

# TWELVE OAKS MALL



PRIMARK®



Interstate-96

W 12 Mile Road

Novi Road

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



# SUBJECT OFFERING

Mid-America Real Estate Corporation, in cooperation with Mid-America Real Estate – Michigan, Inc., has been exclusively retained on behalf of the owner to sell the 100% fee simple interest in a three-tenant building leased to Dick's House of Sport, Primark, and Round1 Entertainment at Twelve Oaks Mall in Novi, Michigan. All three tenants recently signed long-term leases for some of their first locations in Michigan and the Midwest region. These experiential sports, apparel, entertainment, and food & beverage tenants are complemented by Twelve Oaks Mall's unbeatable national retail and restaurant line up featuring Nordstrom, Apple, Lululemon, Crate & Barrel, Pottery Barn, Williams-Sonoma, Macy's, and others. The offering presents a rare opportunity to acquire an institutional quality multi-tenant retail investment backed by long-term leases with global, experiential strong credit brands.



## LOCATION

Southeast Corner of 12 Mile & Novi Roads  
27600 Novi Road  
Novi, Oakland County, Michigan, 48377



## TRAFFIC COUNTS

Novi Road – 36,300 VPD  
12 Mile Road – 26,000 VPD  
Interstate 96 – 159,600 VPD  
MI Highway 5 – 79,500 VPD



## GLA

212,500 SF



## LOT SIZE

17.79 acres total



## PARKING RATIO

6.02 spaces per 1,000 SF  
6,957 parking spaces under Twelve Oaks Mall OEA



## YEAR BUILT

1977; Renovated 2025



## OCCUPANCY

100%

TWELVE OAKS MALL

IN-PLACE NET OPERATING INCOME:

**\$2,779,434**

WALT:

**13.9 years**



Featuring brand new long-term leases with Dick's House of Sport, Primark, and Round1 Entertainment and situated abutting the Twelve Oaks Mall as a redevelopment of its former Sears anchor, the subject offering enjoys a vibrant rent roll, cross-traffic with one of the two top enclosed super regional malls in the State of Michigan, and desirable positioning at the heart of one of Metro Detroit's most active retail corridors. This institutional quality investment benefits from its exceptional positioning adjacent to the Class A Taubman-owned Twelve Oaks Mall, which features leading national tenants that include Nordstrom, Apple, Lululemon, Macy's, Pottery Barn, Williams-Sonoma, and others. Twelve Oaks Mall is a top regional mall in Michigan with tenant sales in excess of \$750 PSF and more than 3.6 million annual visits. The regional trade area is home to tenants such as Nordstrom Rack, Burlington, Marshalls, HomeGoods, TJ Maxx, Sierra, Walmart, The Container Store, Ulta, and many others that benefit from its broad draw given its proximity to major thoroughfares such as 12 Mile Road, Michigan Highway 5, and Interstates 96, 696, and 275. The surrounding Novi market features upper middle-class demographics with 173,000 residents within a five-mile radius earning an average household income of \$139,500 and enjoying median home values of \$400,000. The daytime population grows by over 50% in the same radius, underscoring the captive base of regular customers surrounding the center, which serves as the dominant destination for retail, entertainment, dining, and lifestyle shopping.



I-96 - (159,600 VPD)

W 12 Mile Rd - (26,000 VPD)



# Strong Credit Rent Roll

- **Dick's House of Sport:** 37% of in-place gross income stream | 15-year lease | \$0.50 PSF rent escalations every 5 years
  - NYSE: DKS
  - S&P: BBB Credit Rating
  - 9% Market Share in \$140 Billion footwear, apparel, and hardlines sector
  - **\$13.6 Billion** TTM revenue
  - 885 total stores (Dick's Sporting Goods, Dick's House of Sport, Dick's Field House, Specialty Concept Stores)
  - This will be the first Dick's House of Sport in Michigan, and a relocation of a longstanding Dick's in the Novi market
- **Primark:** 35% of in-place gross income stream | 10-year lease with 2% annual rent escalations | corporate guaranty
  - \$12.6 Billion 2024 revenue
  - 460+ stores, 17 markets, 80,000 employees
  - Example markets served: Ireland, United Kingdom, Spain, Germany, France, China, India, United States, Turkey
  - Primark is a subsidiary of Associated British Foods (LSE: ABF)
    - **Popular ABF brands:** Twinings Tea | ABF Sugar (World's 2nd largest producer) | Patak's | Fleischmann's Yeast
  - Lease guaranteed by Primark Limited
- **Round1 Entertainment:** 28% of in-place gross income stream | 15-year lease with 10% rent escalations every 5 years
  - Japan-based amusement, entertainment, and dining chain traded on the Tokyo Stock Exchange
    - Offerings include bowling, karaoke, billiards, darts, ping pong, pickleball, arcade games, and more
    - Only major US chain to offer exclusive Japanese arcade titles and multi-activity family entertainment
    - Broad appeal given diverse entertainment and food & beverage offerings and extended hours
  - Global store network of **160+ locations:**
    - Japan: 100 | United States: 57 | China: 3
  - **Global revenues of \$1.3 billion** and **US revenues** of more than **\$550 million, up 14% YoY**
  - **13 new stores** planned for FY 2026 with **annual goals of 10-15 new US stores**
  - Additional **expansion and growth plans:**
    - **20,000 SF** Japanese Food Halls | Standalone Japanese and Chinese Restaurants (Round1 Delicious)
    - **Second Round 1 location** in Michigan joining **8 existing locations in the Midwest region**



