

1150 STEPHENSON HWY FOR SALE

1150 Stephenson Hwy, Troy, MI 48083



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1150 Stephenson Hwy | Troy, MI 48083

**PROPERTY OVERVIEW**

1150 Stephenson Highway presents a unique opportunity to acquire a highly visible corporate headquarters or multi-tenant investment property along the I-75 corridor in Troy. The 18,131 SF building combines prominent freeway exposure and building signage with a versatile interior layout suitable for a variety of professional, financial, legal, technology, and corporate users. A central hallway naturally divides the building into three distinct sections, each supported by common-area restrooms, allowing the property to function efficiently for a single owner-user or be configured for multiple occupants. With easy access to I-75 and proximity to Troy's major business corridors, the property offers an exceptional combination of visibility, accessibility, and long-term flexibility.

OFFERING SUMMARY

Sale Price:	\$2,450,000
Building Size:	18,131 SF
Price / SF:	\$135.13
Year Built:	1982
Zoning:	RC - Research Center District

PROPERTY HIGHLIGHTS

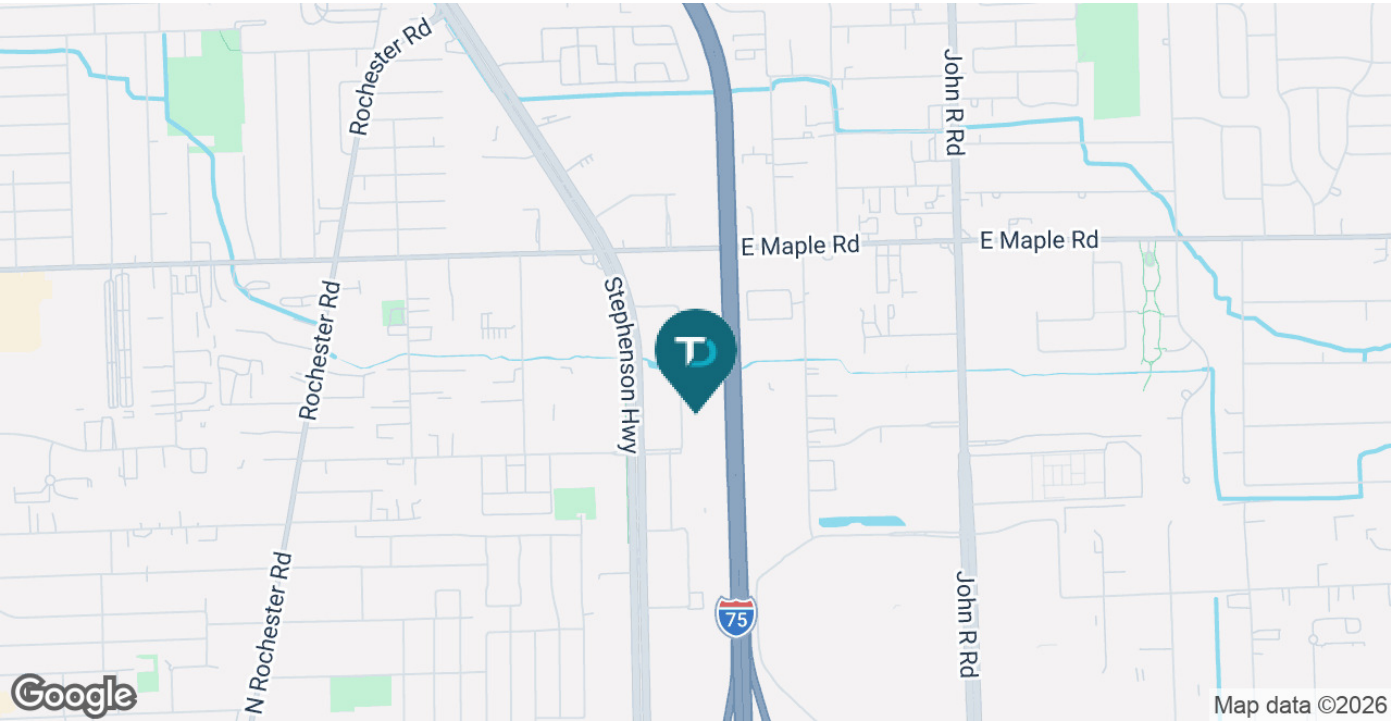
- Exceptional I-75 Frontage & Visibility (over 130,000 vehicles per day I-75)
- Owner-User or Multi-Tenant Potential – Flexible layout accommodates a single corporate occupant or multiple tenants with common-area restrooms
- Premier Troy Location – Strategically positioned along the I-75 corridor with convenient access to Big Beaver Road, I-696 and the greater Metro Detroit market
- High-End Corporate Environment – Quality existing improvements provide an attractive setting for financial, legal, professional, technology, R&D and other headquarters users
- Strong Parking & Site Presence – Situated on approximately 1.7 acres with 72 parking spaces and excellent visibility from one of Metro Detroit's most heavily traveled freeways
- Roof replaced in 2025 and parking lot partially replaced, seal coated and striped 2026

