

TRAILWAY COMMONS

NWQ Auburn & Adams Roads / Auburn Hills, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

NEW RETAIL
DEVELOPMENT FOR LEASE



RETAIL OPPORTUNITY

TRAILWAY COMMONS



Address

NWQ Auburn & Adams Roads
Auburn Hills, MI 48326

Features

- New mixed use development slated for Q2 2024 delivery on the north-west quadrant of Auburn and Adams Roads.
- 42 multifamily town homes on site.
- \$12MM project with connectivity to the Clinton River Trail, a 16-mile trail network that connects the cities of Sylvan Lake, Pontiac, Auburn Hills, Rochester Hills and Rochester.

Availability

2,226 - 4,452 SF
2,500 SF (Drive-thru)

Largest Employers - Auburn Hills

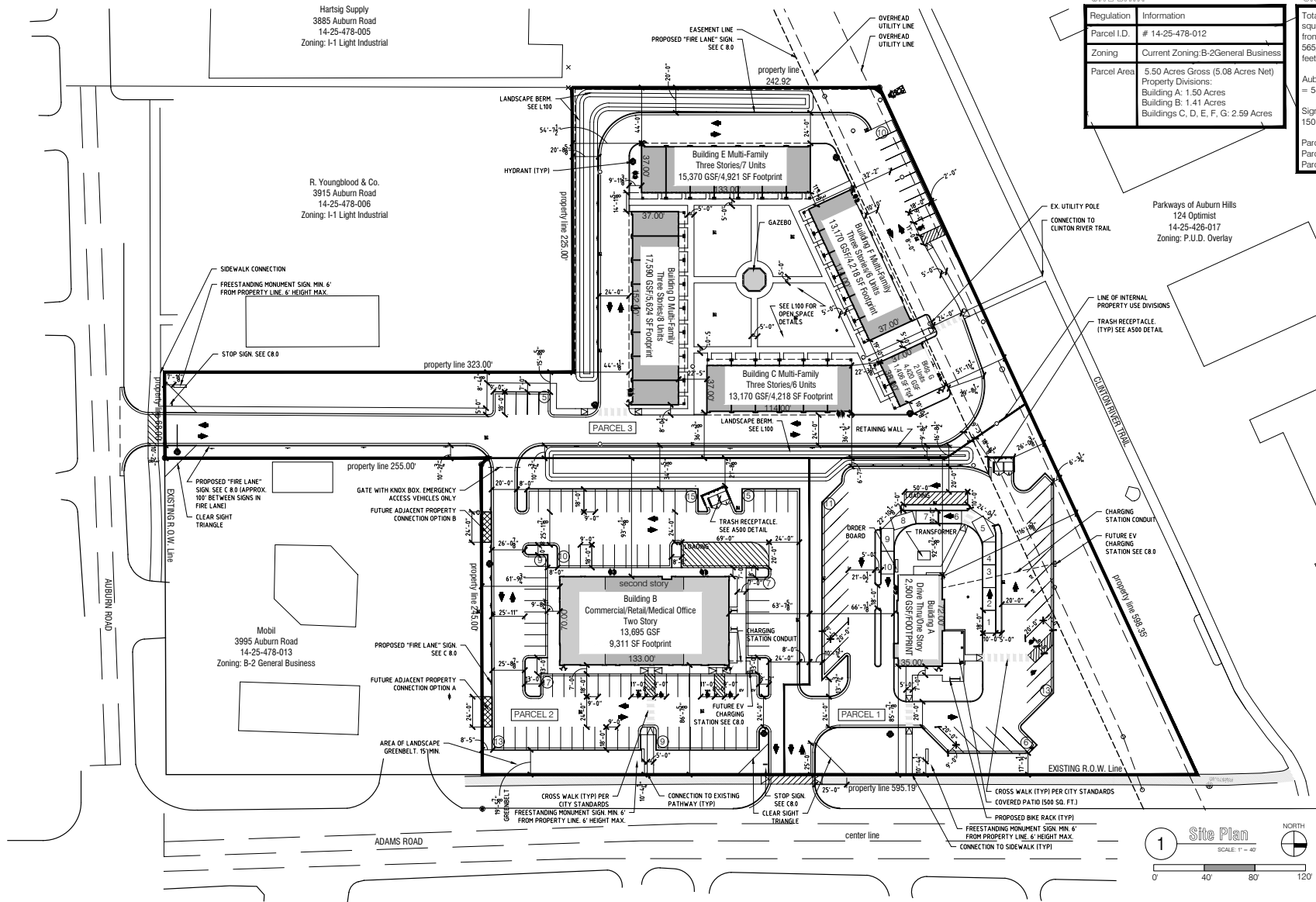
- Stellantis 12,848 employees
- GKN Automotive 1,800 employees
- Oakland University 1,724 employees
- US Farathane 1,338 employees