# Outstanding Tenant Lineup | New-to-Market Retailers | 1<sup>st</sup> or 2<sup>nd</sup> Locations in Michigan

Dick's House of Sport, Primark, and Round1 Entertainment are opening some of their first Midwest and Michigan locations at the subject offering, which speaks to the strength of the location and real estate.



Dick's House of Sport is an experiential retail store that combines traditional sporting goods retail with interactive features like indoor and outdoor sports fields, rock climbing walls, golf simulators, immersive product displays, and community events to create a one-stop, hands-on destination.

- Dick's has opened 23 House of Sport locations in 16 states, with the Twelve Oaks Mall location serving as the concept's first location in the state of Michigan.
- Goal of 75 – 100 House of Sport locations by 2027.
- **House of Sport Four Pillars:**
  - **Experience:**
    - Field + Ice Rink | Rock Climbing | Batting Cage | Golf Bays / Putting Greens
  - **Service:**
    - Equipment Repairs | Full-Service Footwear Deck
  - **Community:**
    - Birthday Parties | Summer Camps | Fitness Classes | Athlete Appearances
  - **Product:**
    - Exclusive Products | Brand Pilots | Local Products and Merchandise
- **House of Sport Customer Experiences:**
  - **The Wall** – Indoor Rock-Climbing Wall
  - **The Cage** – Demo baseball, softball, lacrosse, field hockey, soccer, hockey gear
  - **Golf Pro Shop** – Indoor putting greens and driving range bays
  - **House of Cleats** – Immersive and personalized footwear shopping experience
  - **The Field** – Test new soccer, football, basketball, and track & field gear
  - **Fitness Shop** – Leading brands that include Peloton, NordicTrack, and more

## PRIMARK\*

Global value-focused fashion and home retailer known for its in-store experience, extensive product assortment, and commitment to accessibility – offering high quality, on-trend apparel, beauty, and homewares at exceptional prices.

- **26 US stores in 12 states;** subject offering serves as one of the first Midwest locations
  - \$90 million invested in 2024 to facilitate the brand's US market expansion and logistics network
  - Additional Midwest stores will include Castleton Square Mall (Indianapolis, IN) and Gurnee Mills (Gurnee, IL)
  - 60 US stores planned by the end of 2026
- US accounts for 5% of Primark's global sales
  - US stores experienced double-digit annual increases in revenue and foot traffic

## PRIMARK\*

- **In-Store Experiences:**
  - Fashion shoots with professional photographers
  - Apparel customization, celebrity stylist sessions, and hands-on product demos
  - Interactive themed cafes and family-friendly experiences
  - 'Shop-the-look' digital integration linking e-commerce with in-store purchases
- **Delivering Strong Customer Value:**
  - 85% of products sold are under \$10
  - 57% of cotton clothing products utilize cotton sourced from recycled or organic sources
  - Low prices build customer loyalty and promote engagement with the brand



Premier multi-entertainment destination featuring Japanese-inspired social and gaming experiences across the United States.

