EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

# 1150 STEPHENSON HWY FOR LEASE

1150 Stephenson Hwy, Troy, MI 48083




# FOR LEASE

**248.476.3700**

EXCLUSIVELY LISTED BY:

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## **OFFERING SUMMARY**: 1150 Stephenson Hwy | Troy, MI 48083




### PROPERTY OVERVIEW

Prominently located in a professional office park on Stephenson Hwy. This 18,131 SF office/flex R&D building boasts high end finishes and unmatched visibility on the I-75 expressway.

### OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $16 SF/yr (Gross + Electric) |
| Building Size: | 18,131 SF |
| Available SF: | 2,000 - 3,000 SF |
| Year Built: | 1982 |
| Renovated: | 2018 |
| Zoning: | RC - Research Center District |

### PROPERTY HIGHLIGHTS

- Two suites available: 2,000 SF and 3,000 SF
- All furniture is available
- High quality interior buildouts and finishes
- Excellent I-75 expressway frontage (Over 131,000 vehicles/day on I-75)
- Close proximity to the Big 3 automotive suppliers
- Prominent signage opportunity for a business user

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

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

### BUILDING INFORMATION

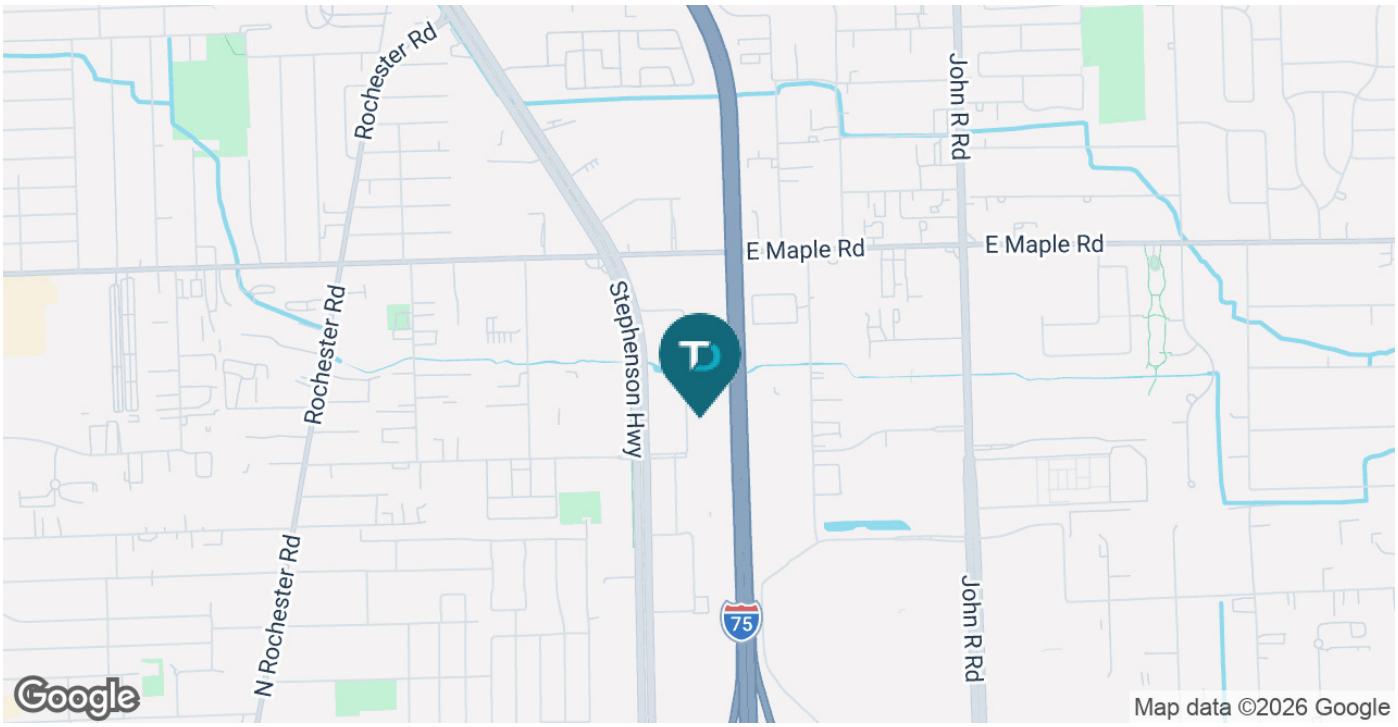
| | |
|---|---|
| Price/SF: | $16.00/SF Gross + Electric |
| Building Size: | 18,131 SF |
| Year Built: | 1982 |
| Last Renovated: | 2018 |
| Number of Floors: | 1 |
| Utilities: | City water and sewer |
| Parking Spaces: | 72 |

