

911 WILSHIRE DRIVE

911 Wilshire Drive / Troy, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

AVAILABLE NOW



AVAILABLE
3,860 SF

RETAIL OPPORTUNITY

911 WILSHIRE DRIVE



Address

911 Wilshire Drive
Troy, MI 48084

Availability

Min: 1,600 SF
Max: 3,860 SF

Features

New high-end development for lease, anchored by Charles Schwab and Buddy's Pizza. Adjacent to Wilshire Plaza (186,000 SF Office), Wilshire Plaza North (161,000 SF Office) and Troy City Center (300,000 SF Office), Shake Shack, Yard House, Seasons 52 and Morton's Steakhouse. Approximately 1 mile from The Somerset Collection, anchored by Saks Fifth Avenue and Nordstrom. Over 27,056 daytime employees within a 1 mile radius of the property. Project includes 142 on site parking spaces. Recently completed residential projects across from and adjacent to the property include a Home2 Suites by Hilton and a 272 unit luxury apartment complex.

Area Tenants



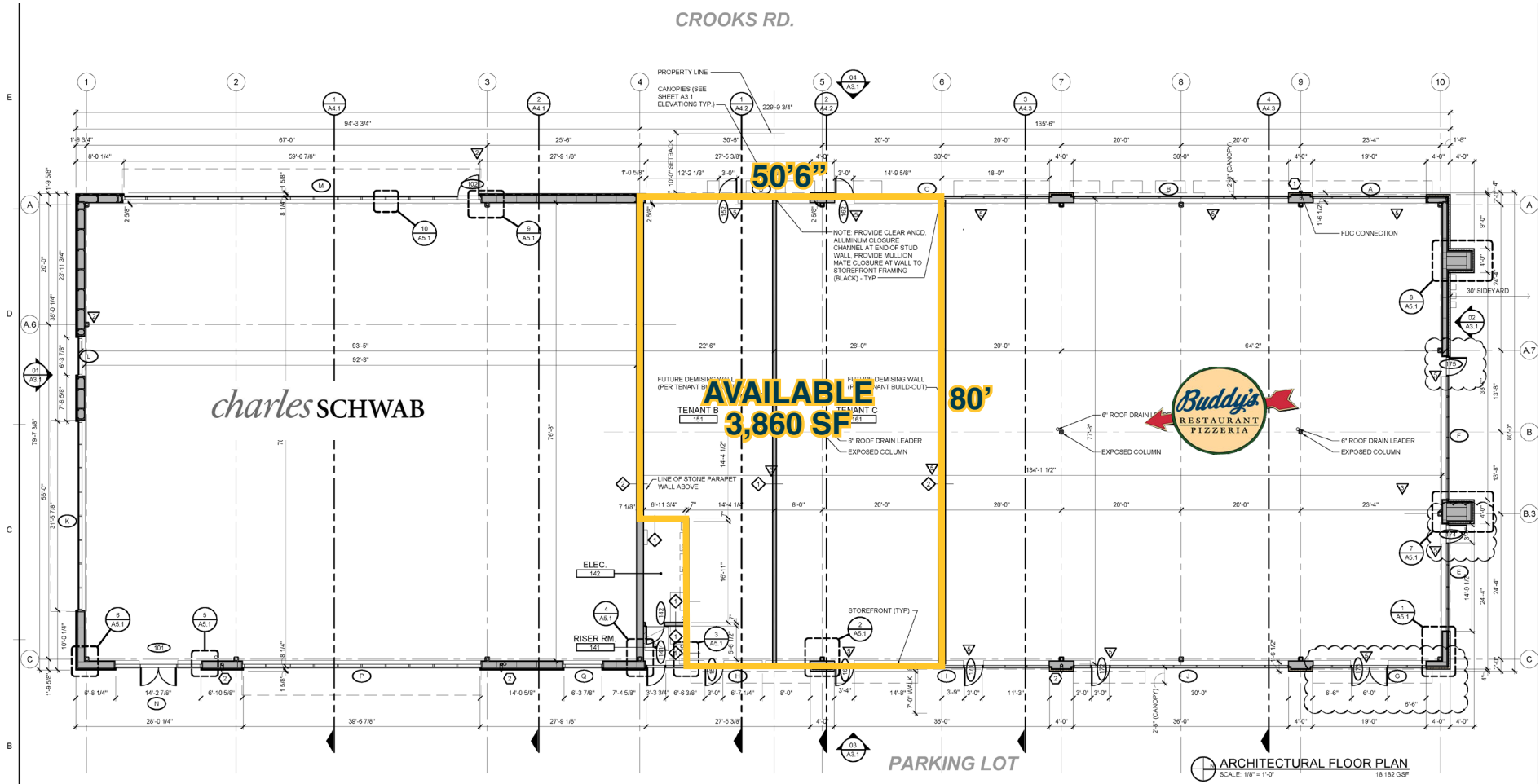
charles SCHWAB



Demographics (2022)

	1 MILE	3 MILES	5 MILES
POPULATION	8,866	86,937	246,376
HOUSEHOLDS	4,003	37,538	102,991
AVG HOUSEHOLD INCOME	\$125,589	\$140,481	\$141,382
DAYTIME POPULATION	27,820	139,035	295,843