- Redefined the experiential entertainment space with bowling, arcades, billiards, karaoke, and interactive attractions paired with unique food & beverage options.
- **Entered US market in 2010** (Los Angeles MSA)
  - More than 50 Round1 locations currently in operation in 27 US states
  - 10 new US stores in FY 2026 in formats ranging from 23,000 SF to 89,000 SF
  - Japanese Food Halls to be added to select US locations (est incremental revenue of \$10.3M)
  - Round1 Delicious restaurant concept launching with 30 stores in US featuring Japanese and Chinese foods
- **Customer Experience**
  - 300+ arcade games | 100+ claw and crane machines | bowling lanes with cosmic experiences
  - Billiards | pickleball | darts | ping pong | Kids Play Zone | VR gaming
- **Service Offerings**
  - Karaoke rooms | party packages | corporate events
  - Loyalty program and app-based offers | all-you-can play passes and special offers



southeast facing aerial



**Costco Wholesale** **meijer** **LIFETIME FITNESS**  
**target** **KOHL'S**

**The Edge at Novi**  
(264 units)

**Mainstreet Village**  
(389 units)

**Novi Ten Shopping Center**  
**ACE Hardware** **BUSCH'S**  
PET SUPPLIES PLUS

**Novi Town Center**  
**Walmart** **HOBBY LOBBY** **FIRST WATCH**  
**TJ-MAXX** **SIERRA** **BONEFISH GRILL**  
**ULTA** **CHIPOTLE**



**MI Highway 5** - (79,500 VPD)

**I-275** - (143,500 VPD)

**I-96** - (159,600 VPD)

**Novi Rd** - (36,300 VPD)

**W-12 Mile Rd** - (26,000 VPD)

**Waltonwood Twelve Oaks**  
(107 units)

**The Enclave Condos**  
(90 units)

**Twelve Oaks Mall**  
**Apple** **lululemon** **athletica**  
**WILLIAMS SONOMA** **POTTERY BARN** **SEPHORA** **COACH**  
**LOVESAC** **Foot Locker** **Casper**

**Huntley Manor**  
(203 units)

**City Center Plaza**  
**Pizza-Hut** **Panera** **PLAY IT AGAIN SPORTS**

**DICK'S SPORTS** **HOUSE OF SPORT**  
**ROUND1** **PRIMARK**

**NORDSTROM**

**JCPenney**

**macys**

**DOUBLETREE BY HILTON**  
(148 rooms)

**Novi Crescent**  
**FIVE GUYS** **verizon**  
**Jockey Milk** **QDOBA**

**Adell Center**  
**planet fitness** **TEXAS ROADHOUSE**  
**vFLY**

**Storypoint**  
(183 units)



**ETHAN ALLEN**

**RENAISSANCE HOTELS**  
(155 rooms)

**Crate Barrel**



**FOUR POINTS BY SHERATON**  
(220 rooms)

TWELVE OAKS MALL

**West Oaks**  
**DSW** **Michael's** **Durlington**  
**Marshalls** **HomeGoods** **RACK**  
**OLD NAVY** **KOHL'S** **ASHLEY**  
**GARDNER-WHITE** **RALLY HOUSE**  
**The Container Store**

# Unrivaled Location

## Highly Visited 1.5M SF Super-Regional Mall

- **3.6+ million Annual Visits** to Twelve Oaks Mall
  - #2 super-regional mall Michigan, according to Placer.ai
  - Ranked #137 / 503 Nationwide for Visits, according to Placer.ai
- **Unmatched Positioning** with Local and Regional Access
  - SEC 12 Mile and Novi Roads, 29,600 combined VPD
  - NEC Interstate 96 and Novi Road, 163,200 combined VPD
- **Convenient local and regional accessibility**
  - Fully signalized entrances on Novi Road
  - “Michigan left” turn lanes on 12 Mile Road
  - Interchange between Interstate 96 and Novi Road
- Outstanding **street presence and visibility** given positioning closest to intersection of **12 Mile and Novi Roads**



