \$395K	108,900	2.5 acres	Vacant land next to a Kroger-anchored shopping center.	<p>Richard Weil rweil@firstcommercial.net 248-415-2303</p>
	<p>Clarkston 5624 Clarkston</p>	Sale - \$400K		1 Acre	Subject to land being rezoned to commercial. Great location across from Pine Knob and near I-75.	<p>Matt Schock mschock@stcommercial.net 248-415-2310</p>
	<p>Clarkston Andersonville & White Lake Rd.</p>	For Sale - \$1.395M		5 ± Acres	Possible mixed use. Corner parcel.	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>NO PHOTO AVAILABLE</p> </div>	<p>Detroit Warren & Connor</p>	For Sale \$375K	66,647	1.53 acres	Vacant Land	<p>Richard Weil rweil@firstcommercial.net 248-415-2303</p>
	<p>Flint Pierson & Jennings</p>	For Sale - \$249K	135' x 140'	18,900	Zoned Commercial	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>

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 <p>Hamburg Township Chilson Commons Chilson Rd. & M36</p>	For Sale - \$750K Build to Suit/Out lot	1 acre	1 acre	Restaurant or Bank Site	<p>David S. Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Grand Blanc SWC Maple & Genesee</p>	For Sale - \$1.8M		88 acres	88 acres of pristine land approved for 171 home sites.	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>
 <p>Jackson Francis & Prospect</p>	For Sale \$219K		44,000	Vacant Land. Call Now! Located next to Family Dollar.	<p>GS Khalsa gskhalsa@firstcommercial.net 248-415-2318</p>
 <p>Lyon Township Shoppes at Copperwood 10 Mile & Johns</p>	For Sale or Lease 1.2 M		1.2 Acres	Out lots available on 10 Mile in front of 120,000 sf Shoppes at Copperwood development.	<p>David S. Greene d.greene@firstcommercial.net 248-352-5000</p>
 <p>Toledo Town Center Phase II Dorr and Collingwood</p>	For Sale or Lease \$500K	16,000	1 Acre	Build to Suit Up to 16,000 sf. All site work has been completed.	<p>David S. Greene d.greene@firstcommercial.net 248-352-5000</p>

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 <p><u>Van Wert</u> Summit Shopping Center Shannon & Ervin</p>	For Sale - \$375K	24,000 to 33,000	3 Acres	Build to Suit. Out lot next to Summit Shopping Center	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Waterford</u> 3547 Highland Road (M-59)</p>	Land Lease \$130K/year		2.045 Acres	Very visible out lot. Zoned B-3 with heavy traffic.	Bryan Terrace btterrace@firstcommercial.net 248-415-2305
 <p><u>White Lake</u> Union Lake Road & Hutchins</p>	For Sale - \$1.40 M		3.83 Acres	Dynamic corner with very little commercial nearby. Future growth potential.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p><u>White Lake</u> Union Lake Road & Concord</p>	For Sale -\$2.8 M		8.7 Acres	Substantial street frontage with township water/sewer.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p><u>Woodhaven</u> Allen Road south of King Road</p>	For Sale - \$8.00/SF	480,000	7.5 Acres	Join Tim Horton's and Gordon Food Service. Adjacent commercial: Wendy's, Discount Tire, Meijer and Gorno New and Used Car Dealership.	Richard Weil rweil@firstcommercial.net 248-415-2303


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 <p><u>Detroit</u> Tower Center Mall 14500 Grand River</p>	Lease \$12/NNN	1,000 up to 46,000	220,000	Office space available on second & third floor.	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Oak Park</u> 21675 Coolidge</p>	Lease \$9.50/NNN Plus Electric	2,000 up to 5,300	11,600	Two story office building is adaptable for multi-tenants with two separate entrances. Can use partially and rent out the rest of the building. Ideally suited for owner/user.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p><u>River Rouge</u> 11186 Jefferson</p>	For Sale - \$69K	2,000	2,000	Great for lawyer office or medical use. Parking for 1 to 12 cars.	GS Khalsa gskhalsa@firstcommercial.net 248-415-2318
 <p><u>Southfield</u> River's Edge Office Center 27600 Northwestern Hwy.</p>	Lease \$14/Gross	1,234	5,625	Located behind Seoul Gardens and Copper Canyon Brewery	David S. Greene d.greene@firstcommercial.net 248-352-5000
 <p><u>Madison Heights</u> 27695-27701 Dequindre</p>	For Lease \$1,500-\$2,500/Gross	1,640 up to 3,280		Free standing building. Two spaces each 1,640 sf. High traffic area close to I-696.	Sam Jahshan sjahshan@firstcommercial.net 248-415-2314

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