

OFFICE PROPERTY // FOR SALE

## SOUTHFIELD DDA DEVELOPMENT SITE

23100 PROVIDENCE DR  
SOUTHFIELD, MI 48075



- Located in Southfield DDA District
- 89,748 SF office building on a 3.69-acre site
- Great opportunity to redevelop into medical, multi-family, mixed-use, etc
- Across from Henry Ford Providence Southfield Hospital
- Close to Oakland Community College Southfield Campus
- Near 100-acre, \$285M Northland City Center Mixed-use Development
- Quick access to The Lodge Freeway (M-10) and I-696



**P.A. COMMERCIAL**  
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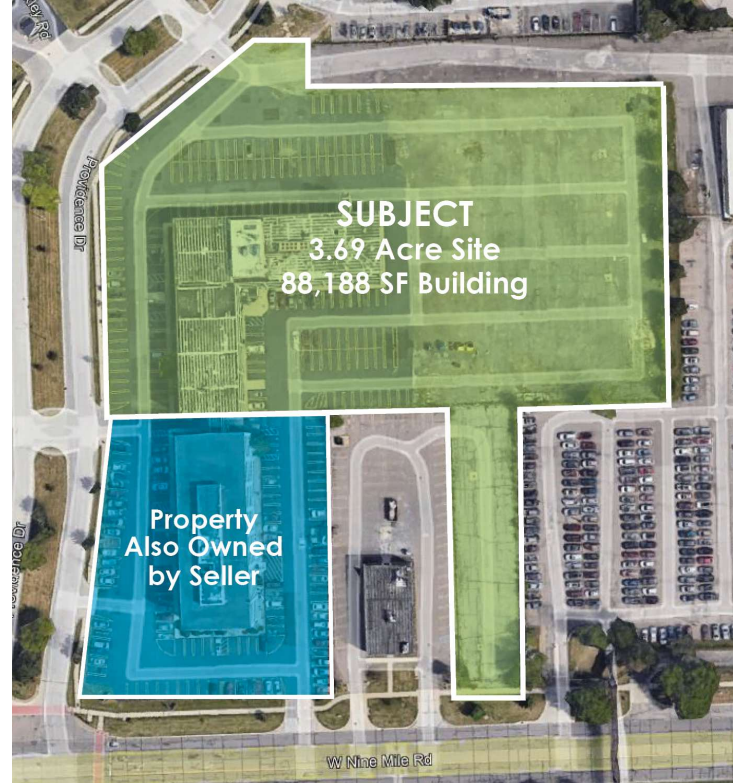
248.358.0100

[paccommercial.com](http://paccommercial.com)

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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,900,000</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	88,188 SF
<b>Lot Size:</b>	3.69 Acres
<b>Price / SF:</b>	\$21.54
<b>Year Built:</b>	1969
<b>Renovated:</b>	2000
<b>Zoning:</b>	B-3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southfield
<b>Traffic Count:</b>	20,000

### PROPERTY OVERVIEW

This is an excellent investment opportunity with significant financial upside potential through redevelopment. Current B-3 zoning and potential use flexibility from the City of Southfield should allow for various uses that will maximize the physical and financial potential of the property - including a medical facility, multi-family development, hotel, mixed-use development, etc. Surrounding this property, several new apartment buildings are up and pre-leased which will be the initial anchor for more new mixed-use products to come. The State of Michigan (through the Michigan Economic Development Corporation) has several tax incentive programs that will provide a developer financial assistance for a re-development.

### PROPERTY HIGHLIGHTS

- Located in Southfield DDA District
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- Near 100-acre, \$285M Northland City Center Mixed-use Development
- Quick access to The Lodge Freeway (M-10) and I-696



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# LOCATION



## LOCATION DESCRIPTION

Located within the City of Southfield's Downtown Development Authority District and across the street from Henry Ford Providence Southfield Hospital, Oakland Community College, and the 100-acre Northland City Center mixed-use development. Close proximity to M-10 (The Lodge Freeway) and I-696. This site is surrounded by ample retail, restaurants, amenities, and new housing developments for over 1,500 units.