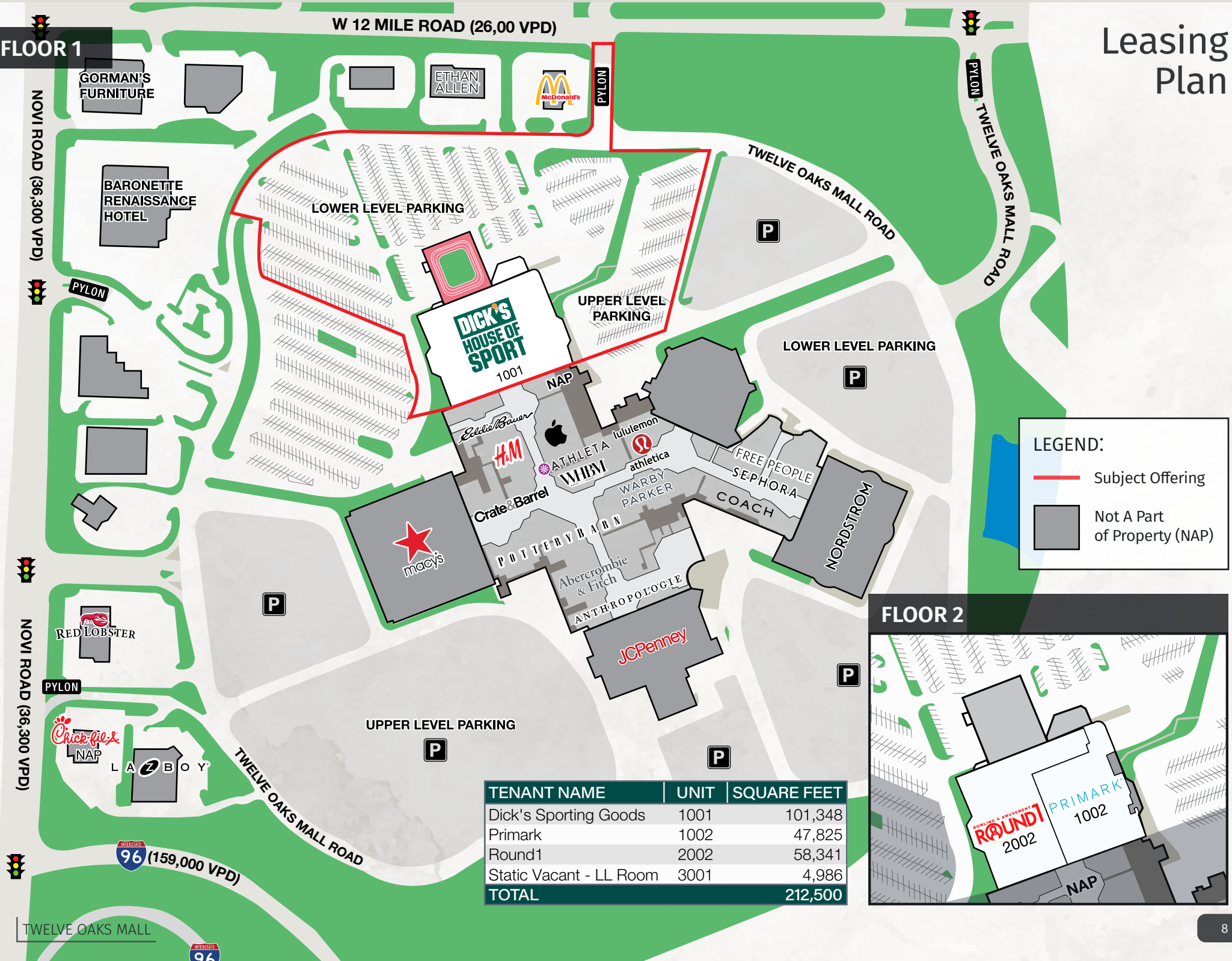
## Outstanding Co-Tenancy & Cross Traffic Location at the Heart of Regional Trade Area

- Co-tenancy with **top national luxury** and lifestyle brands
  - Apple, Lululemon, Williams-Sonoma, Pottery Barn, Lovesac, Sephora, and others
- **Thriving mall anchors** provide excellent cross-traffic
  - Macy's generates 564K annual visits and ranked #2 / 12 in MI and #38 / 389 nationwide
  - JCPenney ranked #3 / 21 in MI and #106 / 614 nationwide
  - Nordstrom generates 359K annual visits; one of only two Nordstrom department stores in MI
- **High performing** mall rent roll with continual **tenancy upgrades**
  - Tenants at Twelve Oaks Mall generate sales in excess of \$750 PSF
  - Recent upgrades include Crate & Barrel (only MI location), Rally House, Chick-fil-A, Sedona Taphouse
- Twelve Oaks Mall **anchors** the Novi regional trade area
  - “Must have” location for any retailer entering the Detroit MSA
  - Area tenants include Nordstrom Rack (#3 / 5 in MI), Old Navy (#7 / 27 in MI), HomeGoods (#6 / 20 in MI), Ulta (#3 / 46 in MI), Marshalls, Burlington, Floor & Décor, Sierra (#2 / 8 in MI), TJ Maxx, Hobby Lobby, DSW, Kohl's, Bob's Discount Furniture (#2 / 9 in MI), and more
  - Dining and fast-casual tenants support daytime and evening traffic to the site: Chick-fil-A, Shake Shack, Cheesecake Factory, Bonefish Grill, First Watch, Byrd's Hot Chicken, and others



