



**FOR SALE**

# **SOUTHFIELD DDA DEVELOPMENT SITE**

## **ADJACENT TO NEW DEVELOPMENT**

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**16000 W 9 MILE RD & 23100 PROVIDENCE DR, SOUTHFIELD, MI**



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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## OFFERED EXCLUSIVELY BY:



**MATT SCHIFFMAN**  
CEO/Managing Member

**D:** 248.281.9907  
matt@pacommercial.com



**MIKE GUNN**  
Senior Associate

**D:** 248.331.0202  
**C:** 248.924.7499  
mike@pacommercial.com



# INVESTMENT SNAPSHOT



## **LARGE, FLEXIBLE SITE WITH EXISTING 151,563 SF STRUCTURE**

The existing office building provides a potential adaptive reuse opportunity or cost-efficient demolition and ground-up development. Its footprint and site size allow for efficient planning, parking, and site design to support a wide range of development concepts.



## **PRIME LOCATION WITHIN A GROWING MIXED-USE DISTRICT**

Located in Southfield's Downtown Development Authority District, this property benefits from substantial municipal focus on revitalization and economic development. The site is directly across from Henry Ford Providence Southfield Hospital and the 100-acre Northland City Center redevelopment.



## **SIGNIFICANT REDEVELOPMENT POTENTIAL ACROSS ASSET CLASSES**

With flexible B-3 zoning and city support for creative reuse, the 5.8-acre site is ideal for medical, multi-family, hotel, mixed-use, senior living, or institutional redevelopment. The size and flexibility offer developers a blank canvas to capitalize on current demand drivers in the region.



## **SURROUNDED BY DEMAND DRIVERS AND NEW DEVELOPMENT**

With over 1,500 new residential units under construction or recently completed nearby, the area is rapidly attracting new residents. Immediate access to medical institutions, higher education, and retail amenities further supports long-term demand for various uses on-site.



## **ESTABLISHED INFRASTRUCTURE AND ACCESSIBILITY**

The site offers existing utilities, road access, and close proximity to M-10 (Lodge Freeway) and I-696, ensuring strong regional connectivity. Its central location within metro Detroit enhances its appeal for employers, residents, and visitors alike.



## **POTENTIAL FINANCIAL INCENTIVES**

Developers may be eligible for several financial incentive programs offered by the State of Michigan and Southfield's Downtown Development Authority (DDA), enhancing project feasibility and potential returns and revitalization.



# EXECUTIVE SUMMARY

## 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.

## LOCATION OVERVIEW

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.

## INVESTMENT HIGHLIGHTS

- Located in Southfield DDA District
- Two buildings totaling 151,563 SF on a 5.8-acre site
- 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

## PROPERTY INFORMATION

<b>ADDRESS</b>	16000 W 9 Mile Rd 23100 Providence Dr Southfield, MI 48075
<b>TYPE</b>	Office Redevelopment Opportunity
<b>NUMBER OF BUILDINGS</b>	2
<b>TOTAL BUILDING SIZE</b>	151,563 SF
<b>ZONING</b>	B-3
<b>TOTAL LAND SIZE</b>	5.8 Acres
<b>TENANCY</b>	Multiple
<b>OCCUPANCY</b>	0%
<b>CONSTRUCTION</b>	Steel
<b>YEAR BUILT/RENOVATED</b>	1967 & 1969 / 2000
<b>PARKING SPACES</b>	644
<b>TRAFFIC COUNT</b>	22,958 VPD
<b>MARKET</b>	Detroit
<b>SUBMARKET</b>	Southfield
<b>LOCATION TYPE</b>	Urban
<b>DISTANCE TO AIRPORT</b>	27 Miles

**SALE PRICE**

**CONTACT BROKER**



# MARKET OVERVIEW

Southfield, Michigan is a diverse and thriving business hub within metro Detroit, offering a strong labor pool, pro-business climate, ongoing redevelopment projects, and excellent accessibility, making it a prime location for investment and long-term economic growth.

## DEMOGRAPHICS

Southfield is a thriving suburb of metro Detroit, known for its diverse population and strong residential base. Southfield's population of 72,000 residents includes a balanced mix of young professionals, families, and retirees, creating demand for a wide range of housing, retail, healthcare, and lifestyle amenities.

## EMPLOYMENT

Southfield serves as one of metro Detroit's primary employment hubs, home to over 100 Fortune 500 companies, a wide array of corporate headquarters, and a diverse mix of businesses ranging from automotive and advanced manufacturing to healthcare, education, and professional services. Southfield's "Golden Triangle" office market—centered around the intersection of Northwestern Highway, Telegraph Road, and Civic Center Drive—has long been a draw for companies seeking a central, accessible location in southeast Michigan.

