

# GREEN OAK VILLAGE PLACE

GREEN OAK TOWNSHIP, MICHIGAN

**LORMAX STERN**  
DEVELOPMENT COMPANY



## LOCATION

Lee Road and US-23  
Green Oak Twp., MI 48116

## AVAILABILITY

1,710 SF- 30,000 SF

## MAJOR TENANTS

JCPenney, Dick's Sporting Goods,  
Barnes & Noble, Five Below,  
HomeGoods, Ulta Beauty, DSW  
Pier 1 Imports & TJ Maxx.

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# Green Oak Village Place GREEN OAK TWP., MI



## KEY FACTS

Green Oak Village Place is a **cross between a power center and lifestyle center** or what we call a hybrid retail center. Located in Green Oak Township, Green Oak Village Place serves the **Brighton, northern Ann Arbor, Howell, and Fenton** markets. The **\$100 million Center** opened in stages between 2006 and 2008 including six anchor stores: **Barnes & Noble, Dick's Sporting Goods, DSW Shoe Warehouse, HomeGoods, JCPenney, Old Navy, and more than seventy inline small shop tenants.** The development plan was spurred by the rapid residential growth of Livingston County. Traffic along the **US-23 corridor increased** so much that the Michigan Department of Transportation constructed one of the first roundabouts in the State to ease traffic at Lee Road.

## DEMOGRAPHICS 2016

Radius	Average Income	Population	Household Persons
7 Mile	\$93,856	98,992	2.53
10 Mile	\$95,818	162,509	2.59
12 Mile	\$96,679	224,418	2.59

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## TRAFFIC COUNTS 2014

US-23:

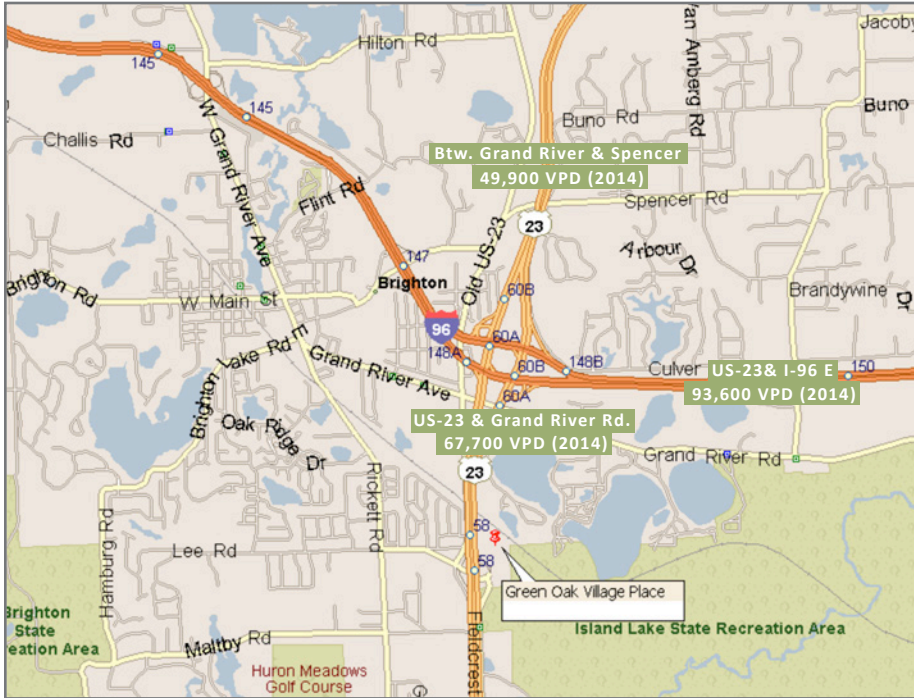
67,700 VPD- Grand River Rd.

93,600 VPD- I-96 E (exit 148B)

49,900 VPD- Btw. Grand River Rd. & Spencer Rd.

## LOCATION:

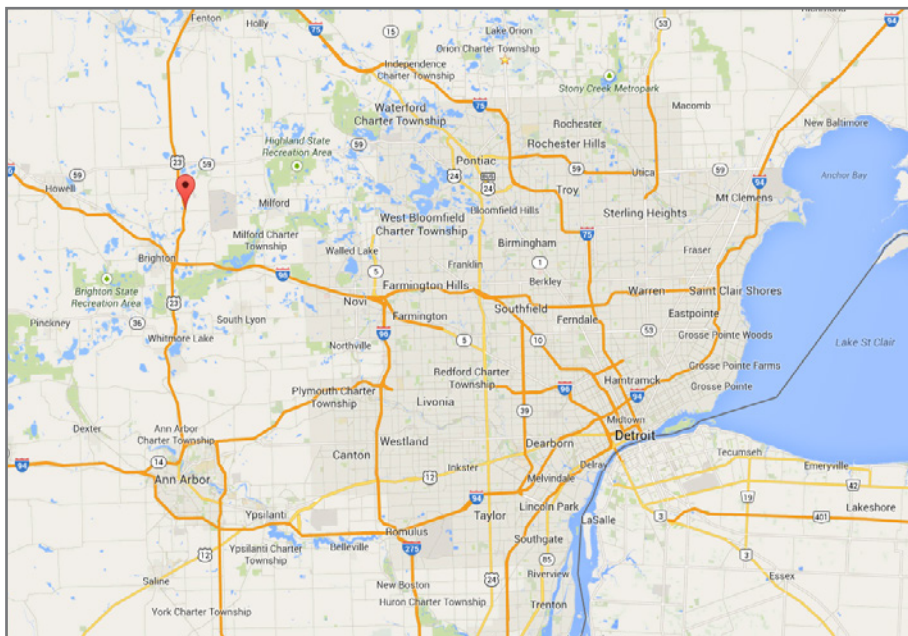
### GREEN OAK TWP. POSITIONING AND TRAFFIC



■ Green Oak Village Place is a highly visible retail Center along the US-23 corridor. Access to the Center is through the Lee Road interchange directing US-23 traffic into the busy Center.

■ This Center services those consumers that wish to shop and play in their own community. Placed about 20 miles from 12 Oaks Mall, and a similar distance to Briarwood Mall, Green Oak has provided a much sought after alternative shopping experience to the enclosed super regional malls.

### METRO-DETROIT LOCATION



■ Green Oak Village Place was honored three years running with the “People Choice Award” for shopping in Livingston County.

■ The merchandise mix includes national fashion tenants and thrives as a family oriented shopping experience with its mix of restaurants, home furnishing, and service tenants.

## SITE PLAN:



Lormax Stern Development Company has earned a national reputation for the development of outstanding shopping centers- producing higher than average sales for retailers in their developments. Through strategic acquisition of premium locations, Lormax Stern's Centers, of the highest quality and prominence, outshine competitors in existing markets. The Company works closely with communities to ensure long-term benefits and maintains a track record of "getting the job done."

**LORMAX STERN OWNS AND OPERATES OVER 25 SHOPPING CENTERS AND IS HOME TO THE TOP NAMES IN RETAIL:**



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