

1150 Stephenson Hwy

1150 Stephenson Hwy Troy, MI 48083



FOR SALE

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Sale Price: \$2,450,000

DESCRIPTION

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.

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

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BUILDING INFORMATION

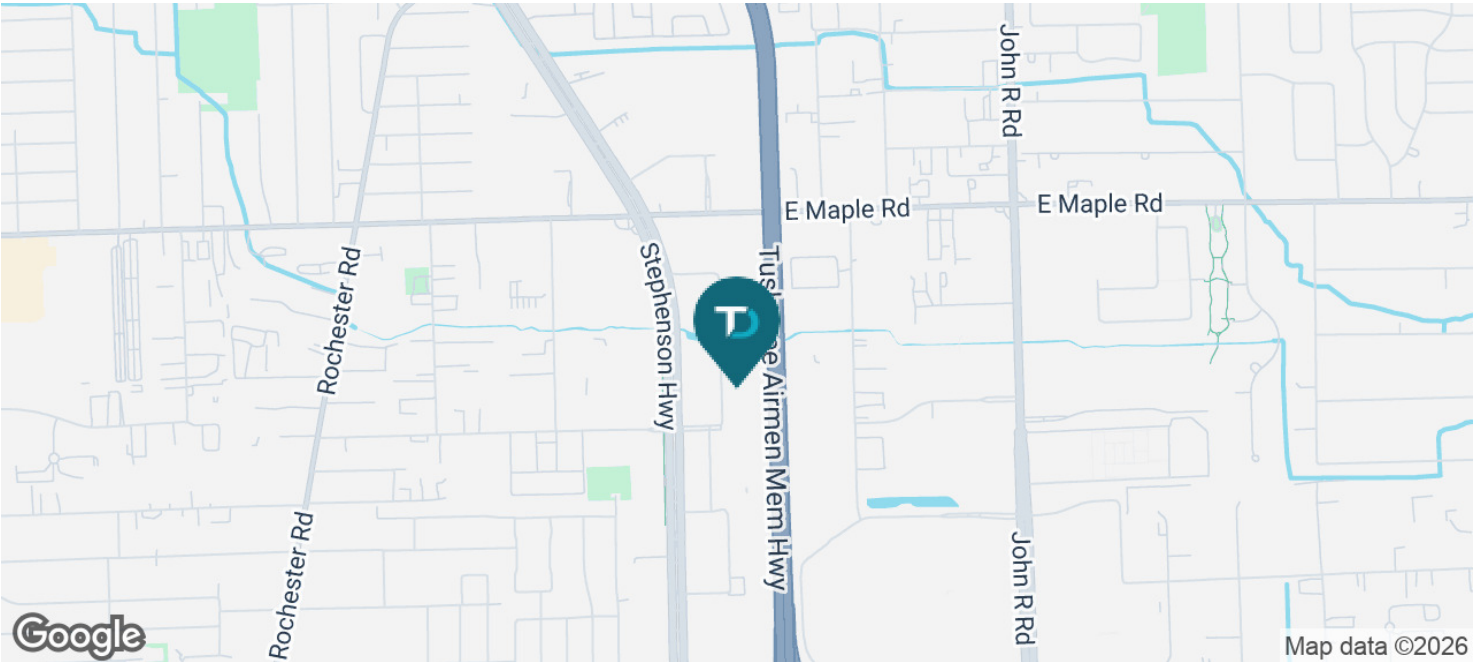
Price/SF:	\$135.13
Building Size:	18,131 SF
Year Built:	1982
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	72

PROPERTY INFORMATION

Lot Size:	1.70 Acres
Property Type:	Office
Property Subtype:	Office Building
Zoning	RC - Research Center District
2025 Taxes:	\$40,586
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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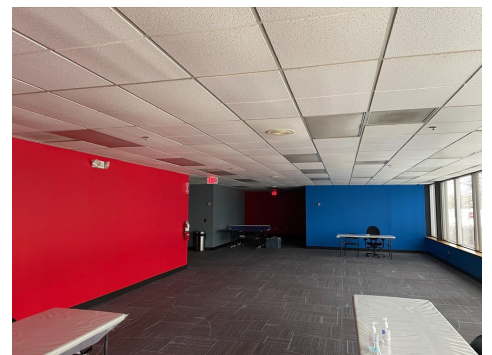
1150 Stephenson Hwy Troy, MI 48063



