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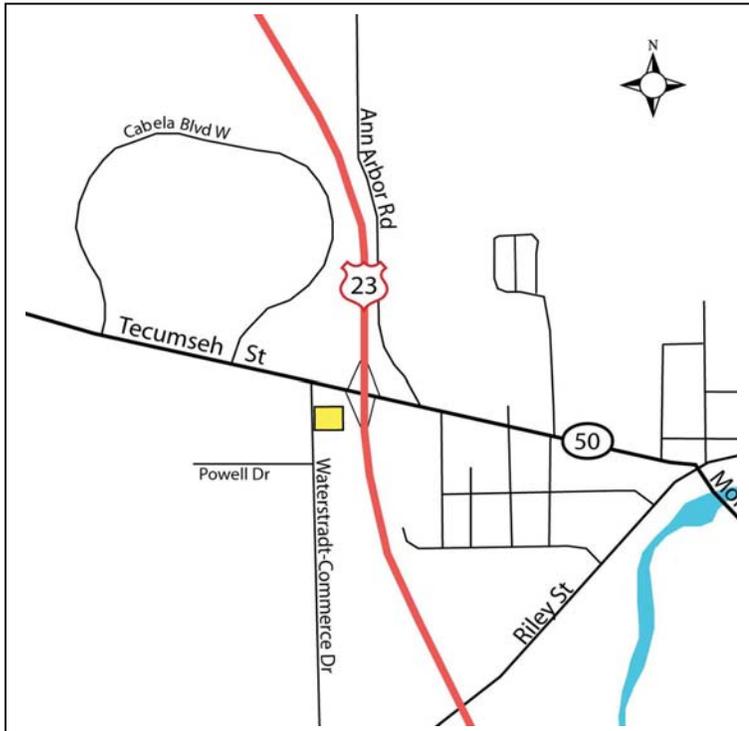
Four SeaGate
 Suite 608
 Toledo, Ohio 43604



An independently owned and
 operated member of the
CUSHMAN & WAKEFIELD
 ALLIANCE

RETAIL/OFFICE SPACE FOR LEASE

APPIAN WAY CENTER
107 WATERSTRADT COMMERCE DR.
DUNDEE, MI 48131



LEASE RATE: \$15.00 per square foot NNN

General Information:

Space Available:

- Unit D – 1,218 sf (29' x 42')

Building Size: 6,553 square feet

Number of Stories: 1

Year Constructed: 2007

Condition: Excellent

Closest Cross Street: Powell Drive/M-50

County: Monroe

Zoning: B-4 Interchange Business District

Parking: 32 spaces

Curb Cuts: 1

Street: 2 lane, 2 way

www.signatureassociates.com

For more information, contact: 419/249-7070

Keenan Fields – ext. 6311 kfields@signatureassociates.com

Sam Zyndorf, CCIM – ext. 6300 szyndorf@signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



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Building Specifications:

Exterior Walls: Brick
Structural System: Wood
Roof: Asphalt shingle
Floors: Concrete
Ceiling Height: 10'
Basement: No
Heating: Gas forced air
Air Conditioning: Central
Power: 200 amp
Security System: No
Restrooms: 1 per suite
Sprinklers: No
Signage: Facia
Delivery Area: In rear

Remarks:

- Net charges are estimated to be \$4.45 per square foot.
- Located in a growth corridor across from Cabela's.
- Immediate access to US-23 (exit 17).
- 20 miles from Toledo, OH.
- 40 miles from Detroit, MI.

Lease Details:

Term: Minimum of 3 years.
Security Deposit: Equal to one month's rent
Options: Negotiable
Improvement Allowance: Vanilla box only

Tenant responsible for all expenses except roof and structure.