### PROPERTY INFORMATION

| | |
|---|---|
| Lot Size: | 1.70 AC |
| Property Type: | Office |
| Property Subtype: | Office Building |
| Zoning | RC - Research Center District |
| Traffic Count: | 28,446 Vehicles/Day on Stephenson Hwy; 131,926 Vehicles/Day on I-75 (Costar, 2020) |
| 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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## **LEASE SPACES**: 1150 Stephenson Hwy | Troy, MI 48083




### LEASE INFORMATION

| | | | |
|---|---|---|---|
| Lease Type: | Gross + Electric | Lease Term: | Negotiable |
| Total Space: | 2,000 - 3,000 SF | Lease Rate: | $16 SF/yr |

### AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---|---|---|---|---|
| A | Available | 2,000 SF | Gross + Electric | $16.00 SF/yr |
| B | Available | 3,000 SF | Gross + Electric | $16.00 SF/yr |



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## **ADDITIONAL PHOTOS**: 1150 Stephenson Hwy | Troy, MI 48083







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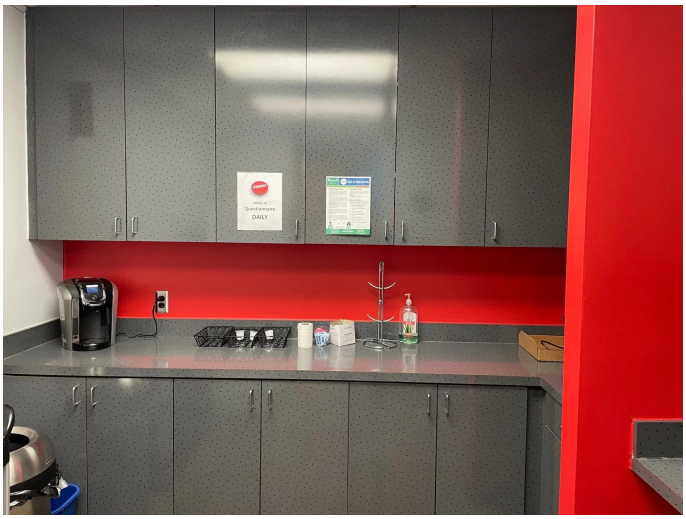