# Leasing Plan

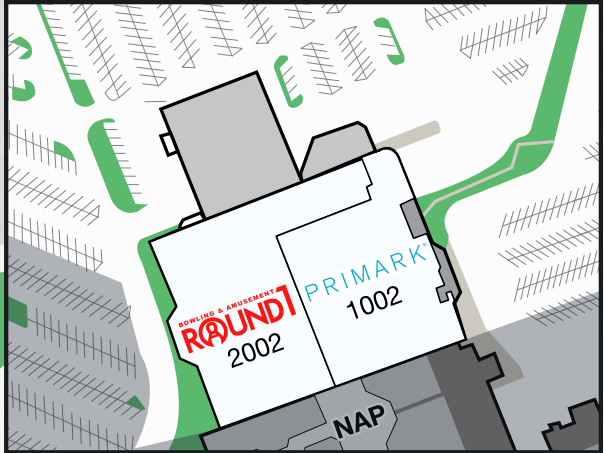
## FLOOR 1



**LEGEND:**

- Subject Offering
- Not A Part of Property (NAP)

## FLOOR 2



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
<b>TOTAL</b>		<b>212,500</b>



**Henry Ford Providence Hospital**  
(200 beds)

**Westmarket Square**  
Staples, The Home Depot, Kroger

**meijer**  
sam's club

**MENARDS at home**

SEBASTIAN COLLECTION  
**SHOWPLACE**  
Michigan STATE FAIR

**target**

**Novi Community Schol District**

**West Oaks**  
DSW, Michaels, Burlington, Marshalls, HomeGoods, RACK, OLD NAVY, KOHL'S, ASHLEY, GARDNER-WHITE, The Container Store, RALLY HOUSE

**Hilton Garden Inn**  
(148 rooms)

**Residence Inn**  
(107 rooms)

**Twelve Mile Crossing at Fountain Walk**  
EMAGINE, FLOOR DECOR, DICK'S, BUFFALO WILD WINGS, LAUNCH, CHUCK E. CHEESE.

**Novi Tree Farm**

**City Center Plaza**  
Pizza-Hut, Panera, PLAY IT AGAIN SPORTS

**Adell Center**  
planet fitness, TEXAS, iFLY

**FOUR POINTS BY SHERRATON**  
(220 rooms)

**VCF VALUE CITY FURNITURE**

**Starbucks**

**RENAISSANCE HOTELS**  
(155 rooms)

**Novi Crescent**  
FIVE GUYS, verizon, Jersey Mike's, QDOBA

**Novi Rd = (36,300 VPD)**  
Chick-fil-A, macys

**DICK'S HOUSE OF SPORT**  
BOWLING & AMUSEMENT  
**ROUND1**  
PRIMARK

**Novi Town Center**  
Walmart, HOBBY LOBBY, FIRST WATCH, TJ-MAXX, SIERRA, BONEFISH GRILL, ULTA, CHIPOTLE

**Crate Barrel**

**JCPenney**

**ETHAN ALLEN**

**McDonald's**

**I-96 = (159,600 VPD)**

**NORDSTROM**

**Twelve Oaks Mall**  
Apple, lululemon, athletica, WILLIAMS SONOMA, POTTERY BARN, SEPHORA, COACH, LOVESAC, Foot Locker, Casper