911 WILSHIRE DRIVE



911 WILSHIRE DRIVE

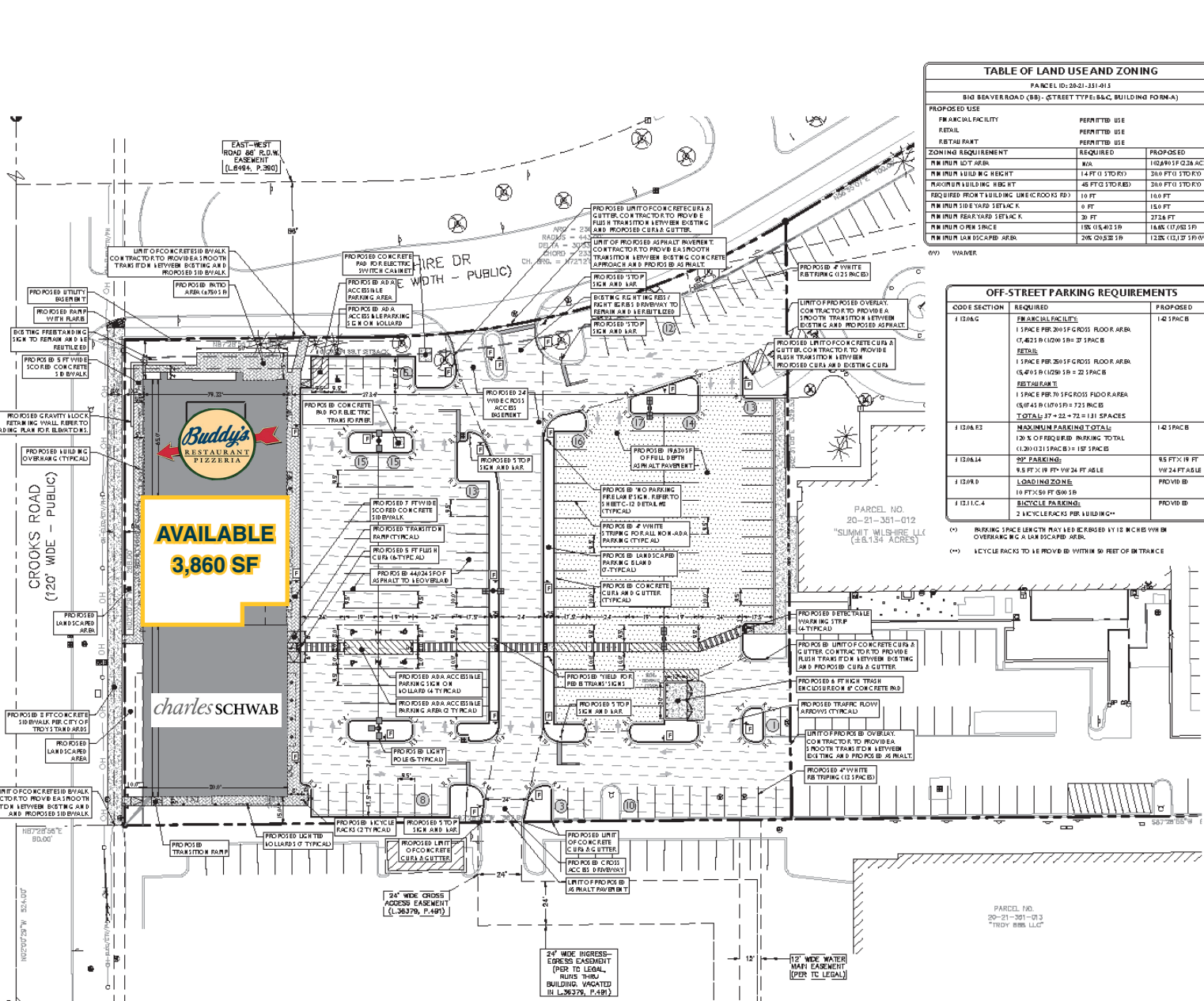


TABLE OF LAND USE AND ZONING		
PARCEL ID: 20-21-351-012		
BIG BEAVER ROAD (88) - G STREET TYPE: B&C, BUILDING FORM-A		
PROPOSED USE	PERMITTED USE	PROPOSED USE
RETAIL FACILITY	PERMITTED USE	
RESTAURANT	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	102,000 SF (2.26 AC)
MINIMUM BUILDING HEIGHT	14 FT (1 STORY)	20 FT (2 STORY)
MINIMUM BUILDING HEIGHT	48 FT (3 STORY)	20 FT (2 STORY)
REQUIRED FRONT YARD SETBACK	10 FT	100 FT
MINIMUM SIDE YARD SETBACK	0 FT	150 FT
MINIMUM REAR YARD SETBACK	30 FT	273.6 FT
MINIMUM OVERHANG	15% (15.435 FT)	16.6% (17.035 FT)
MINIMUM LANDSCAPE AREA	20% (20.525 FT)	12.8% (13.215 FT)

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
1236.C	RETAIL FACILITY: 1 SPACE PER 200 SF GROSS FLOOR AREA (7,402 SF / (200 SF) = 37 SPACES RESTAURANT: 1 SPACE PER 200 SF GROSS FLOOR AREA (5,045 SF / (200 SF) = 25 SPACES TOTAL: 37 + 25 + 72 = 131 SPACES	142 SPACES
1236.E3	MAXIMUM PARKING TOTAL: 12% OF REQUIRED PARKING TOTAL (120) (121 SPACES) = 15 SPACES	142 SPACES
1236.H4	90° PARKING: 9.5 FT X 19 FT VW 24 FT ABLE	55 FT X 19 FT VW 24 FT ABLE
1236.I	LOADING ZONE: 10 FT X 50 FT GSW 50	PROVIDE
1231.C.4	BICYCLE PARKING: 2 BICYCLE SPACES PER BUILDING**	PROVIDE

(*) PARKING SPACE LENGTH MAY BE REDUCED BY 12 INCHES WHEN OVERLAPPING LANDSCAPE AREAS.
 (**) 1 CYCLE RACKS TO BE PROVIDED WITHIN 50 FEET OF EACH TRAILER

911 WILSHIRE DRIVE



LOW LEVEL AERIAL

911 WILSHIRE DRIVE



911 WILSHIRE DRIVE

Jared
Gell

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

JGell@MidAmericaGrp.com

Brad
Rosenberg

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

BRosenberg@MidAmericaGrp.com



38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800

MidAmericaGrp.com



CONTACT