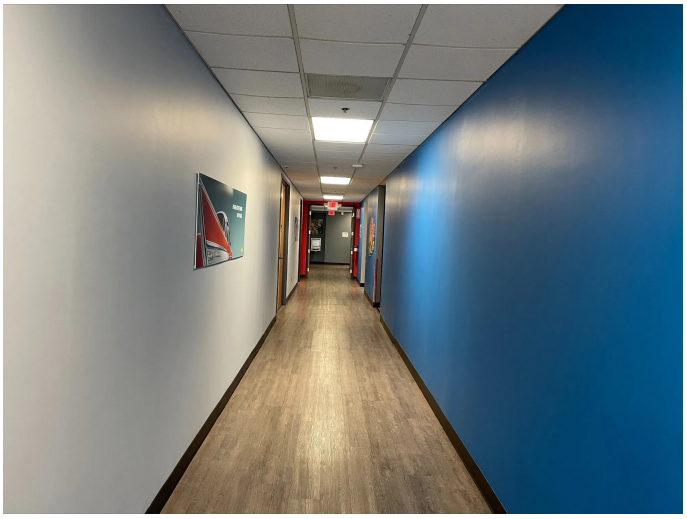



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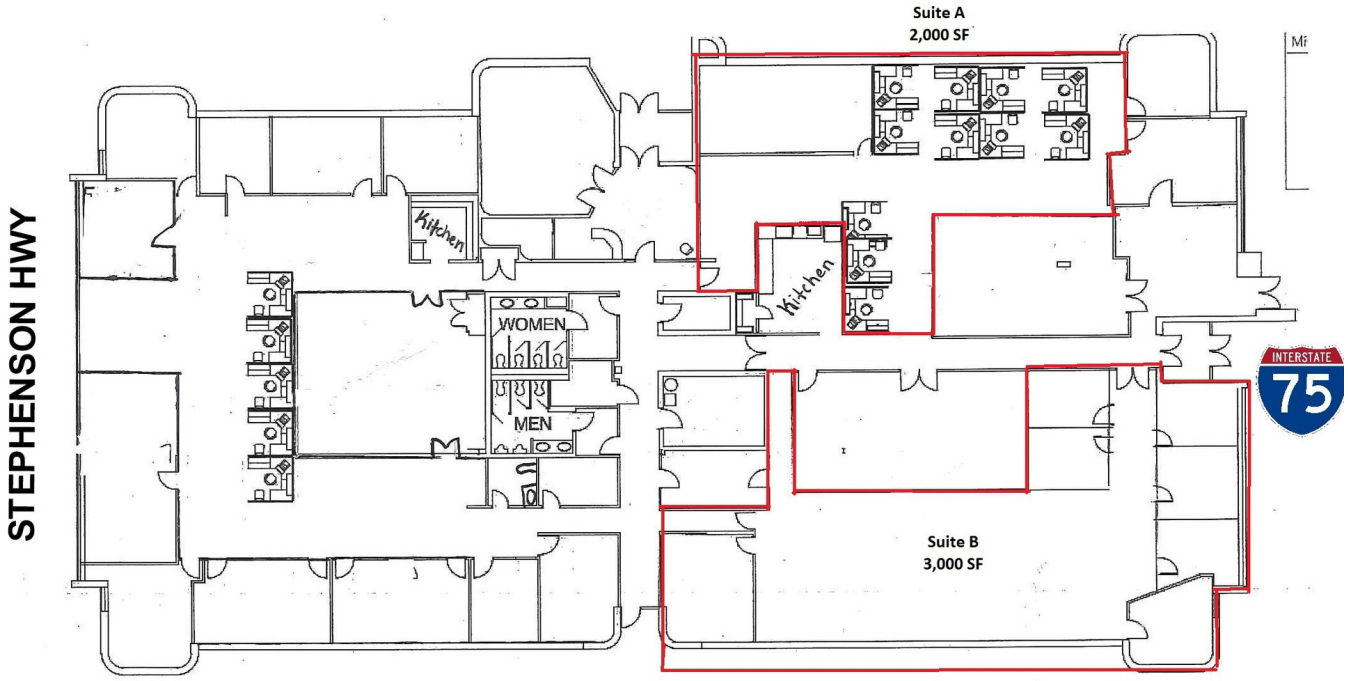






