

3 Acre Prime Development

930-946 Livernois Rd, Troy, Michigan 48083

NAI Farbman | **Farbman Group**
MIDWEST EXPERTISE, GLOBAL REACH.

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Property Summary

Property Description

NAI Farbman is pleased to introduce a premium parcel located at Troy's gateway, bordering the walkable retail corridor in the City of Clawson. The 3.41 acre prime development opportunity is located at a signalized intersection with generous zoning. Located along a 290' frontage on Livernois Ave./ N. Main St. and Elmwood Ave between 14 Mile Rd and Maple Rd.

The current IB (Integrated Industrial and Business District) offers a wide array of uses including Mixed-Use, Retail, Residential, Office, Industrial, and Automotive/Transportation. The site is Master Planned as 21st Century Industrial; Innovative Mixed-Use.

Potential Incentives: Brownfield Redevelopment Authority, PA 198, Sustainable Development Project Program

Property Highlights

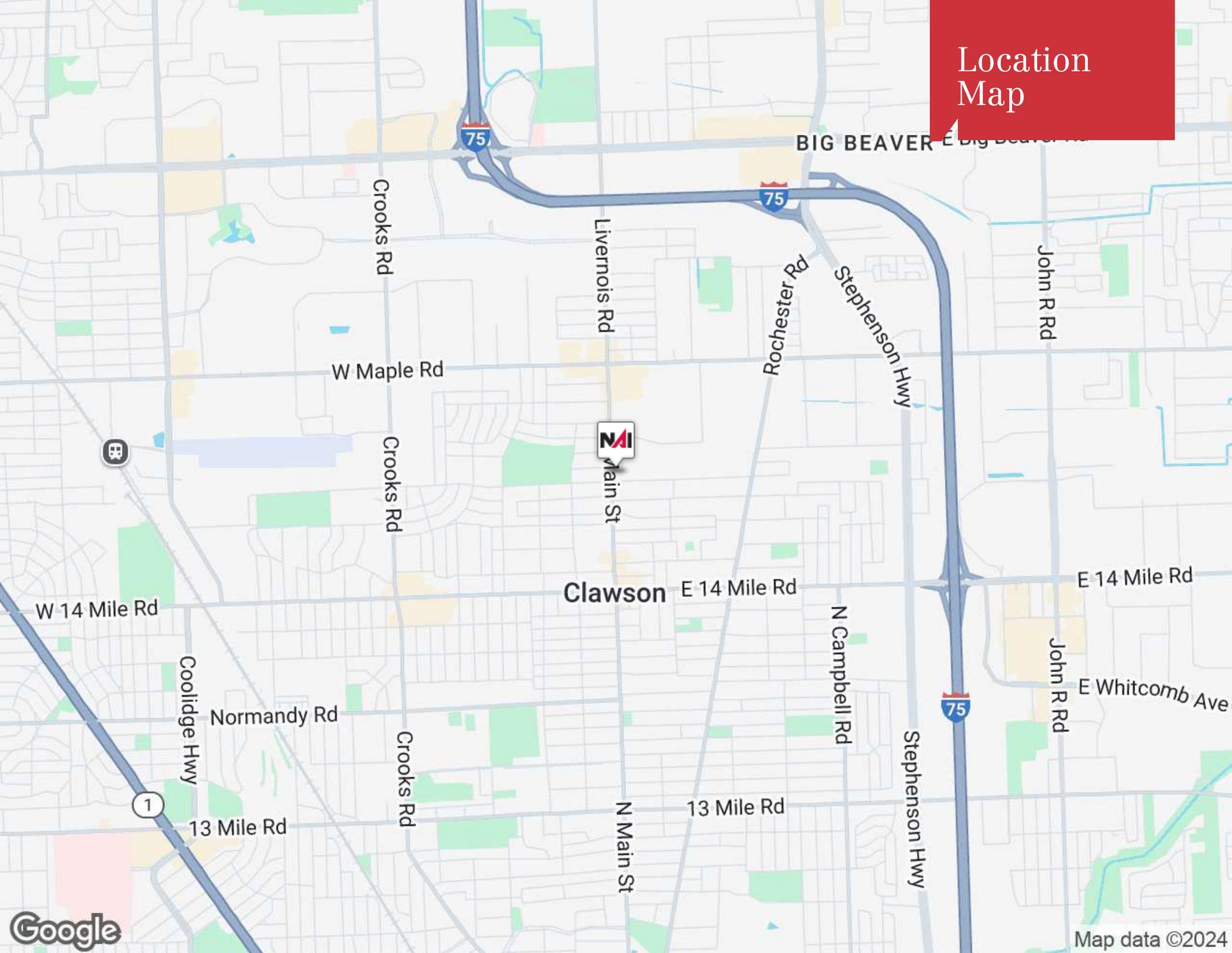
- Stellar Development Location - 3.41 Acres
- Located with the Troy Gateway, a Priority Redevelopment Site
- Unique Opportunity Located within a Highly Desirable Walkable Commercial Corridor
- Close Proximity to Many National Retailers, Local Businesses, Restaurants, and Local Amenities
- Generous Zoning
- Strong Area Demographics, Income, Consumption Statistics
- Signalized Intersection
- Immediate Access Minutes to I-75 and Stephenson Highway
- IB (Integrated Industrial and Business District) - Generous Zoning
- Utilities Available – Water, Sewer, Electricity, Gas