Demographics (2023)

	1 MILE	3 MILES	5 MILES
POPULATION	7,440	52,150	177,074
HOUSEHOLDS	3,361	20,536	69,319
AVG HOUSEHOLD INCOME	\$115,235	\$148,737	\$135,400
DAYTIME POPULATION	11,893	69,581	216,394



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SITE DATA

Regulation	Information	Total Area
Parcel I.D.	# 14-25-478-012	565,000 sq. feet
Zoning	Current Zoning: B-2 General Business	5.50 Acres Gross (5.08 Acres Net)
Parcel Area	5.50 Acres Gross (5.08 Acres Net)	Property Divisions: Building A: 1.50 Acres Building B: 1.41 Acres Buildings C, D, E, F, G: 2.59 Acres

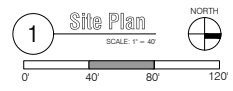
Site Statistics:
 Total Area: 565,000 sq. feet
 Acres: 5.50
 Signage: 150
 Parcels: 3

Hartsig Supply
 3885 Auburn Road
 14-25-478-005
 Zoning: I-1 Light Industrial

R. Youngblood & Co.
 3915 Auburn Road
 14-25-478-006
 Zoning: I-1 Light Industrial

Parways of Auburn Hills
 124 Optimist
 14-25-426-017
 Zoning: P.U.D. Overlay

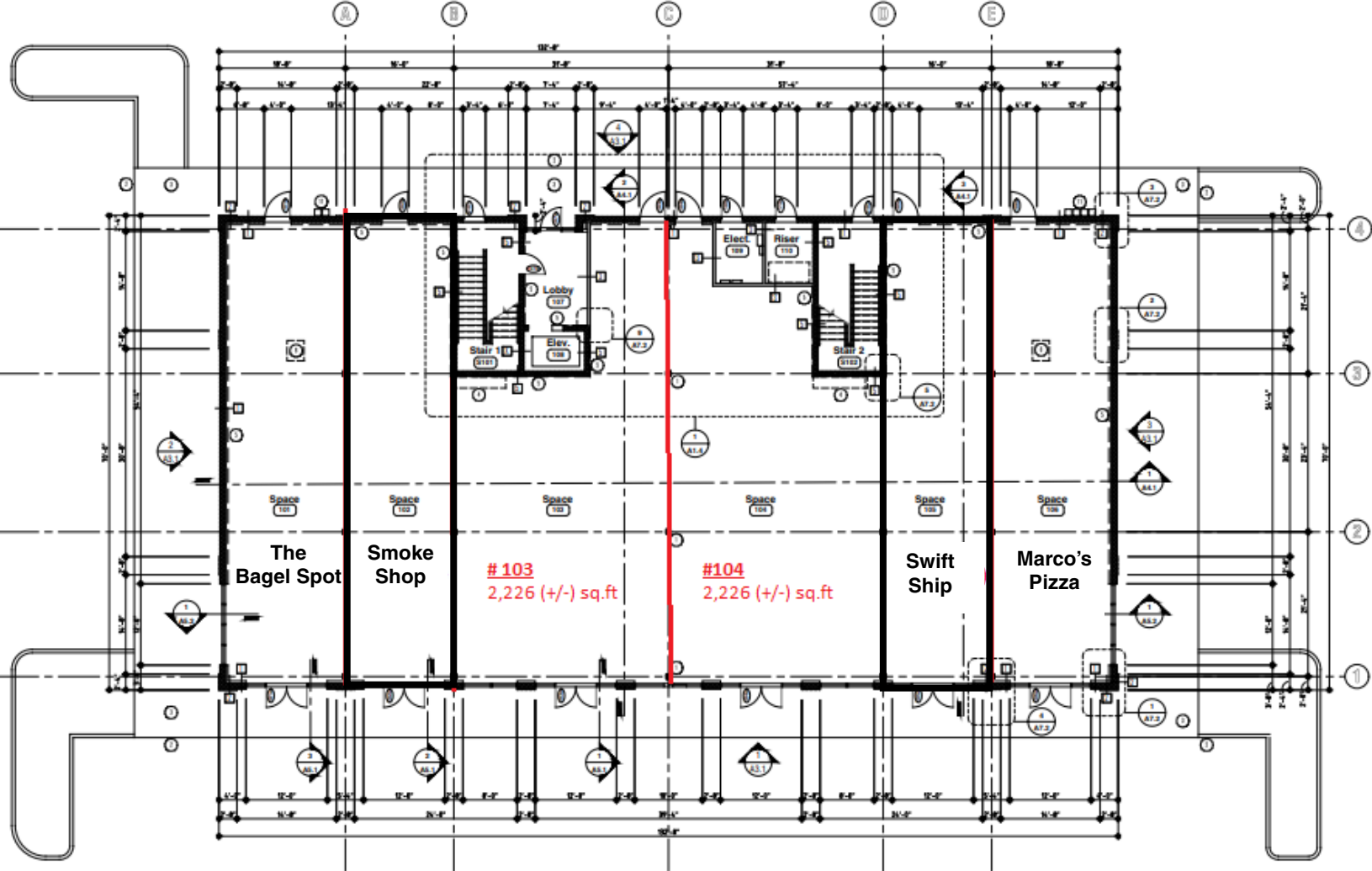
Mobil
 3995 Auburn Road
 14-25-478-013
 Zoning: B-2 General Business



