EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

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 - REDUCED:	Was $2,450,000 NOW $2,350,000
Building Size:	18,131 SF
Price / SF:	$129.61
Year Built:	1982
Zoning:	RC - Research Center District

PROPERTY HIGHLIGHTS

- High quality interior buildouts and finishes
- Excellent I-75 expressway frontage (Over 131,000 vehicles/day on I-75)
- Multiple exterior entrances including two double doors allowing drive in capability
- Ample parking
- Close proximity to the Big 3 automotive suppliers
- Prominent signage opportunity for a business user

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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

BUILDING INFORMATION

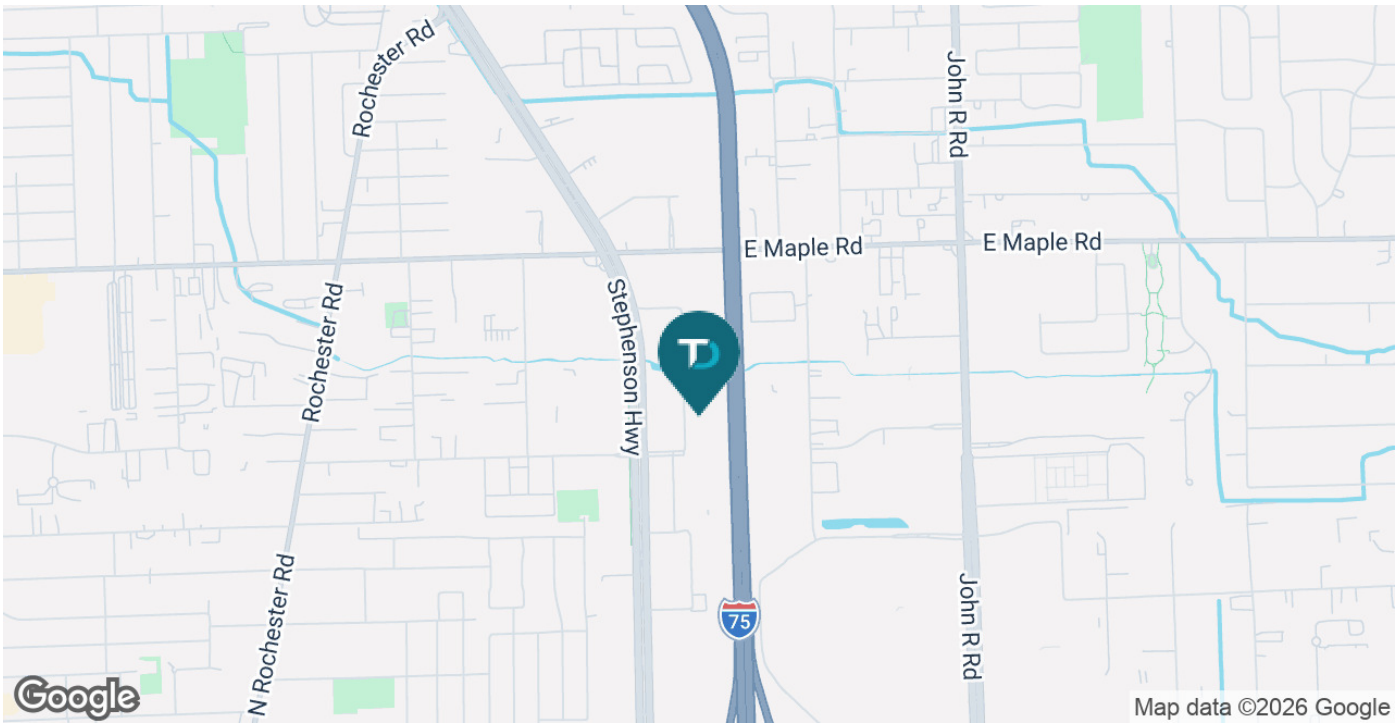
Price/SF:	$129.61
Building Size:	18,131 SF
Year Built:	1982
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	72

PROPERTY INFORMATION

Lot Size:	1.70 AC
Property Type:	Office
Property Subtype:	Office Building
2025 Taxes:	$40,586
Zoning	RC - Research Center District
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.