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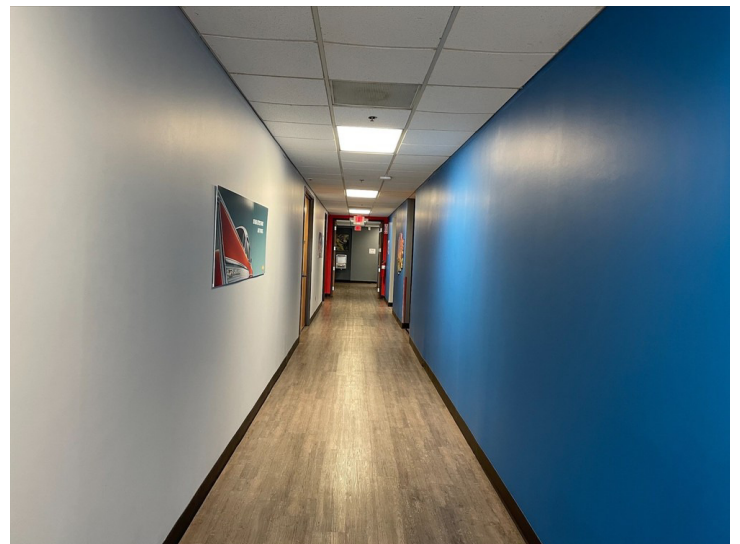
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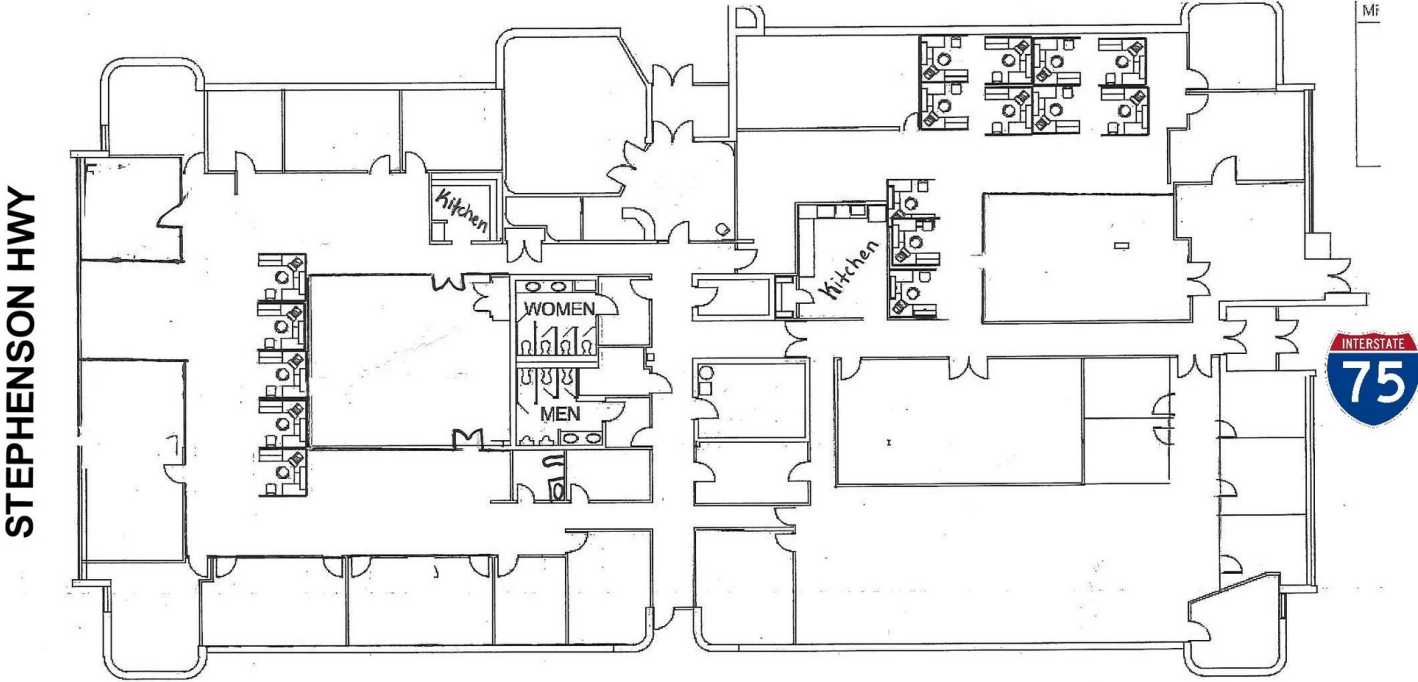
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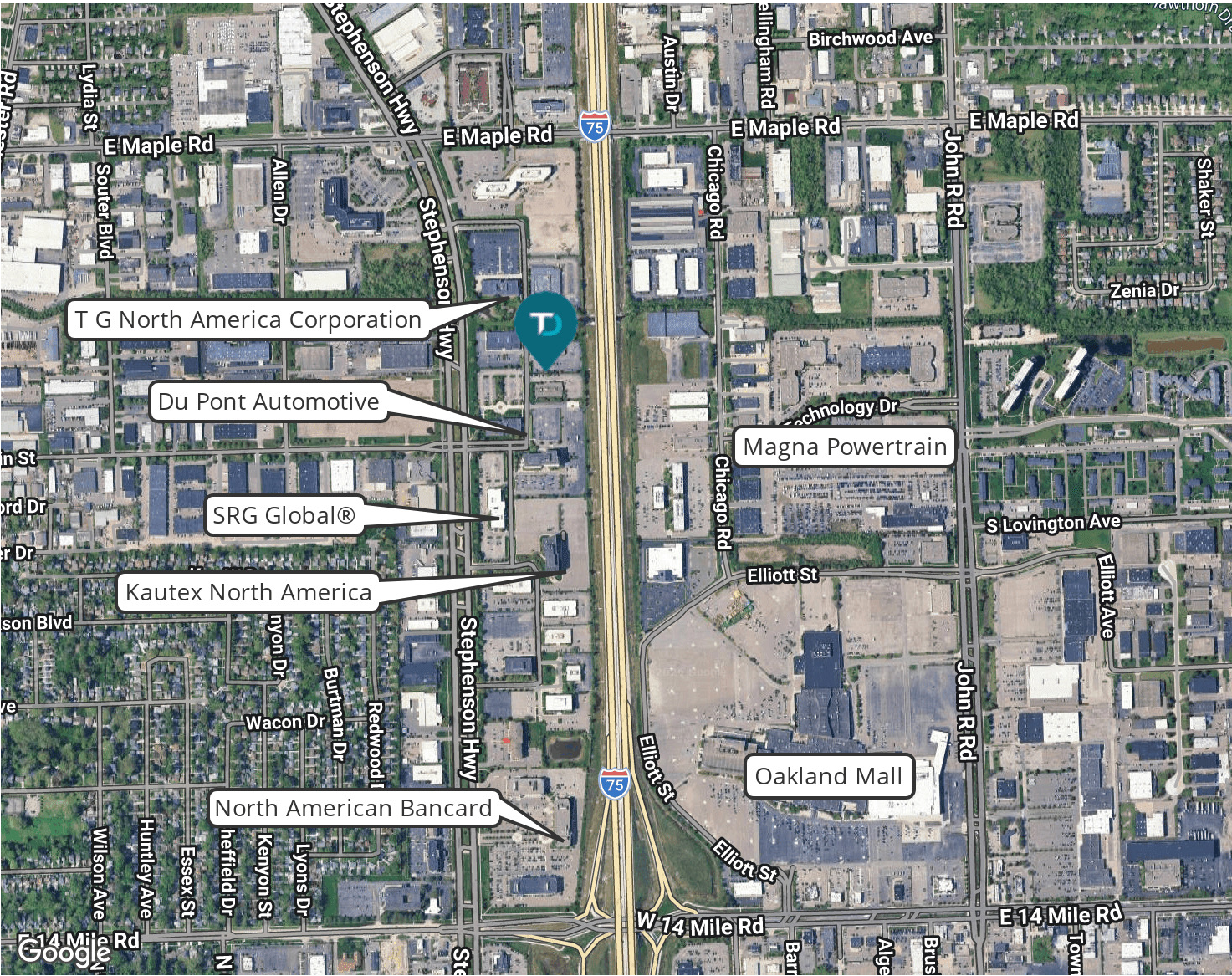
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	6,362	102,626	286,824
Median age	42.9	40.4	40.9
Total households	3,524	44,444	122,603
Average HH income	\$69,286	\$102,439	\$116,507
Average house value	\$247,760	\$291,454	\$321,359