

REGENT COURT

16800 Executive Plaza Drive / Dearborn, MI



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RETAIL OPPORTUNITY

REGENT COURT



Address

16800 Executive Plaza Drive
Dearborn, MI 48126

Availability

1,500 SF - 10,000 SF (Drive Thru)
11,352 SF (Inline)
1.8 Acre (Outlot)

Anchors



Major National Grocery Store

Area Tenants



Features

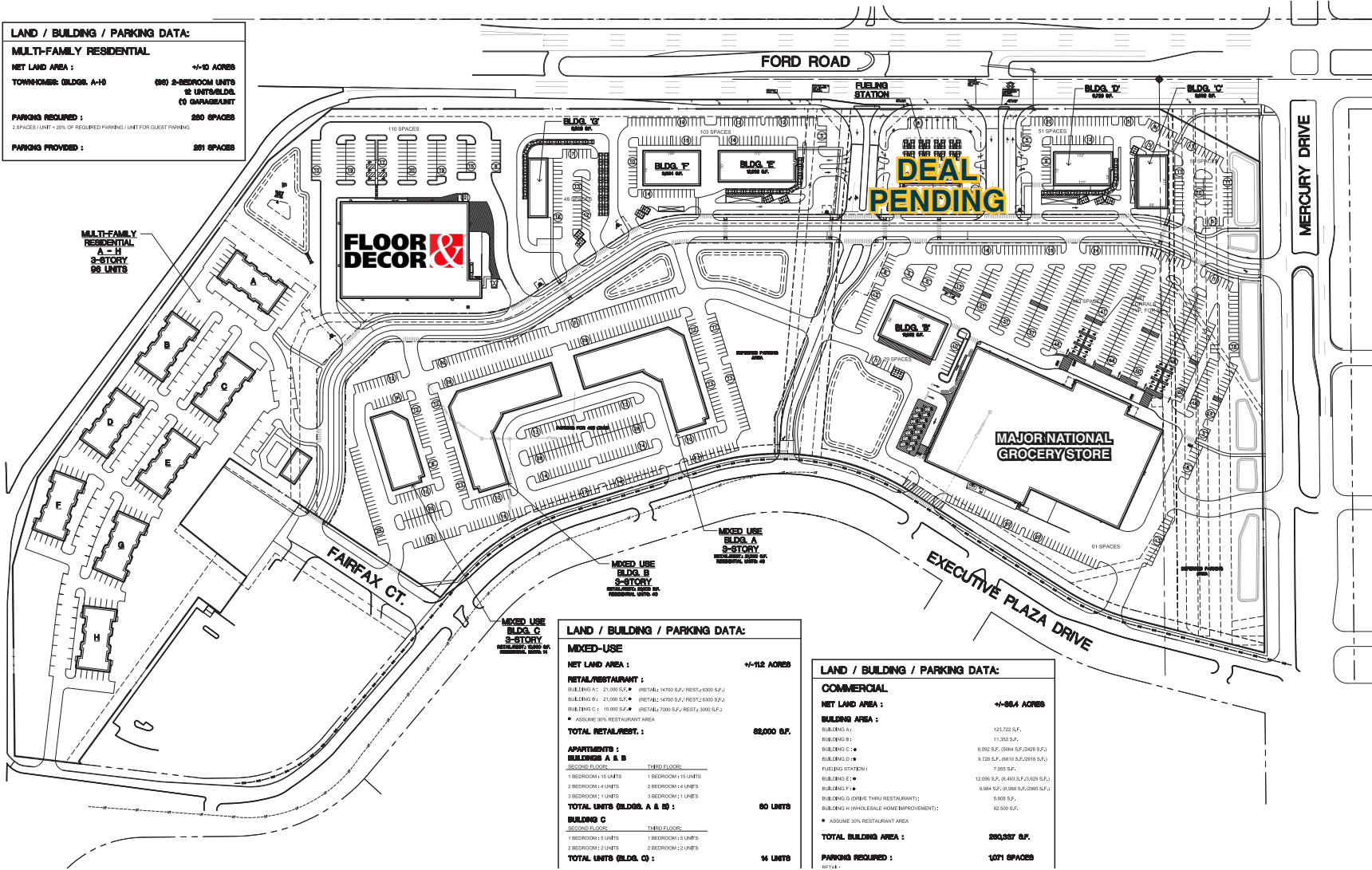
Iconic 55 acre redevelopment of the Regent Court office building and vacant land at the SEQ of Ford Road & Southfield Freeway, on the Ford World Headquarters campus. The property stretches along Ford Road from the Southfield Freeway to Mercury Drive and access is proposed off both Ford Road and Mercury Drive. The owner's demolishing the office building and creating commercial pads available for lease, ground lease or build to suit.

