

TWELVE OAKS MALL

DICK'S HOUSE OF SPORT

BOWLING & AMUSEMENT
ROUND 1

PRIMARK



Southeast Corner of 12 Mile and Novi Roads
Novi (Metro Detroit), Michigan

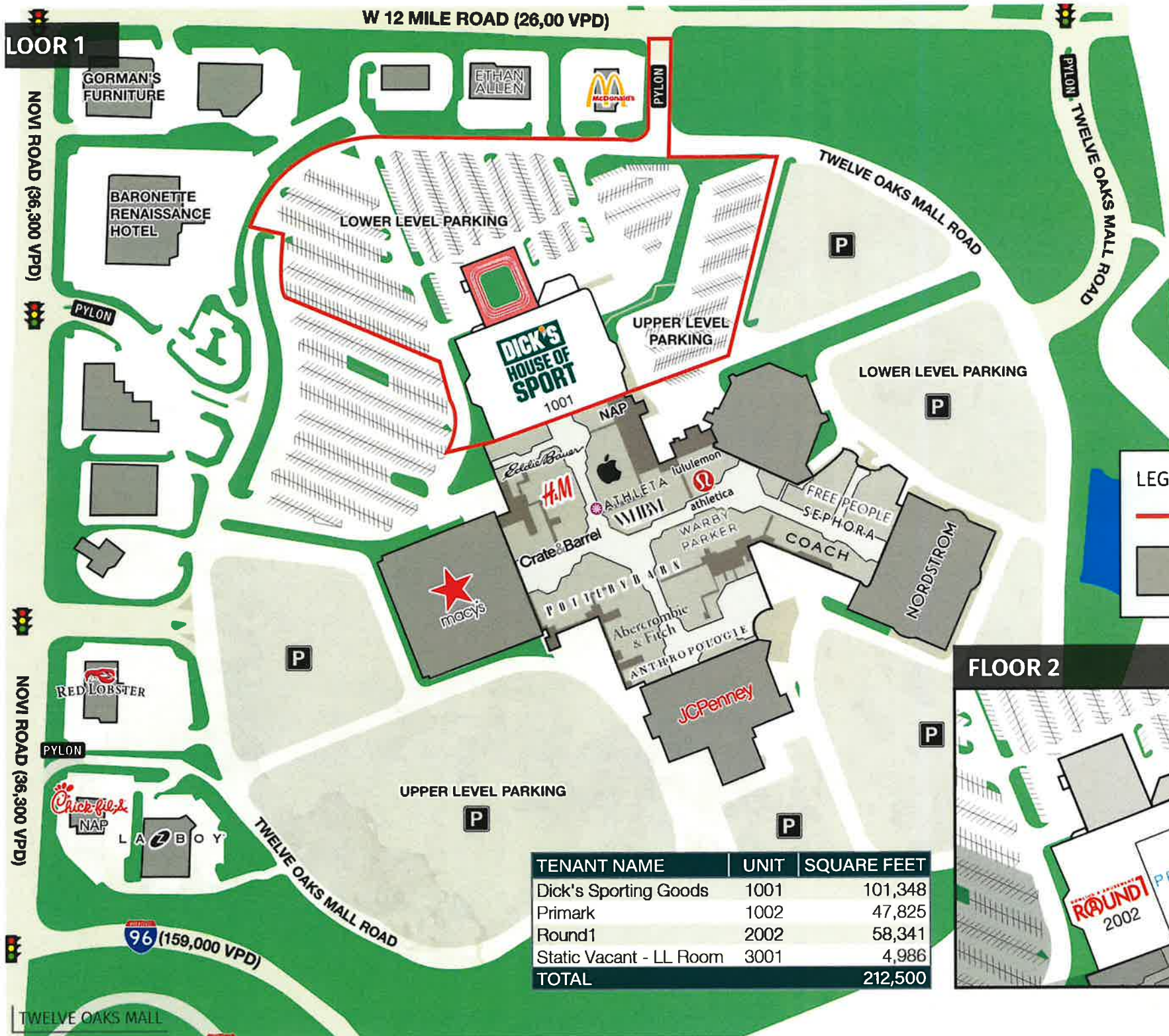


MID-AMERICA®

Dick's House of Sport, Primark, and Round1 at Twelve Oaks Mall provides an investor the rare opportunity to acquire a high-credit multi-tenant retail asset featuring long-term leases and located adjacent to one of Michigan's top regional malls. The offering features an impressive rent roll consisting of sporting goods and apparel; clothing and accessories; entertainment and dining draws. Twelve Oaks Mall currently receives more than 3.6 million annual visits with more than 1.4 million unique visitors, underscoring the draw for one of the most desirable demographic profiles in the state.

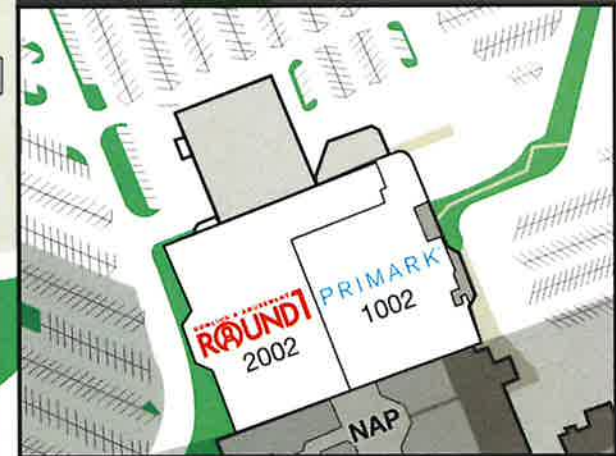


LOOR 1



TENANT NAME	UNIT	SQUARE FEET
Dick's Sporting Goods	1001	101,348
Primark	1002	47,825
Round1	2002	58,341
Static Vacant - LL Room	3001	4,986
TOTAL		212,500

FLOOR 2





outstanding demographic profile

within a 5 mile radius



172,996

POPULATION



76,156

HOUSEHOLDS



210,263

DAYTIME POPULATION



\$139,520

AVERAGE HH INCOME



\$400,038

MEDIAN HOME VALUE



41.2

MEDIAN AGE



2.5%