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ADDITIONAL PHOTOS: 1150 Stephenson Hwy | Troy, MI 48083







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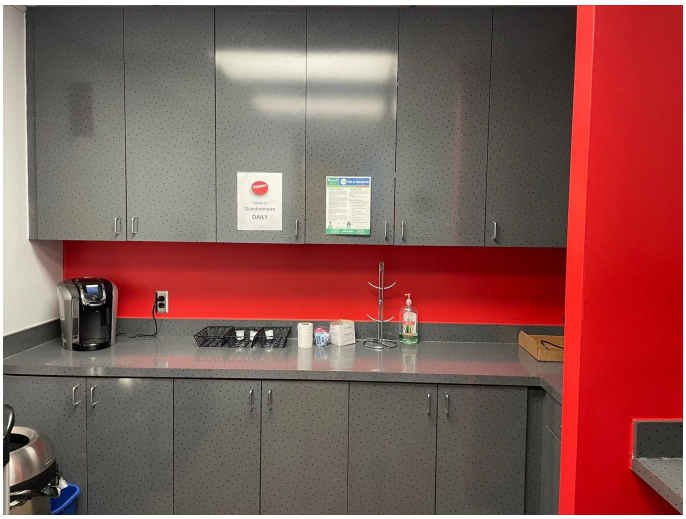






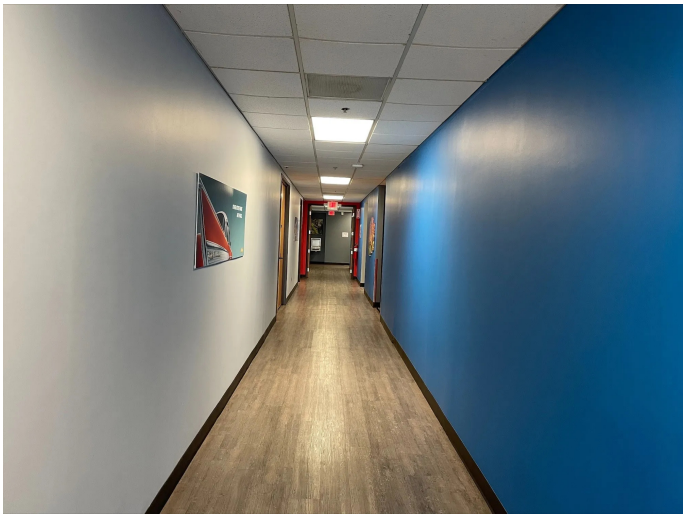


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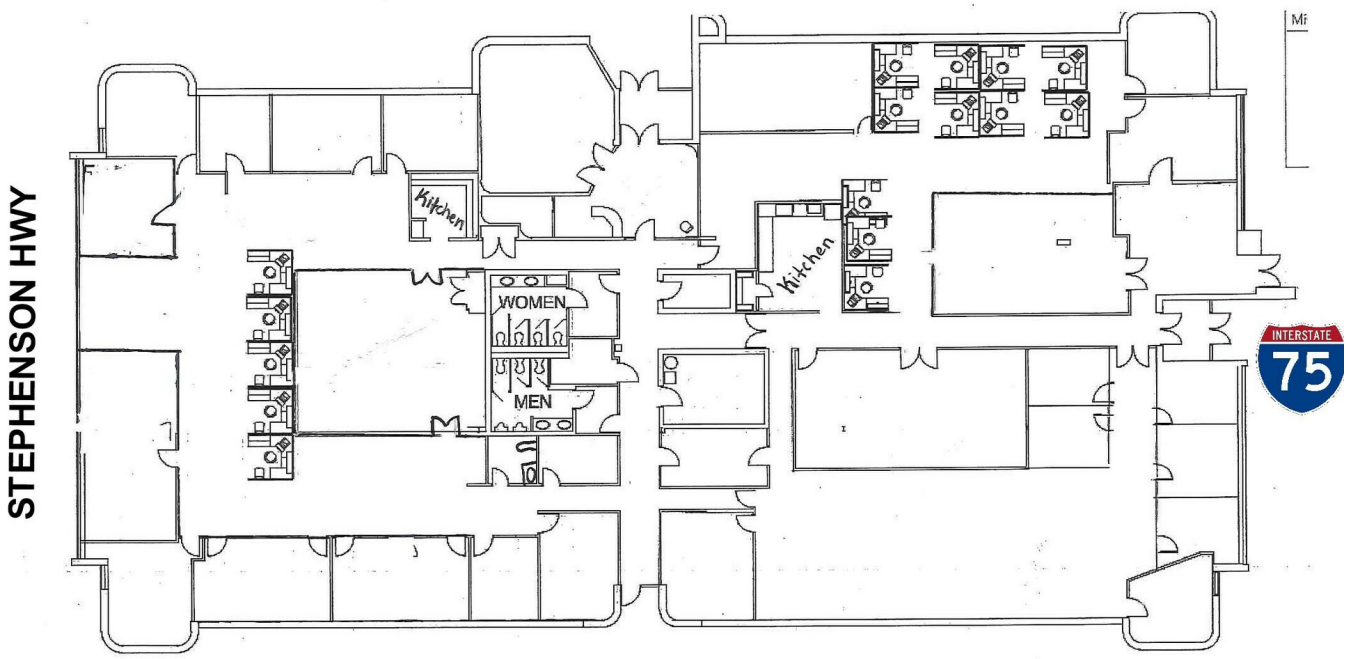