**FLOOR PLAN**: 1150 Stephenson Hwy | Troy, MI 48083



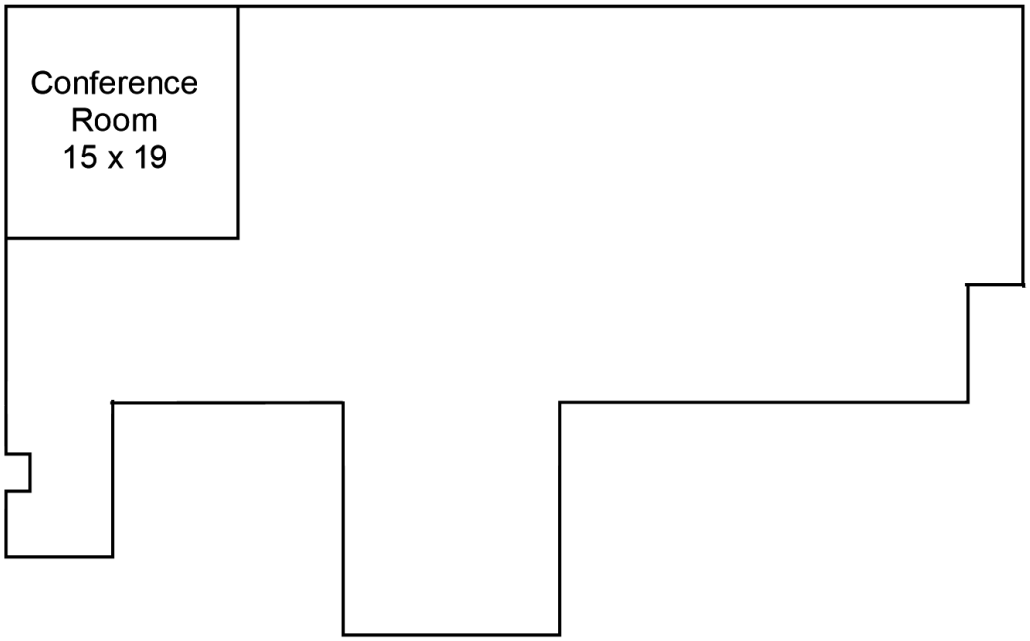



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**FLOOR PLAN**: 1150 Stephenson Hwy | Troy, MI 48083