## LOCATION DETAILS

<b>Market</b>	Detroit
<b>Sub Market</b>	Southfield
<b>County</b>	Oakland
<b>Cross Streets</b>	Greenfield Rd and 9 Mile Rd
<b>Street Parking</b>	No
<b>Signal Intersection</b>	Yes
<b>Road Type</b>	Paved
<b>Market Type</b>	Large
<b>Nearest Highway</b>	M-10



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ADDITIONAL PHOTOS



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## FLOOR PLANS

1ST FLOOR PLAN: Metropolitan Professional Center | Southfield, MI 48075



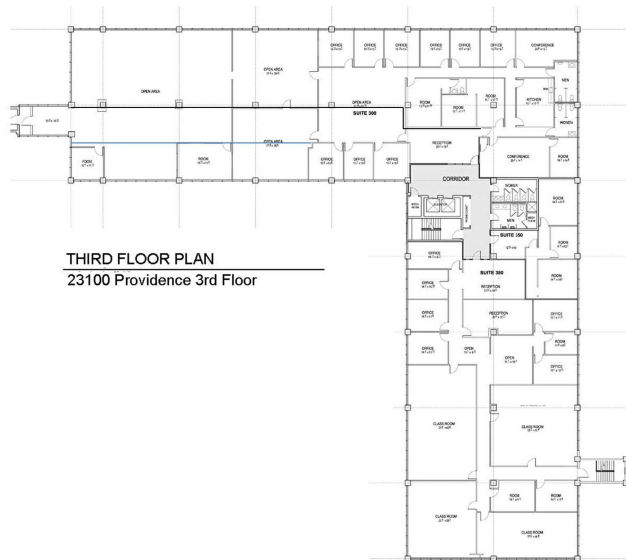
**FIRST FLOOR PLAN**  
23100 Providence 1st Floor