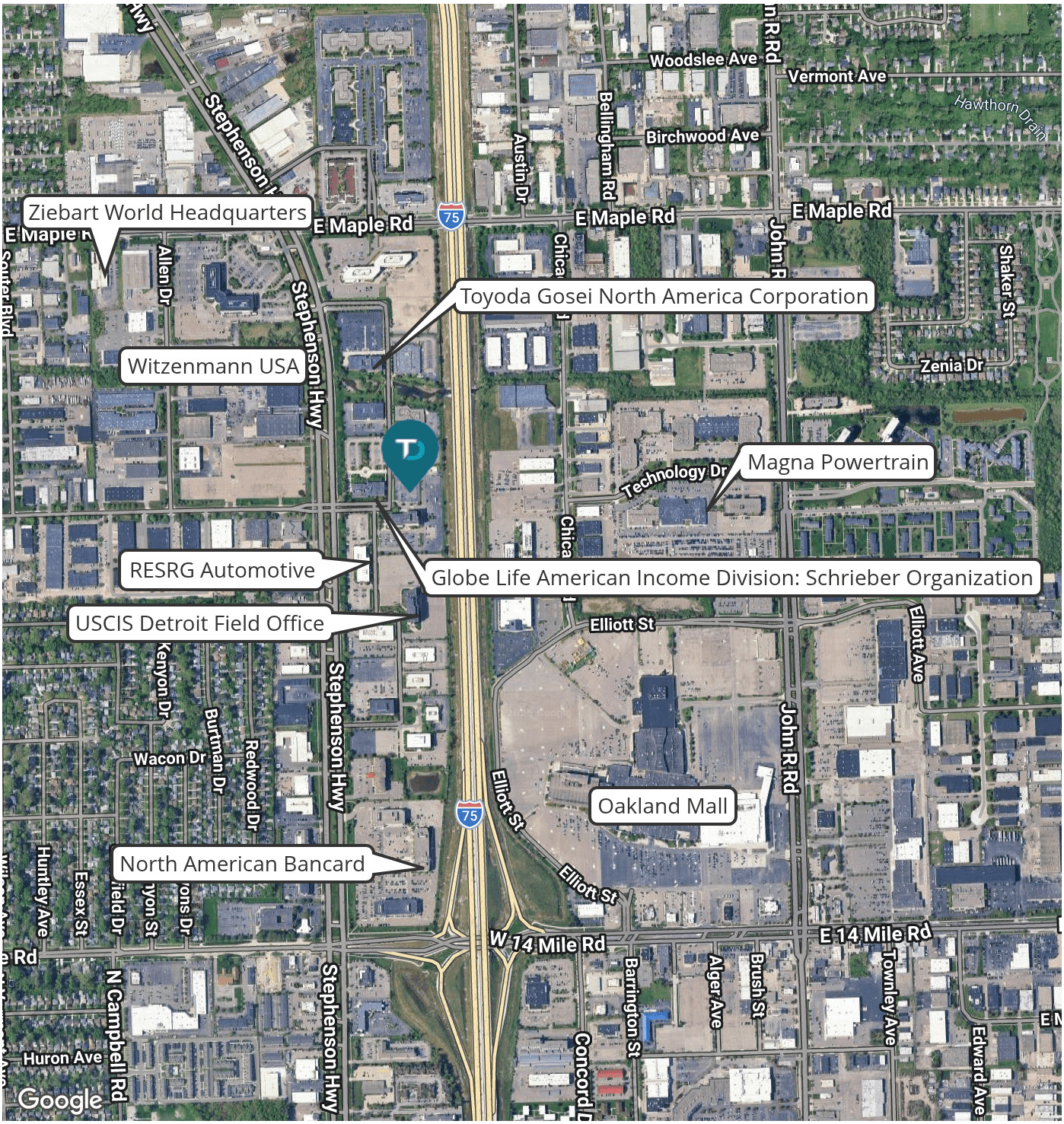
FLOOR PLAN: 1150 Stephenson Hwy | Troy, MI 48083