Approximately 2,000 SF

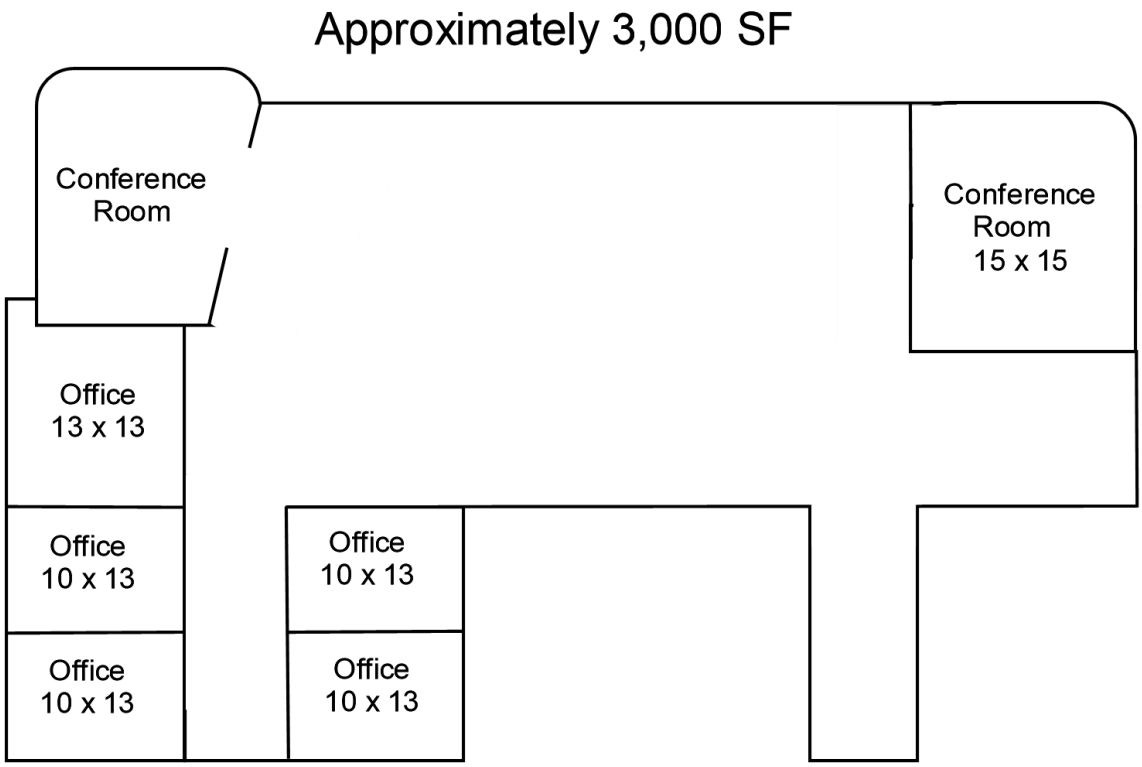





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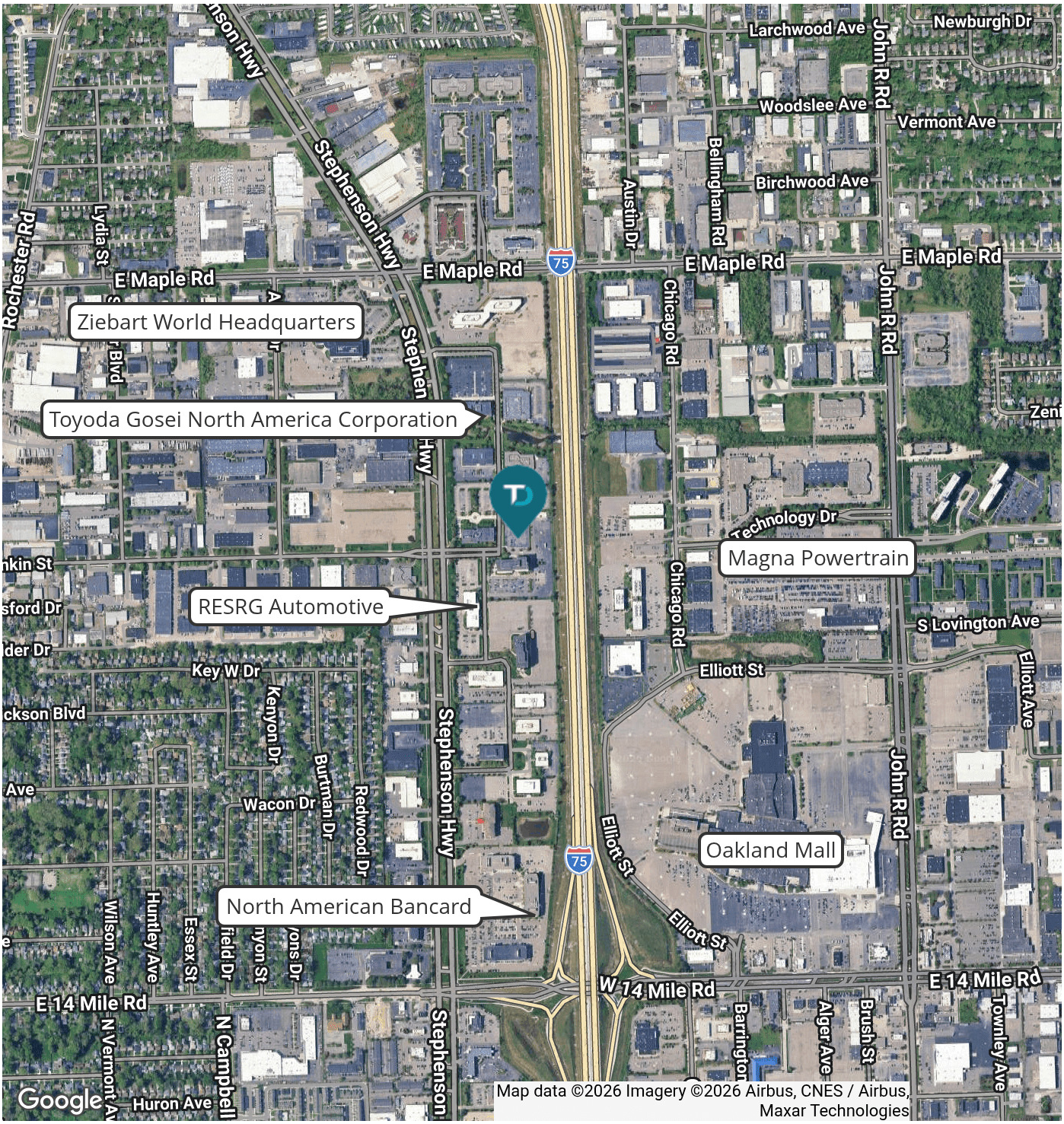





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**RETAILER MAP**: 1150 Stephenson Hwy | Troy, MI 48083