**The Enclave Condos**  
(90 units)

**Storypoint**  
(183 units)

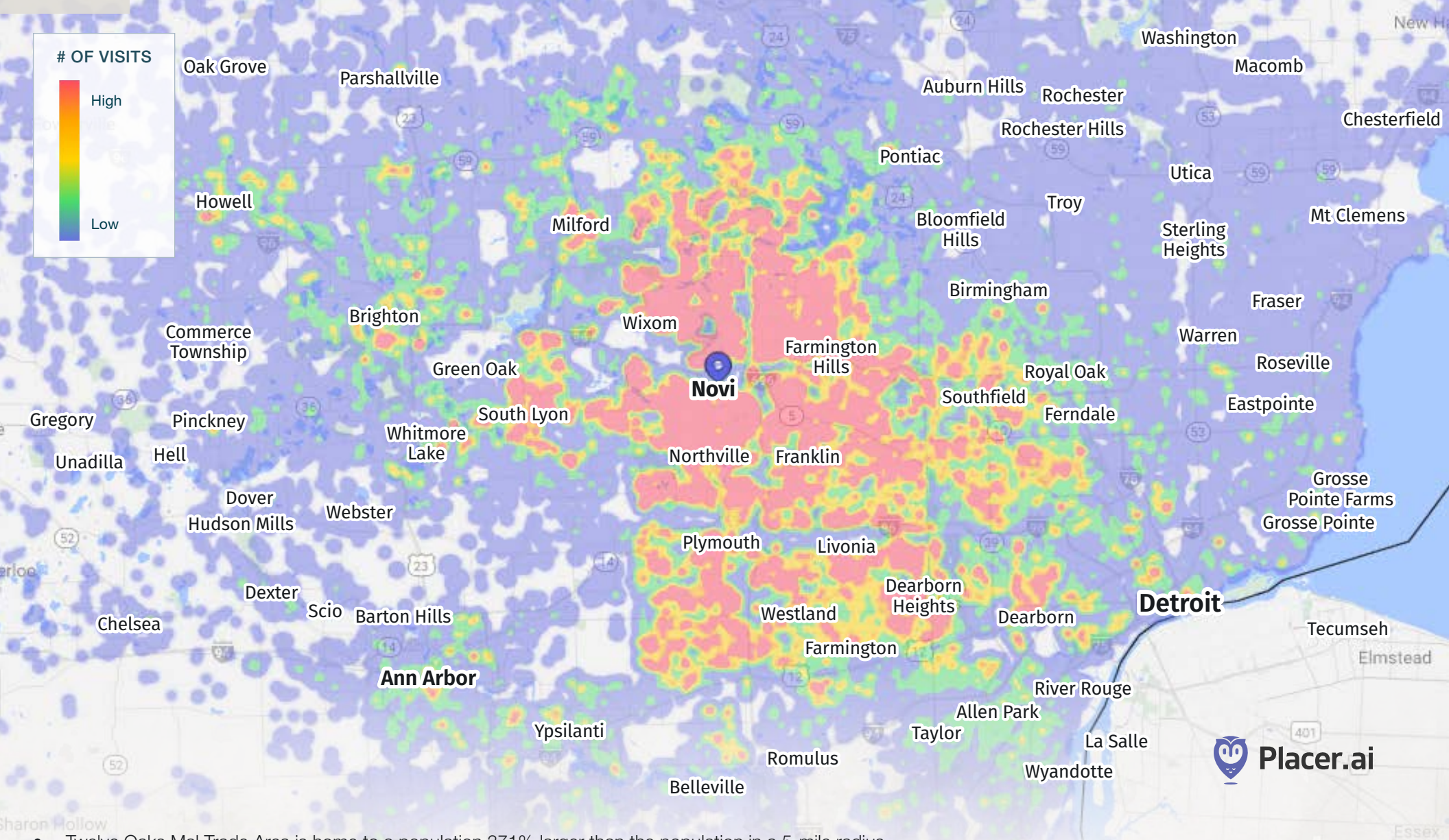
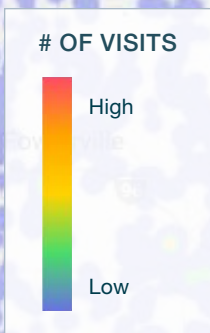
**Waltonwood Twelve Oaks**  
(107 units)

**W-12 Mile Rd = (29,000 VPD)**



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.





- Twelve Oaks Mal Trade Area is home to a population 371% larger than the population in a 5-mile radius.
- 47% of customers have an average household income greater than \$100,000.
- 29% of customers have an average household income greater than \$150,000.

VISITS*	METRICS
Est. # of Customers	1.4 M
Est. # of Visits	3.6 M
Average Visits per Customer	2.54
Average Dwell Time	68 minutes

TRUE TRADE AREA*	70% OF VISITORS
Population	328K
True Trade Area Size	68.44 miles
Average Household Income	\$124,100

\*True Trade Area' measures statistics for the top 70% of visitors to the shopping center.

\* The extrapolated number of unique customers who visited the location (last 12 months).



# Novi Customer Base Quick Facts & Rankings

(Detroit Northwest Suburbs)

NOVI (OAKLAND COUNTY, MI)

NICHE<sup>®</sup> 2025

#5 Best Places to Live in Michigan

#5 Best Suburbs to Live in Michigan

#7 Best Places to Raise a Family in Michigan

#7 Suburbs with the Best Public Schools in Michigan 2025

#11 Suburb for Young Professionals in Michigan



## NOVI OVERVIEW

Novi, Michigan

- Novi housing market ranked as **90/100 (Most Competitive)** on account of homes receiving multiple offers and selling within two weeks (Redfin 2025)
  - Number of homes sold in Novi up **60% YoY**
  - **47%** of homes sold above asking price
- **\$505,000** median listing price in Novi
- Located less than 30 miles and 30 minutes from **Downtown Detroit**



## EDUCATION

- **Novi Community School District**
  - **#1** Best School Districts in Michigan
  - **16:1** student-teacher ratio
- **Novi High School** ranked **#8** in Detroit MSA
- **Novi Middle School** ranked **#1** in Michigan
- **Detroit Country Day School** ranked **#3** Private School in Michigan

