

# OUTLETS AT WEST BRANCH

2990 Cook Road, West Branch, MI 48661 (Ogemaw County)

## PROPERTY

## HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	200	4,382	6,433
Avg. HH Income	\$81,101	\$61,208	\$69,693
Total Households	84	1,967	2,827

- Equidistant from many of these year-round, destination cities to the north and Detroit to the south
- Located immediately off Interstate 75 and serves as the anchor for the West Branch retail corridor

## NOTES

## NOTABLE TENANTS

- GLA: 112,570 SF
- Availabilities: 300 SF - 7,047 SF
- Traffic Count: Interstate 75 9,178 VPD  
Cook Rd. 10,600 VPD

- Old Navy, Bath & Body Works & Carter's



**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

**2990 Cook Road, West Branch, MI 48661 (Ogemaw County)**

Lot 1  
± 1.38 Acres

Welcome Center

126 Robert's Gym  
5,000 SF

127 Robert's Gym  
5,000 SF

127A Vacant  
7,500 SF

127B PINK PINK  
1,500 SF

129 Vacant  
300 SF

122 MADE IN THE USA  
3,000 SF

112 The Secret Life  
2,000 SF

111 Rosa Valley Winery  
2,120 SF

104 Vacant  
1,800 SF

101 7,000 SF

102 Haven Grounds  
7,000 SF

105 Vacant  
3,500 SF

106 Framing Co. Center  
6,000 SF

108 4,000 SF

109 Great Lake Golf  
5,000 SF

110 3,200 SF

116 Rebel Axe  
7,500 SF

114 Eddie Bauer  
8,000 SF

118 Carter's  
4,500 SF

119 Old Navy  
22,000 SF

123 MADE IN THE USA  
8,000 SF

125A 8,000 SF

125B 8,000 SF

Austin Way

Cook Rd

Applebees (NAP)

75

9,178 VPD

1/4 mile

10,600 VPD

Legend: Vacant (Green), Leased (Yellow)

☐ Leased

 Available



LEASING BY:



OUTLETS AT WEST BRANCH  
WEST BRANCH, MI

2990 COOK ROAD

SITE PLAN  
SP



**MASON**  
ASSET MANAGEMENT

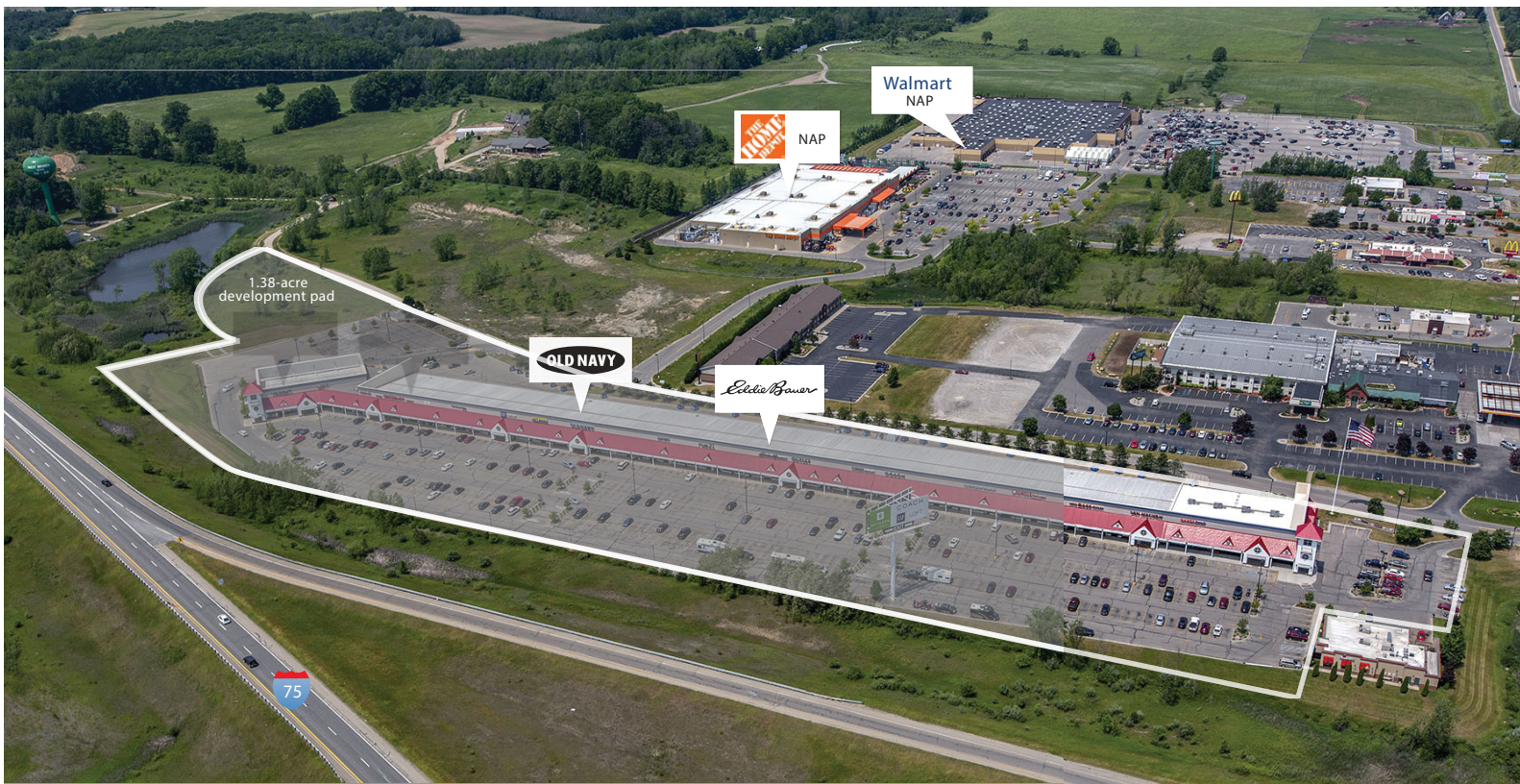
**T: 516 371.5858**  
**E: [leasing@masonam.com](mailto:leasing@masonam.com)**  
**150 Great Neck Road Suite 402**  
**Great Neck, NY, 11021**  
**[www.masonam.com](http://www.masonam.com)**