PROJECTED 5 YEAR POPULATION INCREASE

DISTANCE FROM SUBJECT:	3 MILES	5 MILES	10 MILES	30 MINUTE DRIVE TIME
2025 Population	57,997	172,996	559,529	1,962,410
2025 Households	25,805	76,156	237,219	824,237
Forecasted 2030 Households	26,686	78,082	241,515	835,112
% Change 2025 to 2030	3.4%	2.5%	1.8%	1.3%
2025 Median Home Value	\$390,849	\$400,038	\$374,160	\$286,885
2025 Daytime Demographics	87,374	210,263	629,703	2,034,542
2025 Average Household Income	\$137,748	\$139,520	\$142,917	\$112,457
2025 Median Household Income	\$103,220	\$103,649	\$105,428	\$77,997
2025 Median Age	42.0	41.2	43.4	40.5

For further information contact owner's exclusive representatives.



MID-AMERICA®
Real Estate Corporation

The Wrigley Building
410 N Michigan Ave, Suite 1100
Chicago, Illinois 60611
Direct: 630.954.7300

Ben Wineman

Principal, Managing Broker
Direct: 630.954.7336
bwineman@midamericagr.com

Patrick Corrigan

Senior Associate
Direct: 630.954.7336
pcorrigan@midamericagr.com

in cooperation with:



MID-AMERICA®
Real Estate-Michigan, Inc.

38500 Woodward Ave Suite 100
Bloomfield Hills, Michigan 48308
Direct: 248.855.6800

Daniel Stern

Principal, Managing Broker
Direct: 248.855.6800
dstern@midamericagr.com

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