2ND FLOOR PLAN: Metropolitan Professional Center | Southfield, MI 48075



**SECOND FLOOR PLAN**  
23100 Providence 2nd Floor

3RD FLOOR PLAN: Metropolitan Professional Center | Southfield, MI 48075



**THIRD FLOOR PLAN**  
23100 Providence 3rd Floor

4TH FLOOR PLAN: Metropolitan Professional Center | Southfield, MI 48075

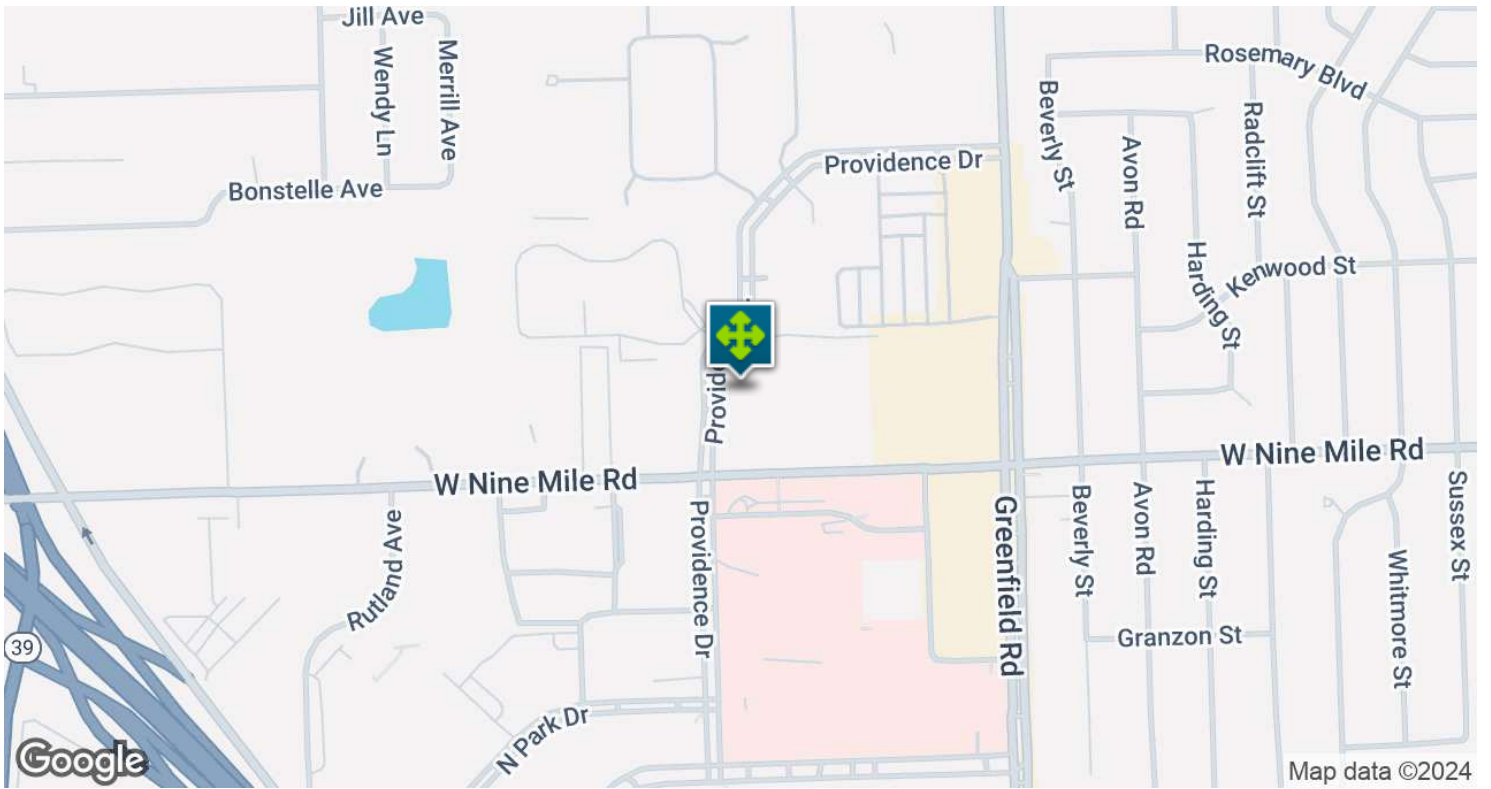
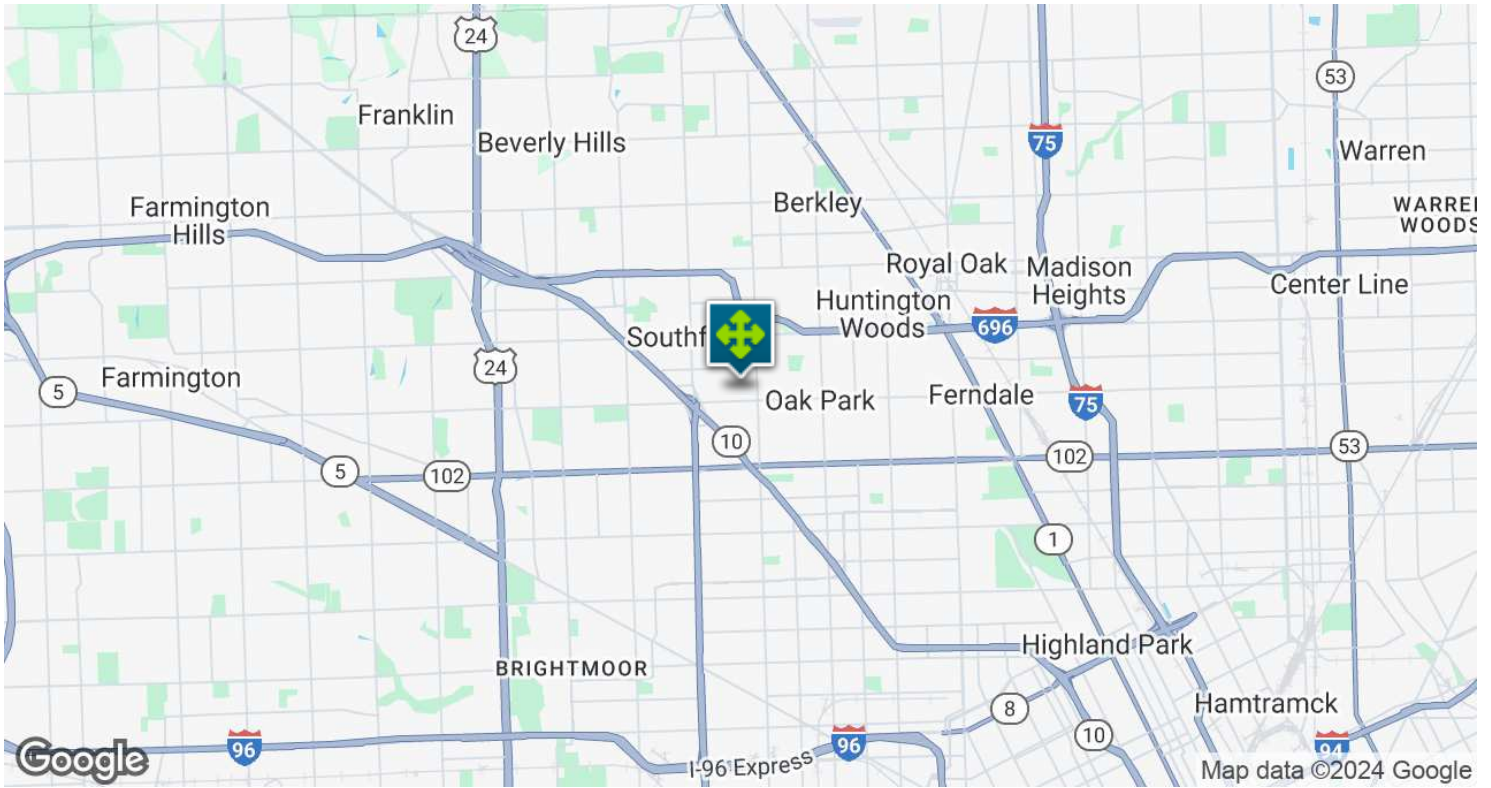


