



277 PIERCE

BIRMINGHAM, MICHIGAN

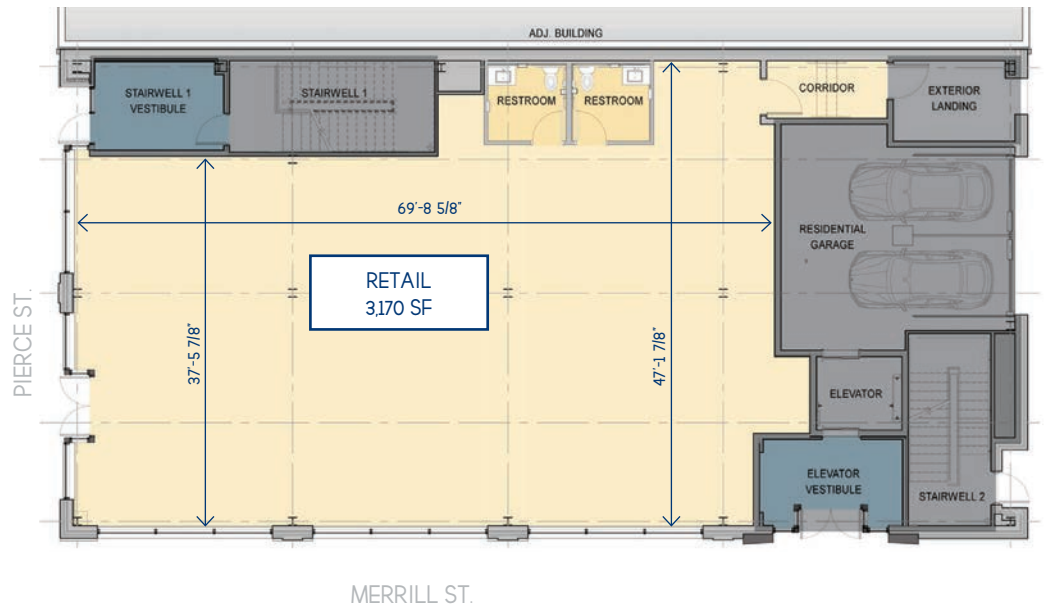
RETAIL

COMING SOON

CONSTRUCTION IS UNDERWAY!



RETAIL OPPORTUNITY



Developed by Kojaian and designed by the renowned architect Victor Saroki, 277 Pierce offers floor to ceiling display windows and impressive architecture that embodies classic elegance within the prime location of the Birmingham Shopping District.