# OUTLETS AT WEST BRANCH

2990 Cook Road, West Branch, MI 48661 (Ogemaw County)

## RETAILER MAP



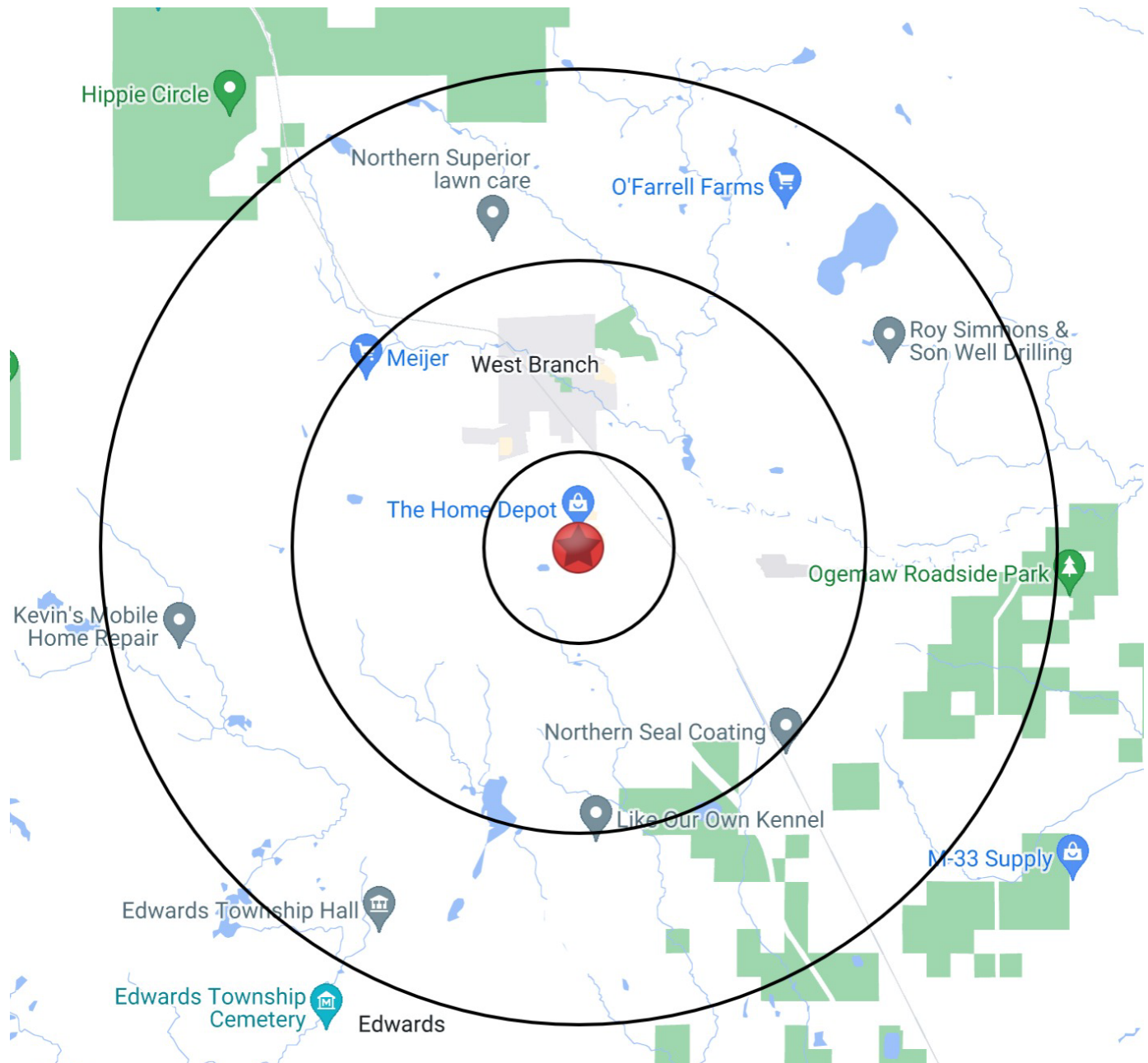
**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# OUTLETS AT WEST BRANCH

2990 Cook Road, West Branch, MI 48661 (Ogemaw County)

## RADIUS MAP



**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)