BUILDING/PROPERTY INFORMATION: 1150 Stephenson Hwy | Troy, MI 48083

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$135.13	Lot Size:	1.70 AC
Building Size:	18,131 SF	Property Type:	Office
Year Built:	1982	Property Subtype:	Office Building
Number of Floors:	1	2025 Taxes:	\$40,586
Utilities:	City water and sewer	Zoning	RC - Research Center District
Parking Spaces:	72	Traffic Count:	31,868 Vehicles/Day on Stephenson Hwy; 109,394 Vehicles/Day on I-75 (Costar, 2024)
		Legal Description:	Available upon request
		APN:	20-35-126-019

LOCATION INFORMATION

Located on the east side of Stephenson Hwy between 14 Mile and 15 Mile Roads in Troy, MI.



ADDITIONAL PHOTOS: 1150 Stephenson Hwy | Troy, MI 48083



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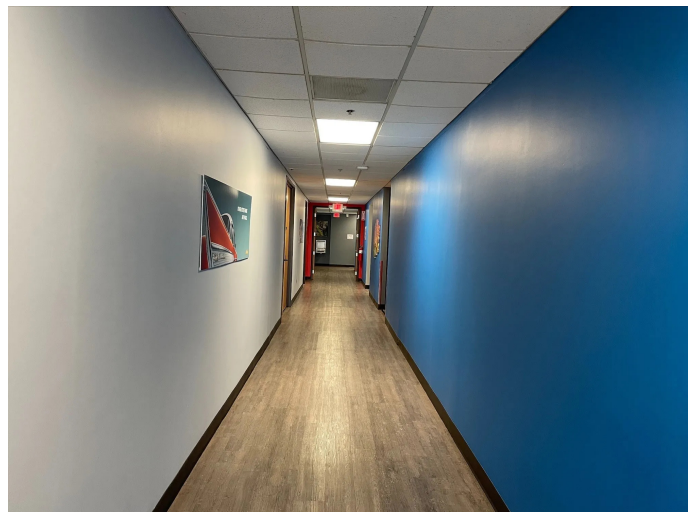
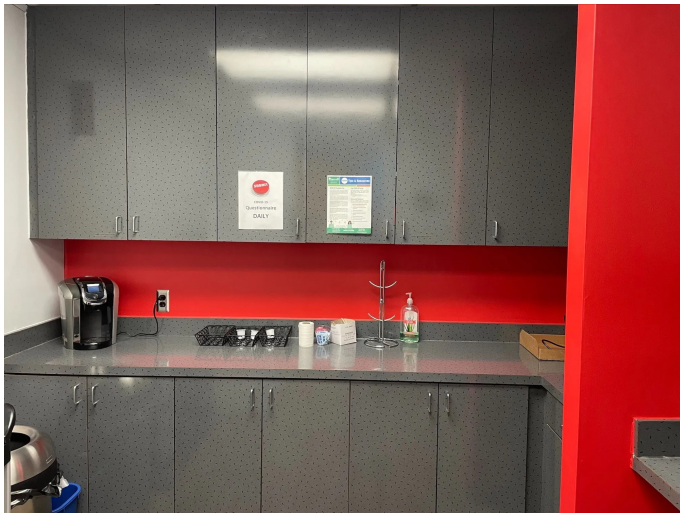
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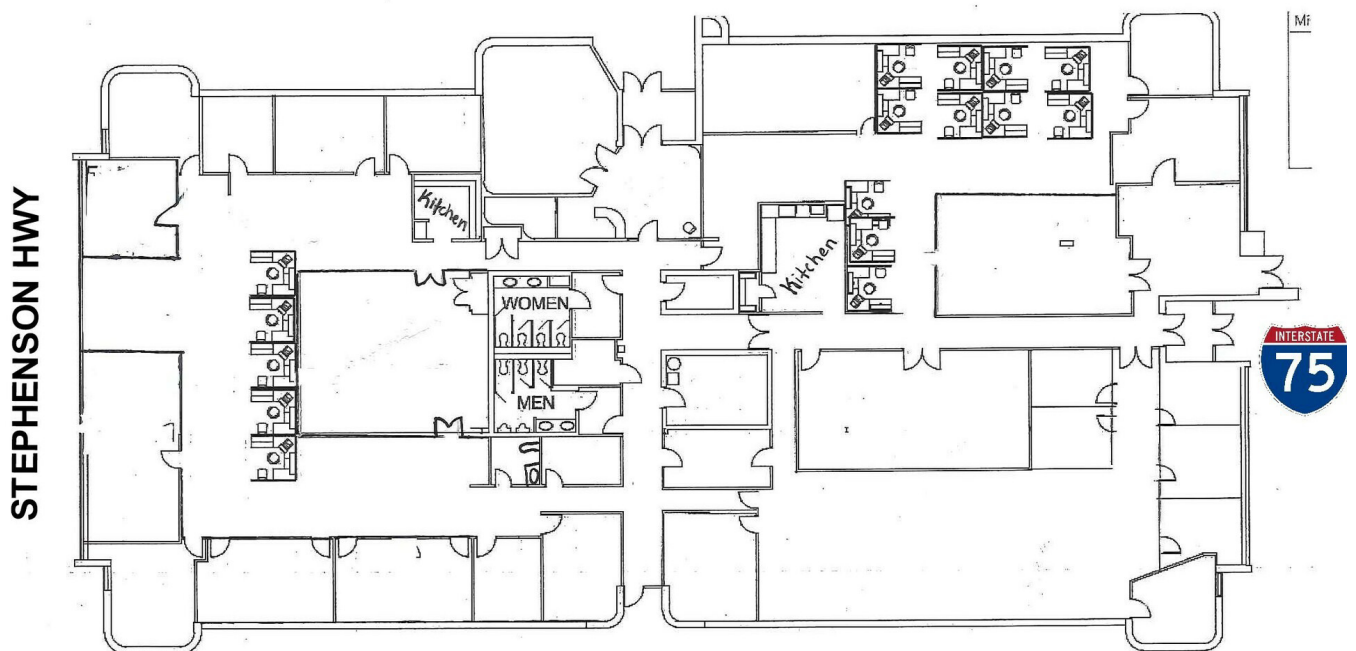
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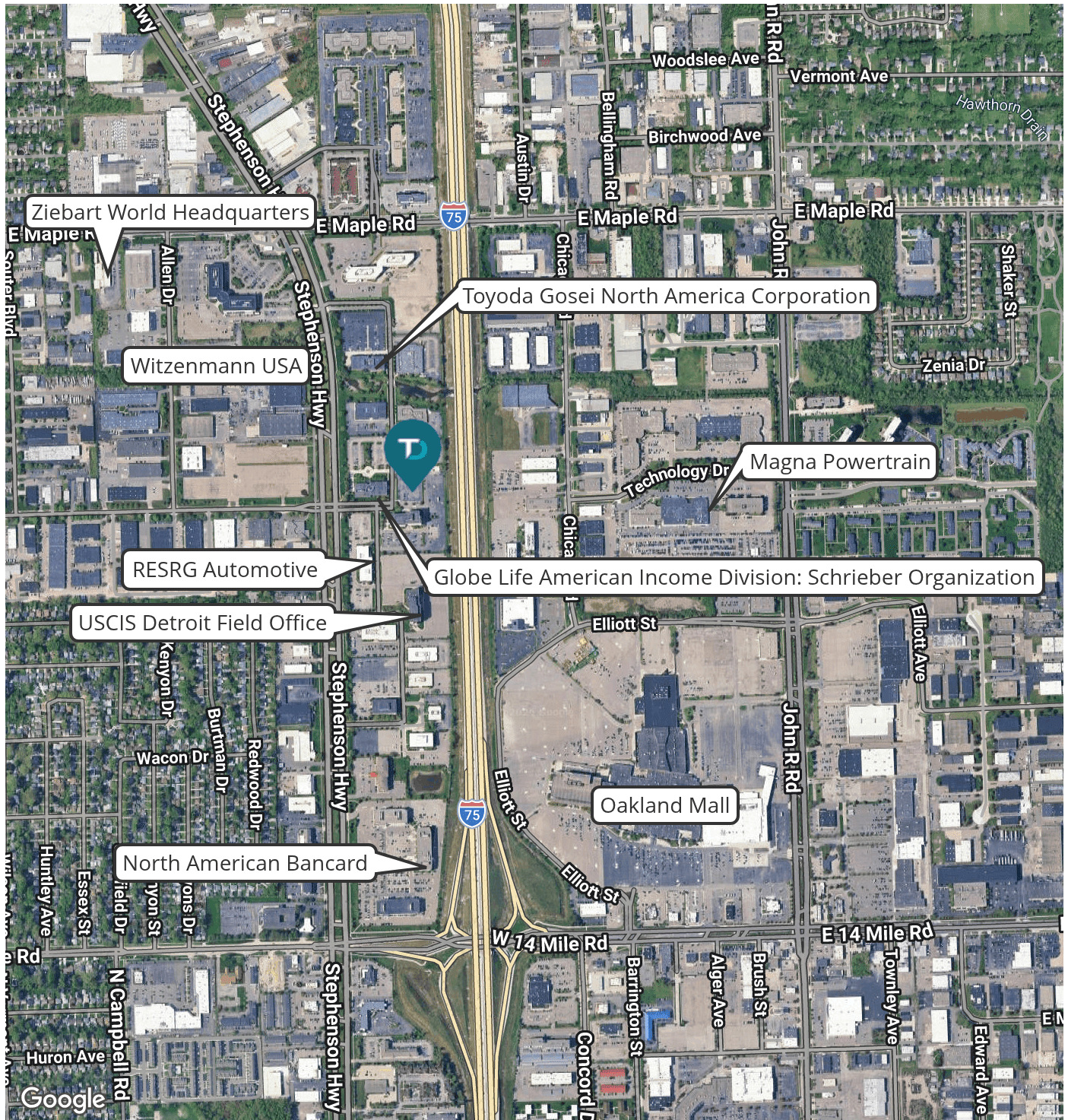
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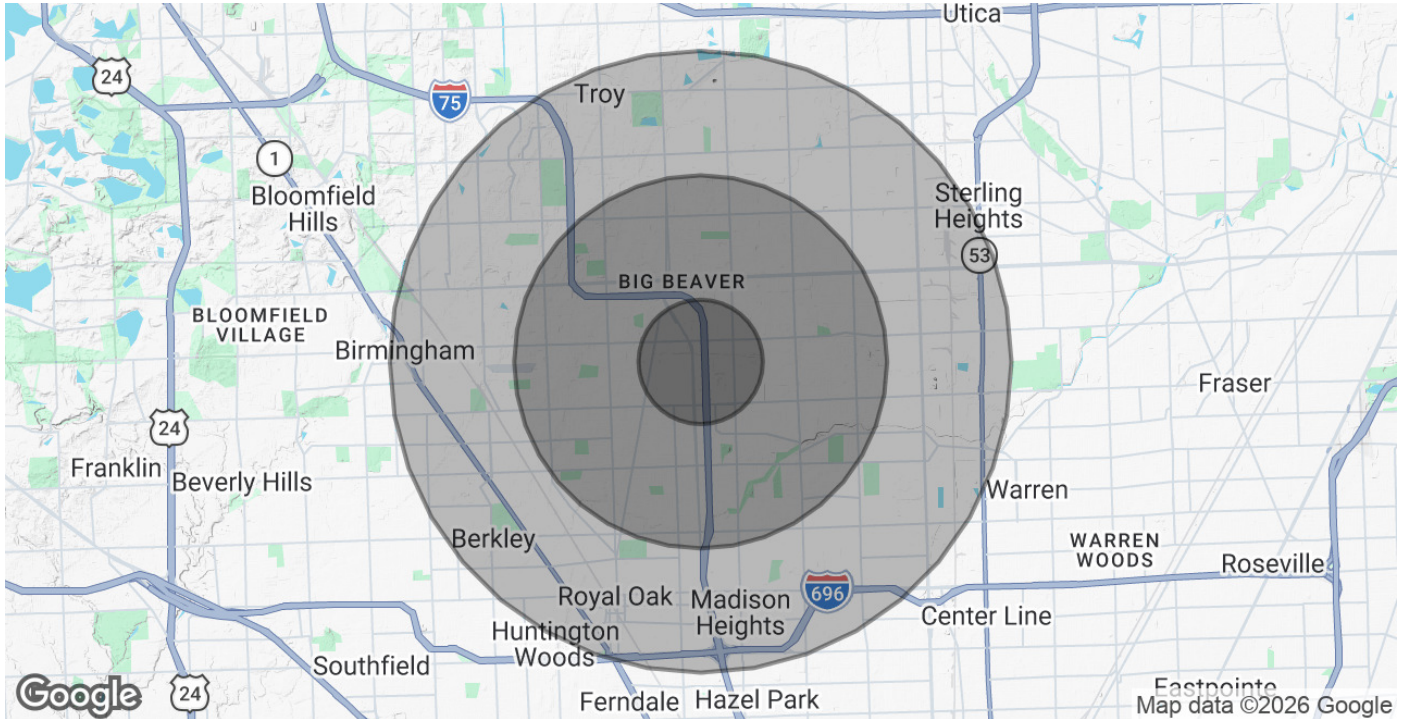
FLOOR PLAN: 1150 Stephenson Hwy | Troy, MI 48083



RETAILER MAP: 1150 Stephenson Hwy | Troy, MI 48083



DEMOGRAPHICS MAP & REPORT: 1150 Stephenson Hwy | Troy, MI 48083



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,362	102,626	286,824
Average Age	42.9	40.4	40.9
Average Age (Male)	41.9	39.7	39.8
Average Age (Female)	45.0	41.8	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,524	44,444	122,603
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$69,286	\$102,439	\$116,507
Average House Value	\$247,760	\$291,454	\$321,359

2023 American Community Survey (ACS)