**Recreational lifestyle** given many nearby lakes, public parkland, and golf courses throughout the area

- Walled Lake
- Lakeshore Park
- Farmington Hills Golf Club Maybury State Park
- USA Hockey Arena
- Heritage Park

# Regional Retail Hub

TWELVE OAKS MALL



**1.5M SF**

Super-Regional Mall



**3.6M**

Annual Visits



Tenant Sales in excess  
of **\$750 PSF**

UPSCALE TENANCY

NORDSTROM ★ macy's JCPenney Apple

lululemon athletica SEPHORA WILLIAMS SONOMA

POTTERY BARN Casper aerie

NEARBY NATIONAL RETAILERS

Marshalls Burlington KOHL'S HomeGoods®

NORDSTROM Rack DSW® OLD NAVY TJ-maxx SIERRA

FLOOR & DECOR HOBBY LOBBY



Atrium of Novi



# Location & Market

- Twelve Oaks Mall is a leading super-regional mall in Oakland County Metro Detroit. The mall is strategically located at the intersections of Novi Road with Interstate 96 and 12 Mile Road in Novi, Michigan.
- The offering's positioning along two major regional thoroughfares gives it exceptional visibility and accessibility, serving as a gateway retail destination for Metropolitan Detroit and drawing from the broader southeast Michigan region.
- The area surrounding Twelve Oaks Mall features one of the most robust retail and commercial hubs in the state, comprising over 3.8 million square feet of retail space that boasts a healthy 95% occupancy rate.
- Oakland County is one of the wealthiest counties in the entire Midwest region with a prosperous economy and diverse employment base that has given rise to its rapidly growing population of high earning residents in communities that include Novi, Northville, Plymouth, Canton, Milford, Walled Lake, Farmington, and others. Oakland County boasts a population of more than 1.3 million residents and a healthy economy with a gross domestic product of more than \$127 billion, the 28th highest among all US counties, that is deeply engaged in the automotive, defense, healthcare, and financial services sectors.
- The immediately surrounding area features an upper middle-class demographic profile. Within a 5-mile radius of the offering, there are 173,000 residents earning average household incomes of more than \$139,500 and enjoying median home values of \$400,000. The daytime population increases nearly 51% to 210,300, underscoring the captive base of nearby customers and major employers.
- The subject offering faces limited direct competition given the dense infill characteristics of the surrounding area and the lack of available sites to construct new retail. The mall's co-tenancy and regional draw make it an immediate choice for any retailer entering the market.
- In addition to the dense, upper middle-class residential communities that surround the offering, the area benefits from nearby traffic drivers and major employers that support the high daytime population and desirable neighborhood demographics. These major traffic drivers include Corewell Health, Qualcomm, Bosch, Michigan State





## 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



# Lifestyle Tenancy

The Twelve Oaks Mall Anchor Redevelopment features an attractive lifestyle tenancy operating on brand-new ten- and fifteen-year leases and serving the upper middle-class communities of Novi, Farmington Hills, Franklin, and other northwestern Detroit suburbs. These surrounding communities boast a desirable demographic profile that complements the lifestyle nature of the tenants at the offering. Dick's House of Sport selected the site for its first Michigan location, which will feature an indoor rock-climbing wall, golf simulators, batting cages, an outdoor field, and additional experiential retail draws. The next closest House of Sport stores are in Dayton, OH and Champaign, IL, making the Novi store a key location within the chain. Primark, the popular European apparel and home accessories retailer, chose Twelve Oaks for its second Michigan location as it aggressively expands in the US and adds to its global footprint of more than 460 stores. Round1 Entertainment also chose the site for its second Michigan location as the chain of entertainment, arcade, and dining venues expands its US presence. This combination of fitness and recreation, apparel and home accessories, and entertainment and dining tenants provide excellent daytime and evening draws to the offering.

Twelve Oaks Mall is one of the highest performing malls in Michigan and hosts an upscale tenancy that offers excellent cross-traffic and merchandising with tenants at the subject offering. The 1.5 million square foot super regional mall features 200 stores and restaurants, many of which are upscale and luxury retailers. Brands such as Nordstrom, Apple, Lululemon, Coach, Williams-Sonoma, and Pottery Barn bolster the upscale environment, and new additions such as Crate & Barrel, Lovesac, Footlocker, Aerie, and Miniso underscore the mall's attraction for contemporary brands.