## ECONOMY

Southfield's economy is supported by a diverse industry base, helping the city remain resilient in shifting economic conditions. The area benefits from ongoing public and private investments, particularly in the Northland City Center redevelopment and within the city's Downtown Development Authority (DDA). Southfield's pro-business climate, coupled with incentive programs from the Michigan Economic Development Corporation (MEDC) and Southfield's Economic Development Department, continues to attract new businesses, developers, and investors.

## WITHIN 5 MILES OF SUBJECT:



**363,825**  
POPULATION



**155,565**  
HOUSEHOLDS



**\$82,098**  
AVERAGE  
HOUSEHOLD INCOME



**\$185,431**  
MEDIAN  
HOME VALUE



**39**  
MEDIAN AGE

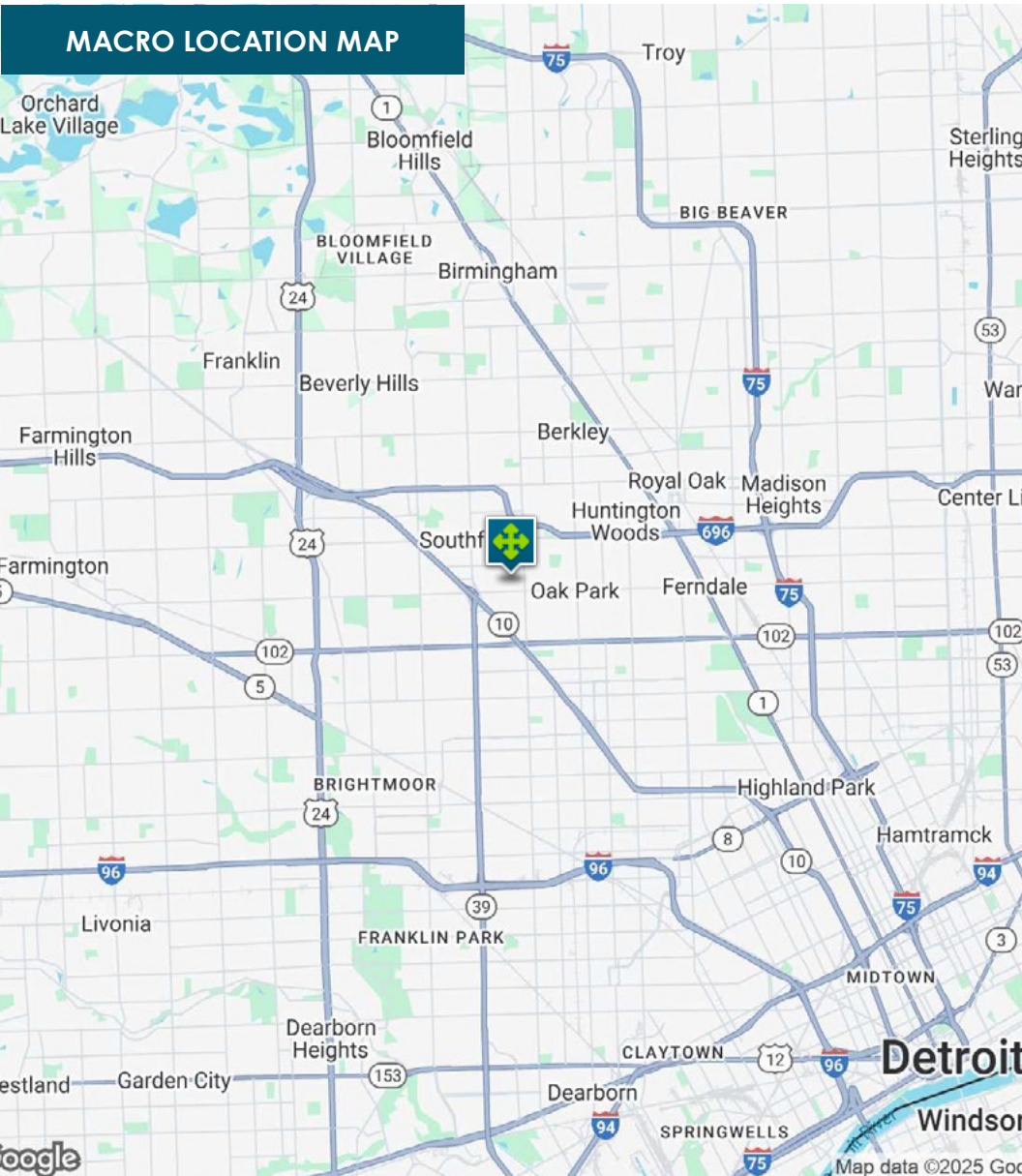


**\$4.2B**  
TOTAL SPECIFIED  
CONSUMER SPENDING



# LOCATION MAPS

MACRO LOCATION MAP



MICRO RETAILER MAP





# ADJACENCY TO DEVELOPMENT





# SITE PLAN



**NORTH BUILDING**  
89,748 SF  
4 STORIES  
3.69 Acre Site

**TOTAL SITE:**  
5.8 ACRES

**SOUTH BUILDING**  
61,815 SF  
6 STORIES  
2.11 Acre Site



# AERIAL PHOTO





23100 PROVIDENCE DR, SOUTHFIELD, MI

# BUILDING PHOTOS













16000 W 9 MILE RD, SOUTHFIELD, MI

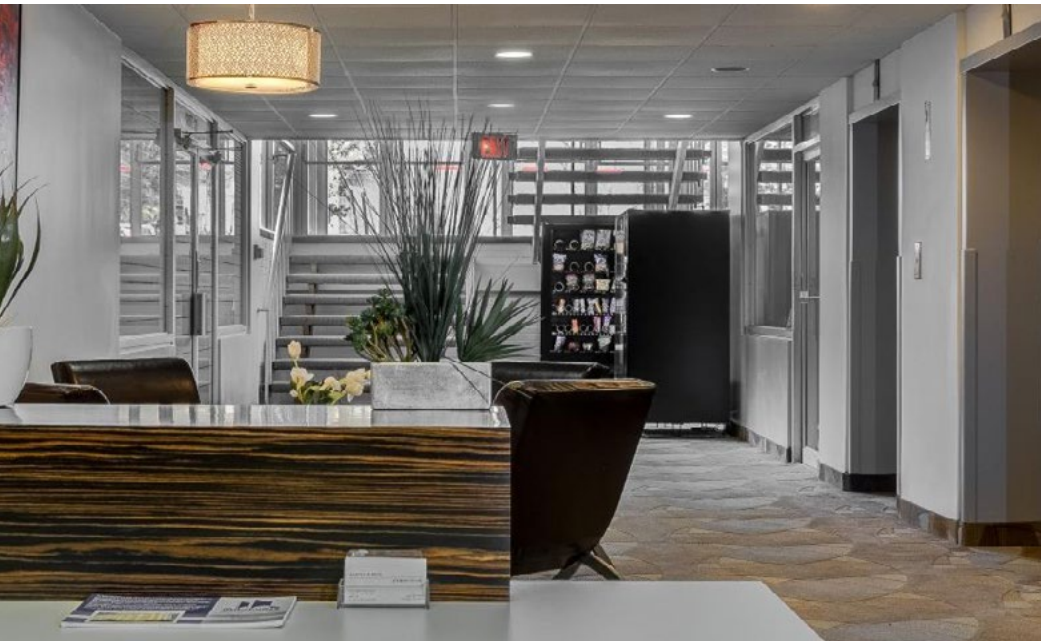