Downtown
Clawson

Downtown
Clawson

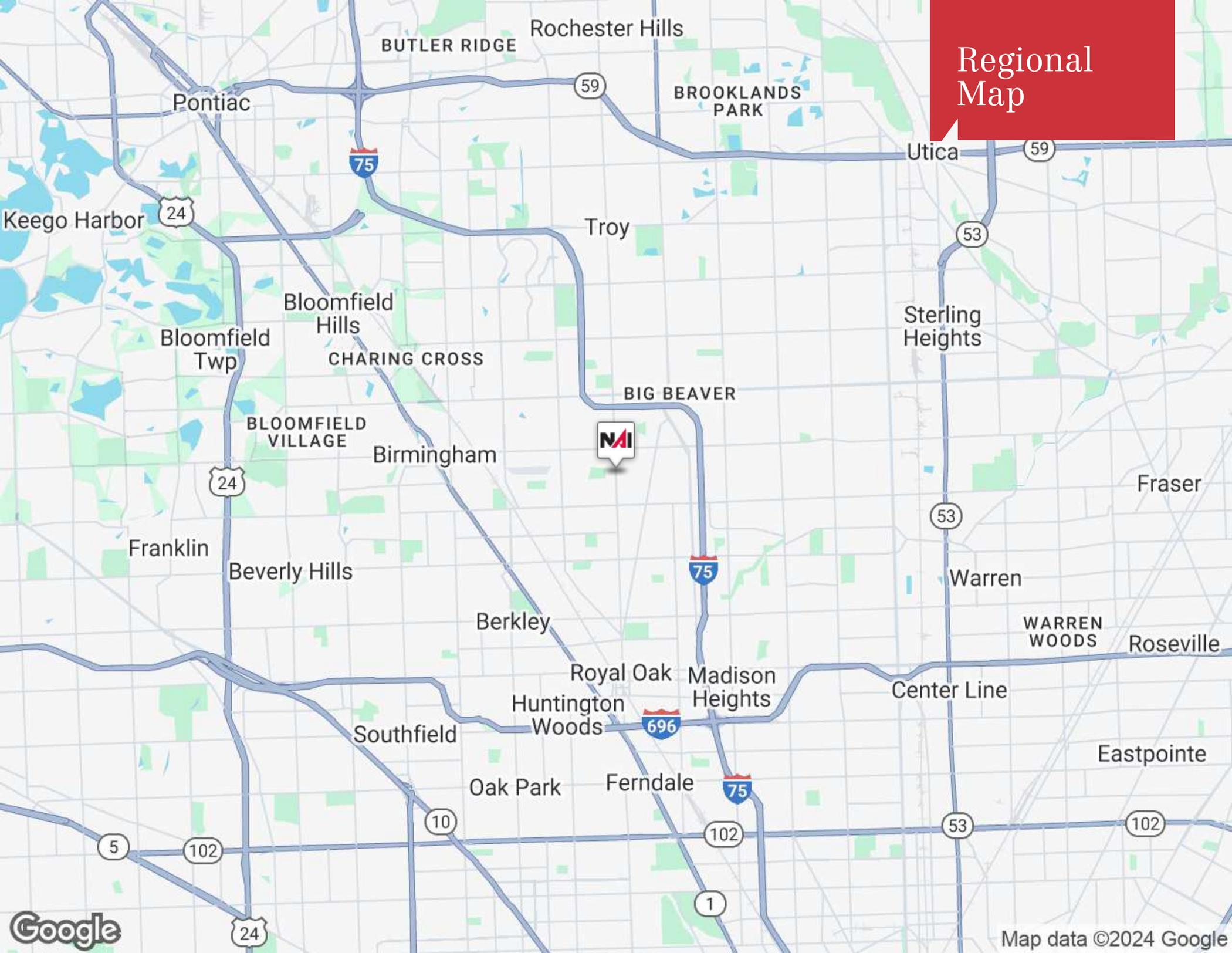


Location Map



Clawson

Regional Map



Demographics Map & Report

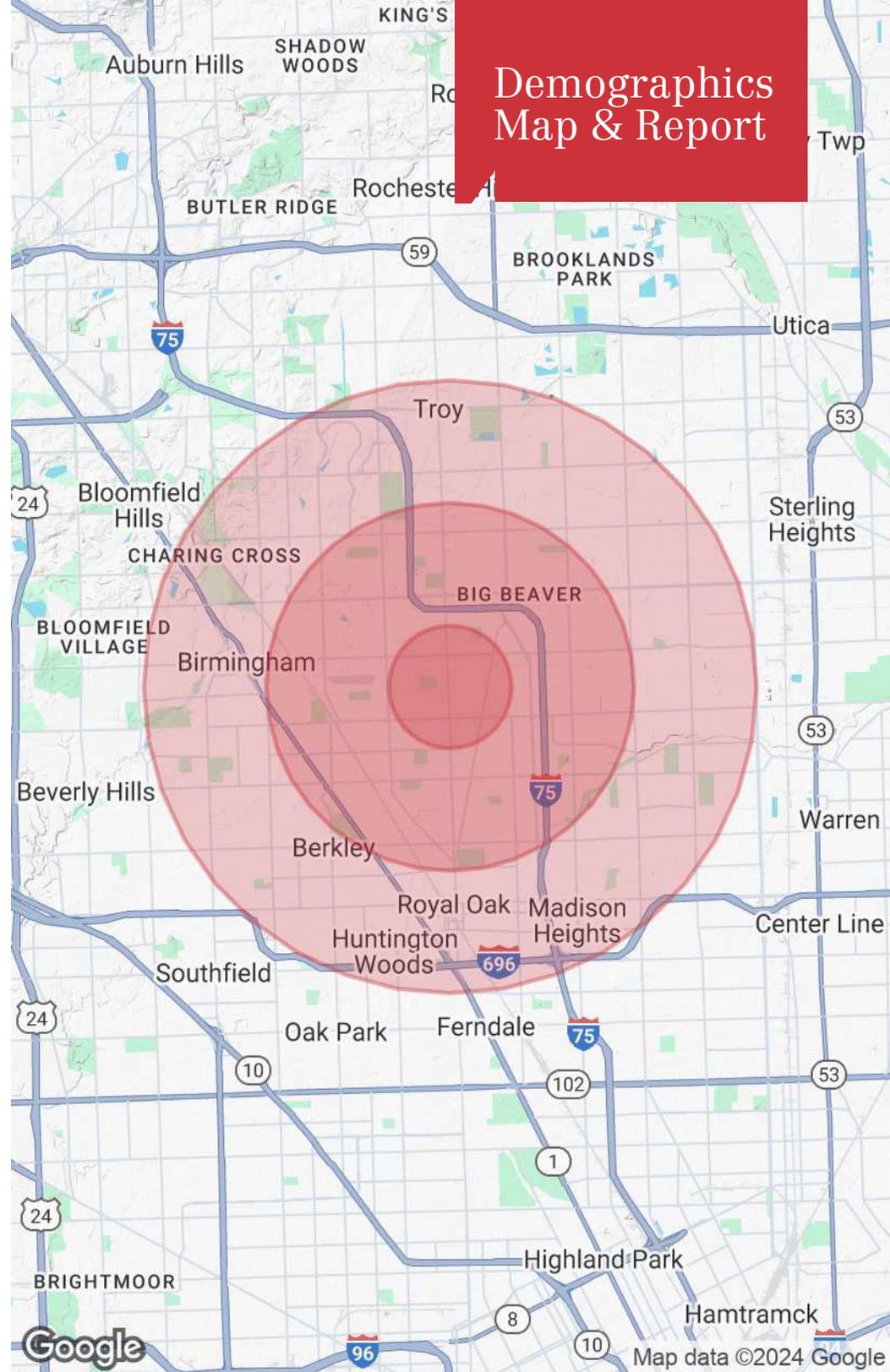
Population

	1 Mile	3 Miles	5 Miles
Total Population	12,470	101,491	307,914
Average Age	42	42	42
Average Age (Male)	41	40	40
Average Age (Female)	44	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,062	47,392	131,125
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$101,386	\$118,928	\$127,288
Average House Value	\$270,169	\$365,493	\$384,570

Demographics data derived from AlphaMap



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