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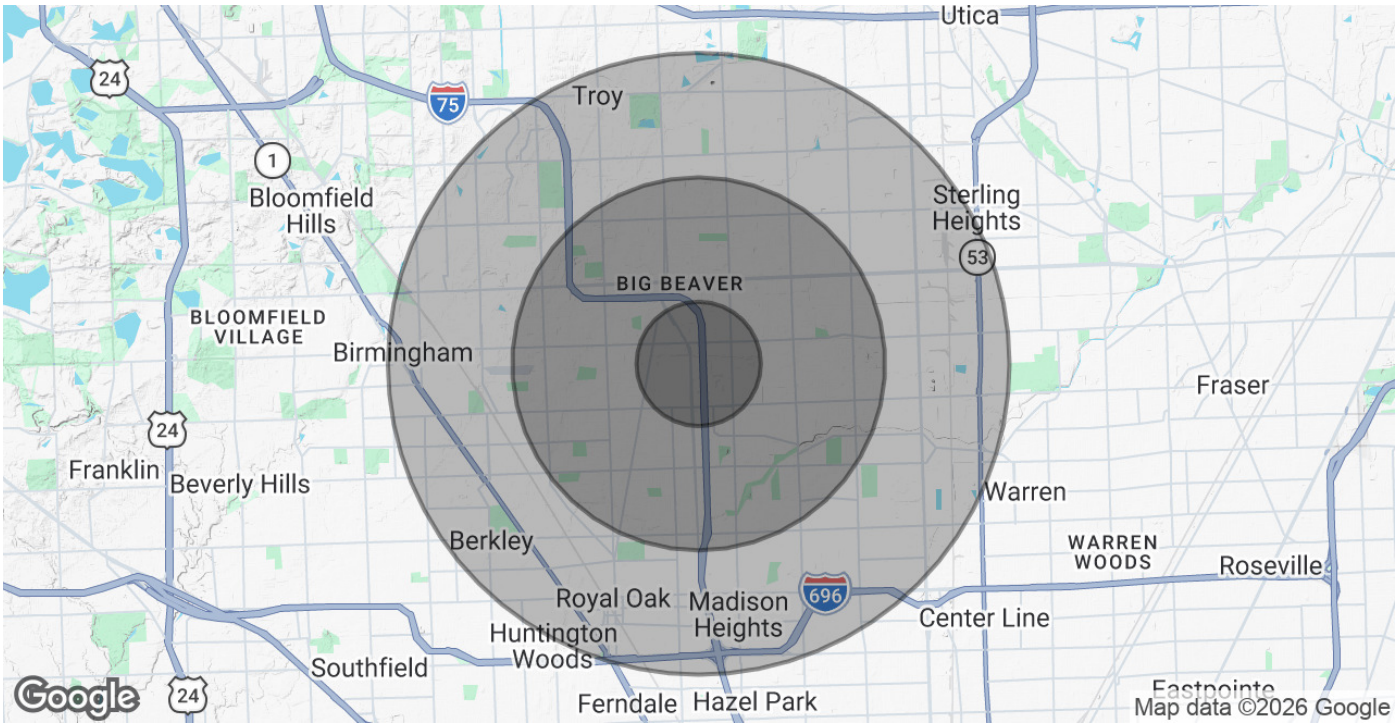
RETAILER MAP: 1150 Stephenson Hwy | Troy, MI 48083



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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)

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