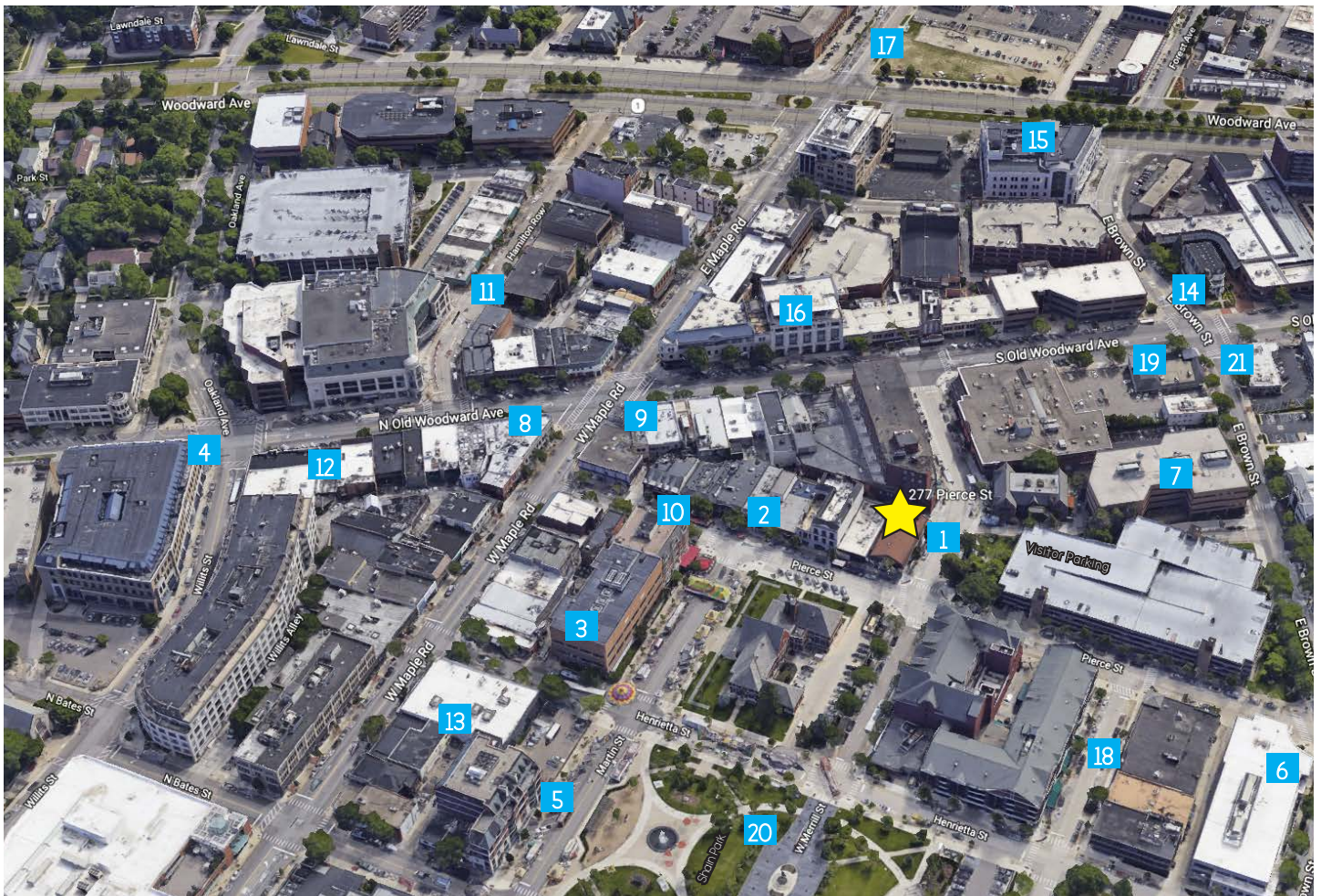
The Birmingham Shopping District is a local favorite and one of the most trafficked shopping spot in the area. With an eclectic balance of designer clothes, jewelry, restaurants and unique finds, 277 Pierce is among elite names in retail and is the perfect location for another prestigious and sought-after shop. With local parks and community activities within the city, the Birmingham Shopping District provides ample reason to return time and again.

277 Pierce is the perfect solution for a luxury retailer as the space can be designed and developed to match any need. With over 3,000 square feet available, the undeveloped space perfectly suits retailers looking for spacious layouts.

277 Pierce will be a Kojaian owned and developed property that exemplifies our legendary commitment to quality at every level.



AREA AMENITIES



Premier shopping opportunity in the heart of Downtown Birmingham.

277 Pierce is a 27,000 SF mixed-use development with excellent retail curb appeal and a superb location strategically centered in Metropolitan Detroit's most desirable market.









- | | |
|----|---|
| 1 | Streetside Seafood |
| 2 | Toast |
| 3 | Brooklyn Pizza |
| 4 | Flemming's Prime Steak House |
| 5 | Tallulah Wine Bar and Bistro |
| 6 | Bella Piatti |
| 7 | 220 Merrill |
| 8 | Mad Hatter Bistro |
| 9 | Hästens - <i>RECENTLY OPENED</i> |
| 10 | Townhouse, Revive, PaperSource |
| 11 | Emagine Palladium |
| 12 | Ethan Allen |
| 13 | West Elm, Roots, Anthropologie, Allen Edmonds |
| 14 | Max Brook, Harps |
| 15 | Morgan Stanley, PNC Bank |
| 16 | Lululemon, Hyde Park, Birmingham 8 |
| 17 | Kroger |
| 18 | The Townsend Hotel |
| 19 | Daxton Hotel - <i>RECENTLY OPENED</i> |
| 20 | Shain Park |
| 21 | Restoration Hardware - <i>PROPOSED LOCATION</i> |






ADDRESS

 277 PIERCE
BIRMINGHAM, MI

AVAILABLE SPACE

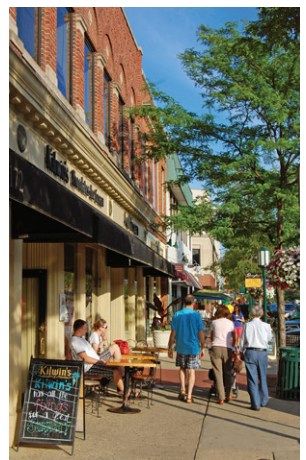
	MIXED-USE TOTAL	23,395 SF	
	FIRST FLOOR	3,170 SF	AVAILABLE
	SECOND FLOOR	4,135 SF	LEASED
	THIRD FLOOR	4,135 SF	LEASED
	FOURTH FLOOR	4,143 SF	LEASED
	FIFTH FLOOR	3,992 SF	SOLD