Building Information:

Current Tenant: Available spaces are vacant
Occupancy Date: Upon lease execution and build-out of space
Other Tenants: Snap Fitness (Units A & B)
 Vermont Pie Company (Unit C) and Edward Jones Investments (Unit E)

Sign on Property: Yes
Key Available: Yes

Real Estate Taxes as of 2008:

Parcel: 5842-173-002-00
Total Annual Taxes: \$23,969.00

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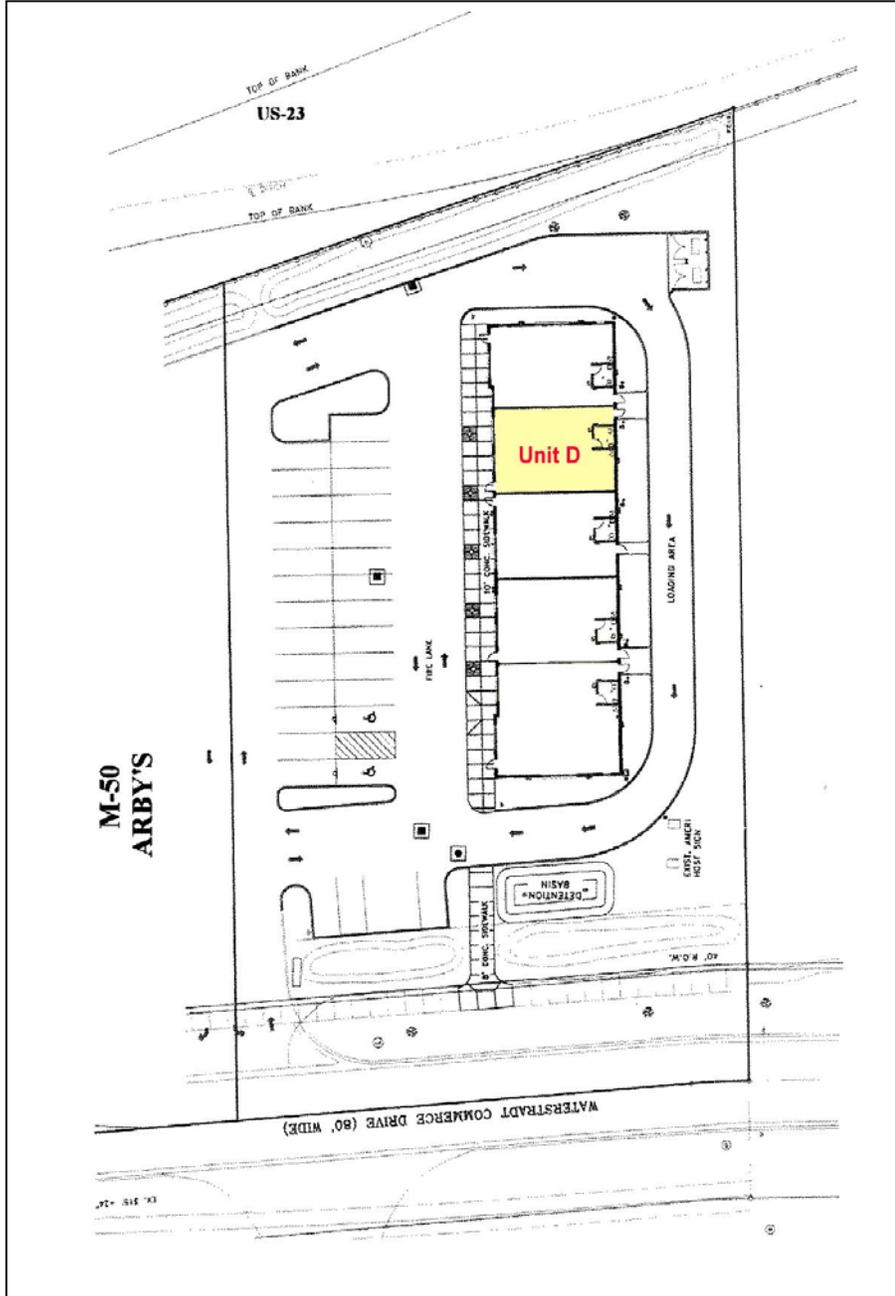
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Estimated 2007 Demographics:

- 1 mile radius:
 Population – 1,208
 Average HH Income – \$50,271
- 3 mile radius:
 Population – 5,800
 Average HH Income – \$55,284
- 5 mile radius:
 Population – 10,415
 Average HH Income – \$61,187

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