**FOURTH FLOOR PLAN**  
23100 Providence 4th Floor

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**RETAILER MAP**



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LOCATION MAP

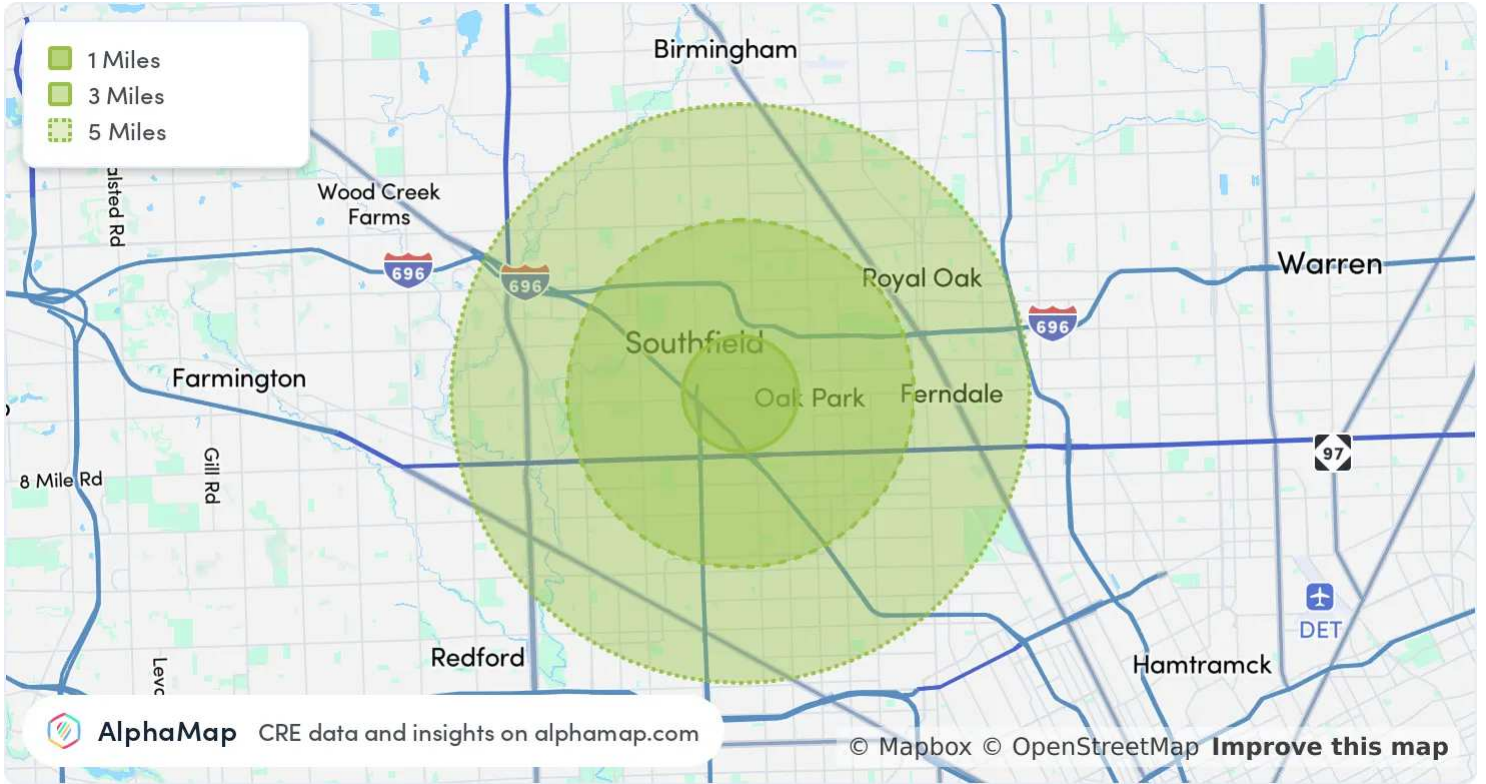


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**AREA ANALYTICS**



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	16,337	134,353	356,444
<b>Average Age</b>	42	41	41
<b>Average Age (Male)</b>	39	39	39
<b>Average Age (Female)</b>	45	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,921	55,869	153,773
<b>Persons per HH</b>	2.4	2.4	2.3
<b>Average HH Income</b>	\$78,772	\$83,911	\$85,449
<b>Average House Value</b>	\$205,666	\$198,496	\$213,097
<b>Per Capita Income</b>	\$32,821	\$34,962	\$37,151

Map and demographics data derived from AlphaMap



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