-  RESIDENTIAL
-  RETAIL
-  OFFICE

AREA DEMOGRAPHICS

POPULATION ESTIMATES	21,007
MEDIAN HHI	\$108,135
EDUCATION ATTAINMENT (HS+)	98.9%
MEDIAN HOUSING VALUE	\$410,700
TOTAL HOUSING UNITS	9,529
NUMBER OF COMPANIES	4,493

DOWNTOWN BIRMINGHAM



SOUTH PERSPECTIVE



WEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHWEST AERIAL PERSPECTIVE



SOUTH ELEVATION (MERRILL STREET)

Permanent Business Sign Size:

SIGN A AREA	=	18 S.F.
SIGN B AREA	=	18 S.F.
SIGN C AREA	=	18 S.F.
SIGN D AREA	=	18 S.F.
SIGN E AREA	=	18 S.F.
SIGN F AREA	=	3 S.F.
TOTAL PERMANENT BUSINESS SIGN AREA	=	93 S.F.



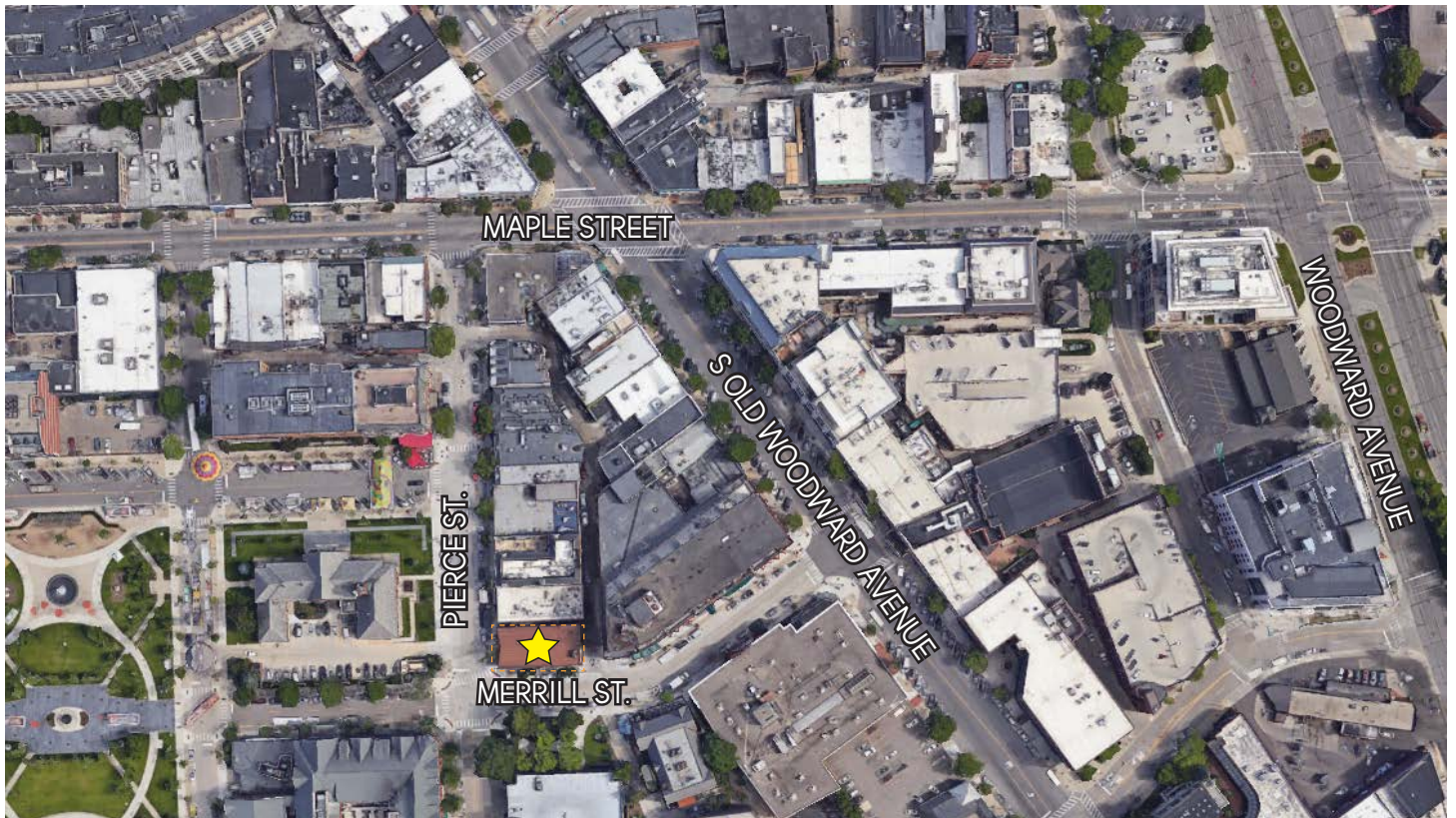
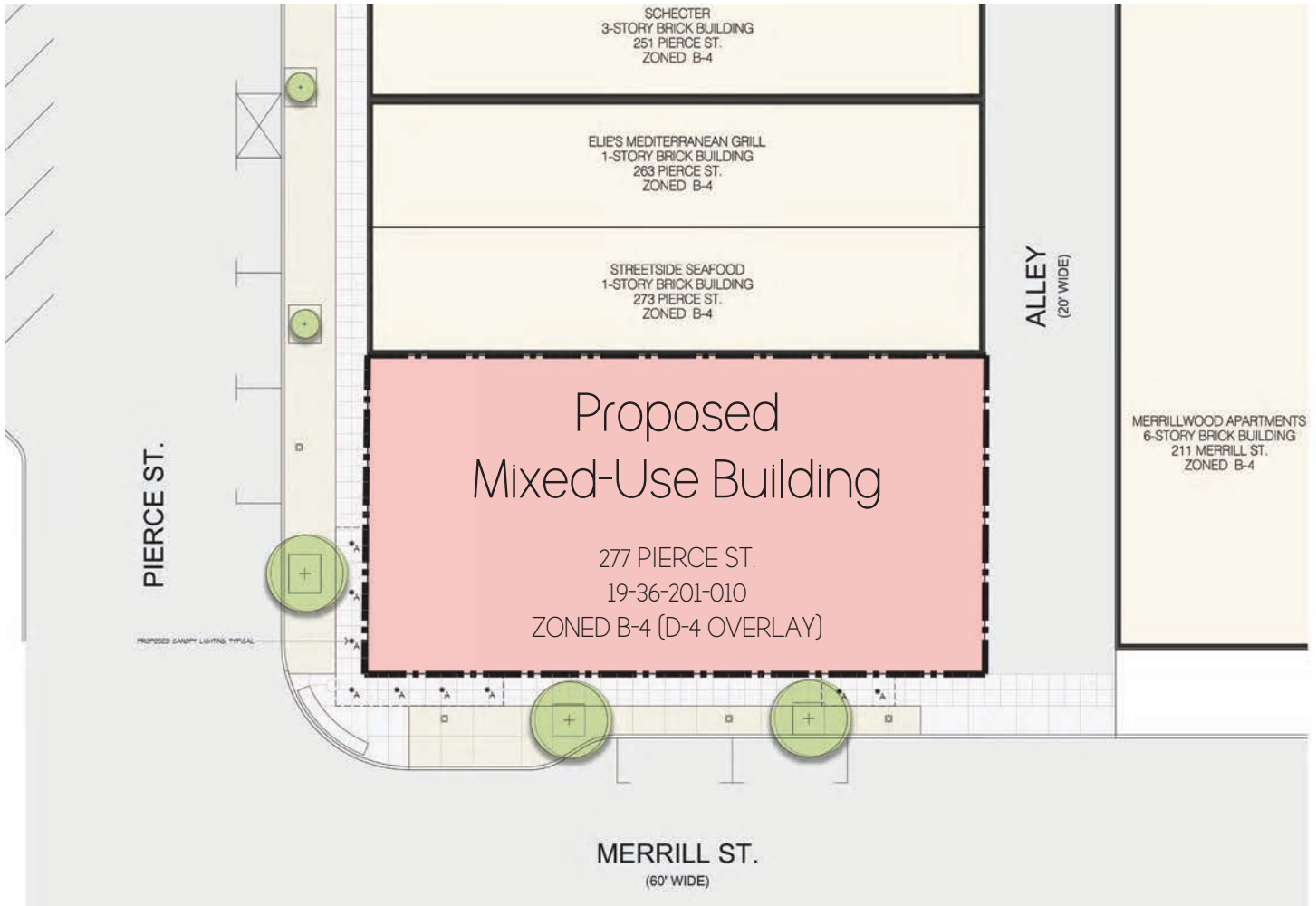
WEST PERSPECTIVE (PIERCE ST.)



EAST ELEVATION



S I T E P L A N





CONTACT



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