S100 Site Planning

SITE PLAN

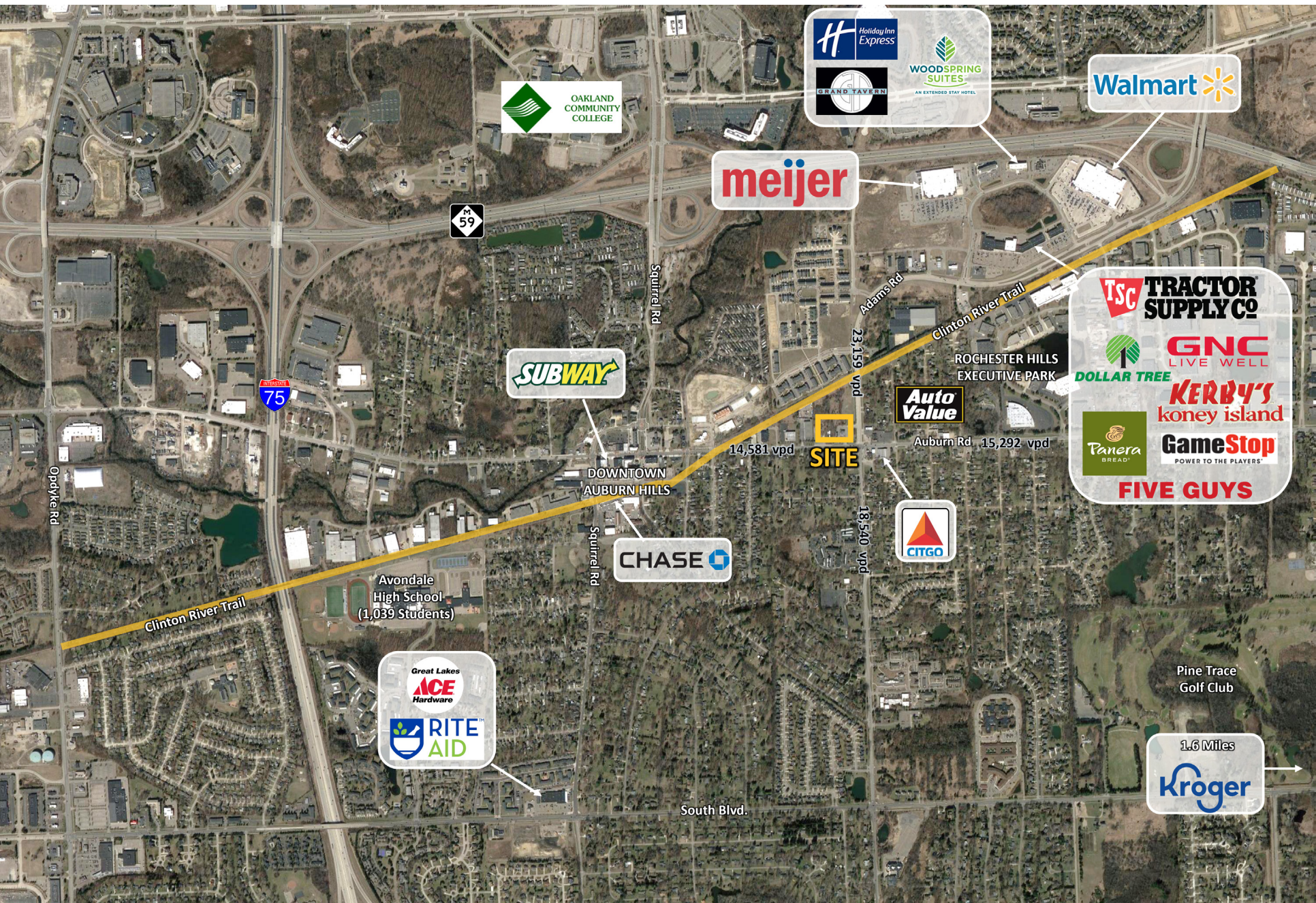
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1 Building B Floor Plan
SCALE 1/8" = 1'



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