# BUILDING PHOTOS





16000 W 9 MILE RD, SOUTHFIELD, MI

# INTERIOR PHOTOS













# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 POPULATION	16,256	133,004	363,825
2029 POPULATION PROJECTION	16,120	130,702	357,606
MEDIAN AGE	41.8	40.3	39.6
BACHELOR'S DEGREE OR HIGHER	32%	30%	34%
<b>WORKDAY POPULATION</b>	<b>16,510</b>	<b>127,514</b>	<b>329,204</b>
<b>HOUSEHOLDS</b>			
2024 HOUSEHOLDS	6,880	54,931	155,565
2029 HOUSEHOLD PROJECTION	6,829	53,984	152,949
OWNER OCCUPIED HOUSEHOLDS	3,328	32,548	91,293
RENTER OCCUPIED HOUSEHOLDS	3,501	21,436	61,656
AVERAGE HOUSEHOLD SIZE	2.3	2.3	2.3
TOTAL SPECIFIED CONSUMER SPENDING	\$168.7M	\$1.4B	\$4.2B
<b>INCOME</b>			
AVG HOUSEHOLD INCOME	\$74,252	\$77,962	\$82,098
MEDIAN HOUSEHOLD INCOME	\$60,603	\$57,309	\$59,380



# CONTACT US

For more information, or to schedule a tour of this exciting investment opportunity, please contact the exclusive listing team:



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CEO/Managing Member

**D:** 248.281.9907  
matt@pacommercial.com



**MIKE GUNN**  
Senior Associate

**D:** 248.331.0202  
**C:** 248.924.7499  
mike@pacommercial.com



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

248.358.0100  
[pacommercial.com](http://pacommercial.com)



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