## TWELVE OAKS MALL TENANT HIGHLIGHTS:



**NORDSTROM**

- Nasdaq : AAPL | S&P : AA+**
- \$3.2 trillion** market cap
- \$95+ billion** annual revenue
- 8th largest** company in world
- 2.35 billion** active Apple devices worldwide
- 530+** stores in 27 countries

**358,500** annual visits at Twelve Oaks Mall

Acquired by Nordstrom family & Liverpool in 2025 for **\$6.25B**

BRANDS:  
 BRUNELLO CUCINELLI  
 CHANEL LOUIS VUITTON GUCCI PRADA  
 FERRAGAMO CANADA GOOSE MONCLER  
 Ermenegildo Zegna Loro Piana

**110+** full-line department stores

**350+** Nordstrom Rack stores

**Twelve Oaks Mall** store part of **\$200M** Growth50 modernization & renovation initiative

**563,800** annual visits at Twelve Oaks Mall

**\$7.4** chainwide annual sales

**#2/12** locations in MI

**#38/389** locations in U.S.

SISTER BRANDS:  
 bloomingdales  
 bluemercury



## WILLIAMS SONOMA

\$

**NYSE: WSM | S&P: BBB+**

- Upscale** kitchenware, appliances, and home furnishings retailer with **625 stores in 60 countries**
- \$7.8 billion** TTM revenue
- \$21 billion** market cap

Williams-Sonoma subsidiaries:  
**POTTERY BARN**  
**MARK & GRAHAM**  
**west elm REJUVENATION**



**lululemon**

**athletica**

**Nasdaq: LULU | S&P: BBB**

**Upscale lifestyle brand** global renowned for premium apparel

**\$11.2 billion** 2025 revenue guidance

**7.3% YoY** revenue growth

**12% store** revenue growth YoY

**Power of Three x2 Plan:** **\$12.5 billion** revenue goal by 2026; 15% net revenue CAGR between 2021 and 2026

**770+ company** operated stores in **20+** countries

**187,900** annual visits at Twelve Oaks Mall

Placer.ai

**#3/21** | **#106/389**  
 locations in MI | locations in U.S.

PART OF CATALYST BRANDS  
 FAMILY OF RETAILERS:

JCPenney
BROOKS BROTHERS
Eddie Bauer

AÉROPOSTALE
LUCKY BRAND
NAUTICA



## Crate&Barrel

- Privately held** upscale global home furnishings and accessories brand known for **modern design-driven furniture and housewares**
- \$2.5 billion** annual revenue (est)
- Parent Company:** Otto Group (Hermes Logistics, Bonprix, Heine, Küche & Co)



northwest facing aerial



Wolverine Lake

Walled Lake

**Portsmouth Apartments**  
(890 units)

**Shoppes at the Trail**  
CVS planet fitness Kroger

**TOCA**  
SOCCER

**MENARDS** at home

**Twelve Mile Crossing at Fountain Walk**  
EMAG/NE FLOOR DECOR DICK'S  
BUFFALO WILD WINGS LAUNCH CHUCK E. CHEESE

**Liberty Park**  
240 homes

**The Springs**  
(861 units)

**Residence Inn**  
Marriott  
(107 rooms)

**Encore at Manchester**  
(172 units)

**Hilton Garden Inn**  
(148 rooms)

**RENAISSANCE HOTELS**  
(155 rooms)

**DICK'S HOUSE OF SPORT**  
BOWLING & AMUSEMENT  
**ROUND**  
PRIMARK

**Storypoint**  
(183 units)

**FOUR POINTS BY SHERATON**  
(220 rooms)

**WALMART**  
THE CLONEY TRIBE TO WHOLESALE

**VCF**  
VALUE CITY FURNITURE

**ETHAN ALLEN**

**McDonald's**

**Novi Rd** - (36,300 VPD)

**W-12 Mile Rd** - (26,000 VPD)

**West Oaks**  
DSW, Michaels, Burlington  
Marshalls, HomeGoods, RACK  
OLD NAVY, KOHL'S, ASHLEY  
GARDNER-WHITE, The Container Store

**Twelve Oaks Mall**  
lululemon, athletica  
WILLIAMS POTTERY BARN, SONOMA, SEPHORA, COACH  
LOVESAC, Foot Locker, Casper

**JCPenney**

**NORDSTROM**

**Waltonwood Twelve Oaks**  
(107 units)

**I-96** - (159,600 VPD)

**Novi Town Center**  
Walmart, HOBBY LOBBY, FIRST WATCH  
TJ-MAXX, SIERRA, BONEFISH & BILLY  
ULTA, CHIPOTLE

**The Enclave Condos**  
(90 units)

TWELVE OAKS MALL



*For further information contact owner's exclusive representatives.*



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:*



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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.