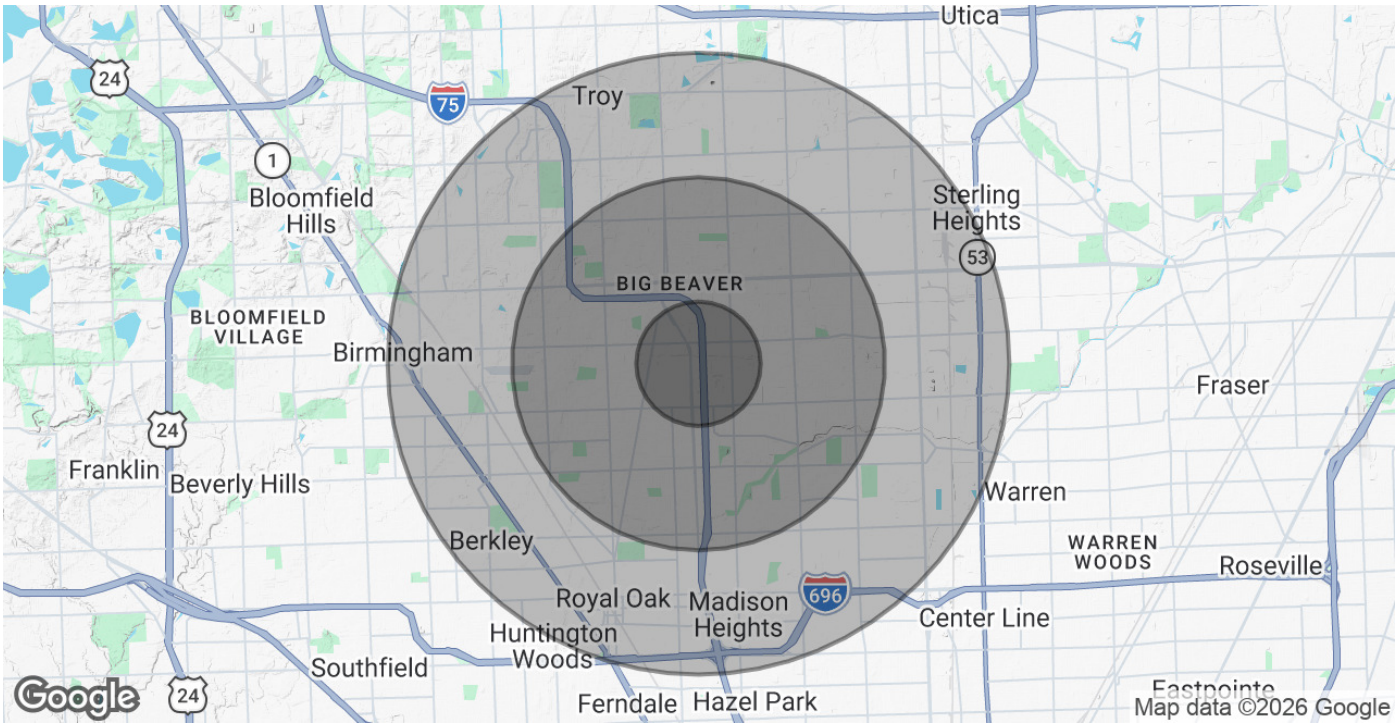





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## **DEMOGRAPHICS MAP & REPORT**: 1150 Stephenson Hwy | Troy, MI 48083




| **POPULATION** | **1 MILE** | **3 MILES** | **5 MILES** |
|---|---|---|---|
| Total Population | 6,345 | 102,599 | 286,860 |
| Average Age | 44.3 | 40.2 | 40.5 |
| Average Age (Male) | 37.5 | 38.7 | 39.1 |
| Average Age (Female) | 46.3 | 41.5 | 41.9 |

| **HOUSEHOLDS & INCOME** | **1 MILE** | **3 MILES** | **5 MILES** |
|---|---|---|---|
| Total Households | 3,520 | 45,609 | 126,633 |
| # of Persons per HH | 1.8 | 2.2 | 2.3 |
| Average HH Income | $61,264 | $83,154 | $94,277 |
| Average House Value | $85,852 | $191,123 | $229,080 |

*2020 American Community Survey (ACS)*



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