There are over 3,000 employees working in the Ford Motor Company World Headquarters and the Henry Ford II World Center. Traffic counts in front of the property on Ford Road exceed 70,000 cars per day. Walmart and The Home Depot perform extremely well and are both ranked in the top 4 in the state of Michigan according to Placer.ai. This redevelopment will be anchored by a major national grocery store and Floor & Decor.

Demographics (2024)

	3 MILE	5 MILES	10 MILES
POPULATION	129,736	358,603	1,168,372
HOUSEHOLDS	44,256	129,203	470,918
AVG HOUSEHOLD INCOME	\$71,688	\$71,061	\$72,938
DAYTIME POPULATION	148,059	347,006	1,237,393de

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LAND / BUILDING / PARKING DATA:

MULTI-FAMILY RESIDENTIAL

NET LAND AREA : 41-10 ACRES

TOWNHOMES: BLDGS. A-H 200 2-BEDROOM UNITS
12 UNITS/BLDG.
(1) GARAGE/UNIT

PARKING REQUIRED : 280 SPACES
2 SPACES/UNIT + 20% OF REQUIRED PARKING / UNIT FOR GUEST PARKING

PARKING PROVIDED : 281 SPACES

MULTI-FAMILY RESIDENTIAL A-H 2-STORY 98 UNITS

FLOOR DECOR

DEAL PENDING

MAJOR NATIONAL GROCERY STORE

LAND / BUILDING / PARKING DATA:

MIXED-USE

NET LAND AREA : 41-11.2 ACRES

NETAL/RESTAURANT :

BUILDING A : 21,000 S.F. (NETAL: 14700 S.F./ REST: 6300 S.F.)

BUILDING B : 21,000 S.F. (NETAL: 14700 S.F./ REST: 6300 S.F.)

BUILDING C : 10,000 S.F. (NETAL: 7000 S.F./ REST: 3000 S.F.)

• ASSUME 30% RESTAURANT AREA

TOTAL RETAL/REST. : 82,000 S.F.

APARTMENTS :

BUILDINGS A & B

SECOND FLOOR:	THIRD FLOOR:
1 BEDROOM: 15 UNITS	1 BEDROOM: 15 UNITS
2 BEDROOM: 4 UNITS	2 BEDROOM: 4 UNITS
3 BEDROOM: 1 UNITS	3 BEDROOM: 1 UNITS

TOTAL UNITS (BLDG. A & B) : 80 UNITS

BUILDING C

SECOND FLOOR:	THIRD FLOOR:
1 BEDROOM: 2 UNITS	1 BEDROOM: 2 UNITS
2 BEDROOM: 2 UNITS	2 BEDROOM: 2 UNITS

TOTAL UNITS (BLDG. C) : 14 UNITS

LAND / BUILDING / PARKING DATA:

COMMERCIAL

NET LAND AREA : 41-96.4 ACRES

BUILDING AREA :

BUILDING A : 123,720 S.F.

BUILDING B : 11,352 S.F.

BUILDING C : 8,992 S.F. (994 S.F./ 2428 S.F.)

BUILDING D : 9,728 S.F. (801 S.F./ 2219 S.F.)

FUELING STATION : 7,395 S.F.

BUILDING E : 12,096 S.F. (448 S.F./ 2,620 S.F.)

BUILDING F : 9,984 S.F. (839 S.F./ 2,995 S.F.)

BUILDING G (DRIVE THRU RESTAURANT) : 5,688 S.F.

BUILDING H (WHOLESALE HOME IMPROVEMENT) : 62,500 S.F.

• ASSUME 30% RESTAURANT AREA

TOTAL BUILDING AREA : 290,937 S.F.

PARKING REQUIRED : 1,071 SPACES

NETAL :

REGENT COURT



AVAILABLE
55 ACRES



SOUTHFIELD FREEWAY

132,191 VPD

FORD ROAD

67,357 VPD

MERCURY DRIVE

BIRDEYE VIEW

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