



10550 Eight Mile Rd. & 20930 Meyers Rd. Royal Oak, MI

MULTIPLE PARCELS FOR SALE OR LEASE

- Up to 14.2 acres
- 10550 Eight Mile Rd. and 20930 Meyers, Royal Oak Twp., MI
- Parcel 1 (10550 Eight Mile): Zoned C3
- Parcels 2 & 3 (20930 Meyers): Zoned O-1
- Approximately 500' of 8-mile frontage
- Possible split into 3-4 outlots
- Current building is approximately 110,000 SF
- Possible uses: Car wash (or similar use), drive-thru or food service, warehousing
- Pricing: Contact Broker



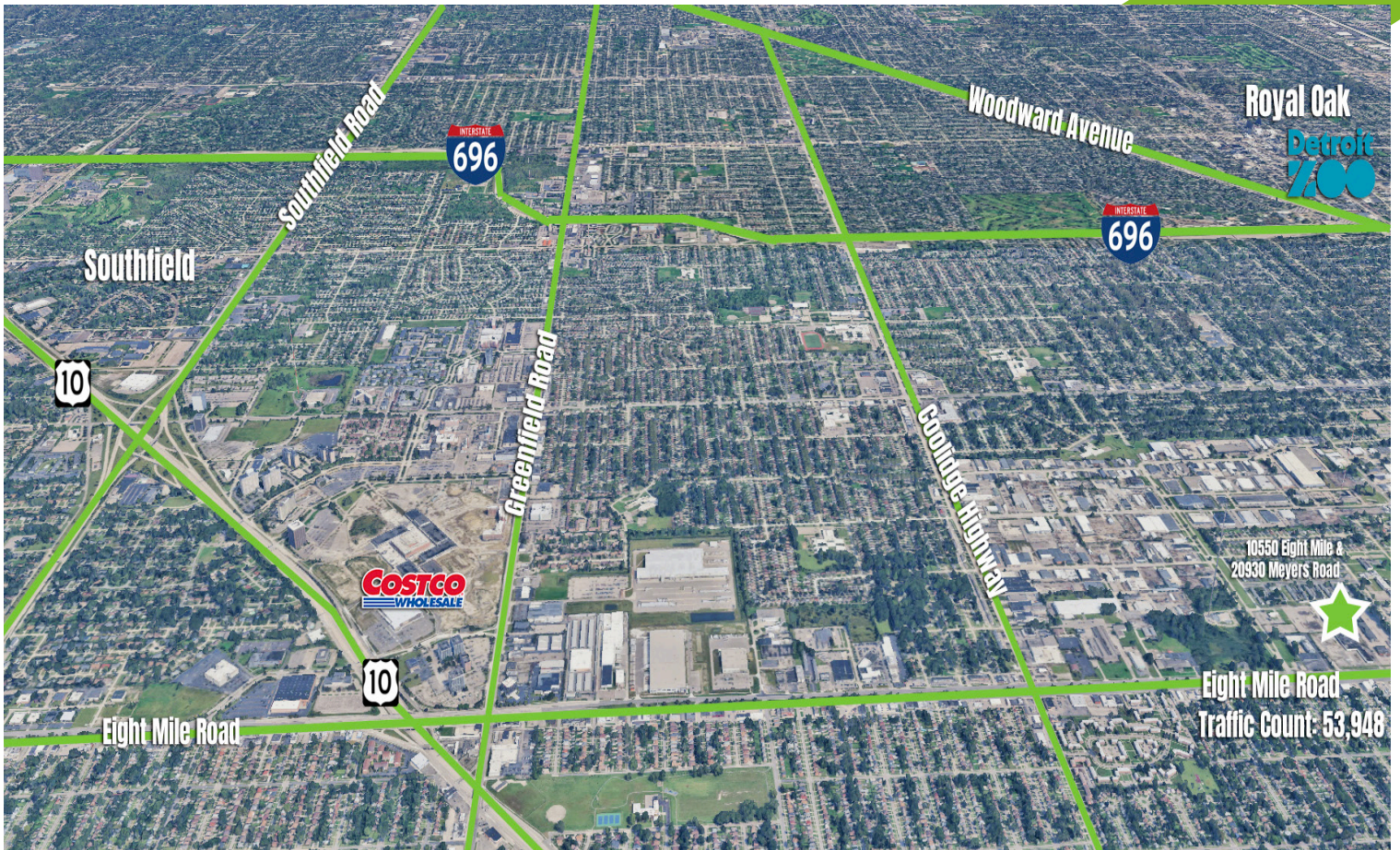
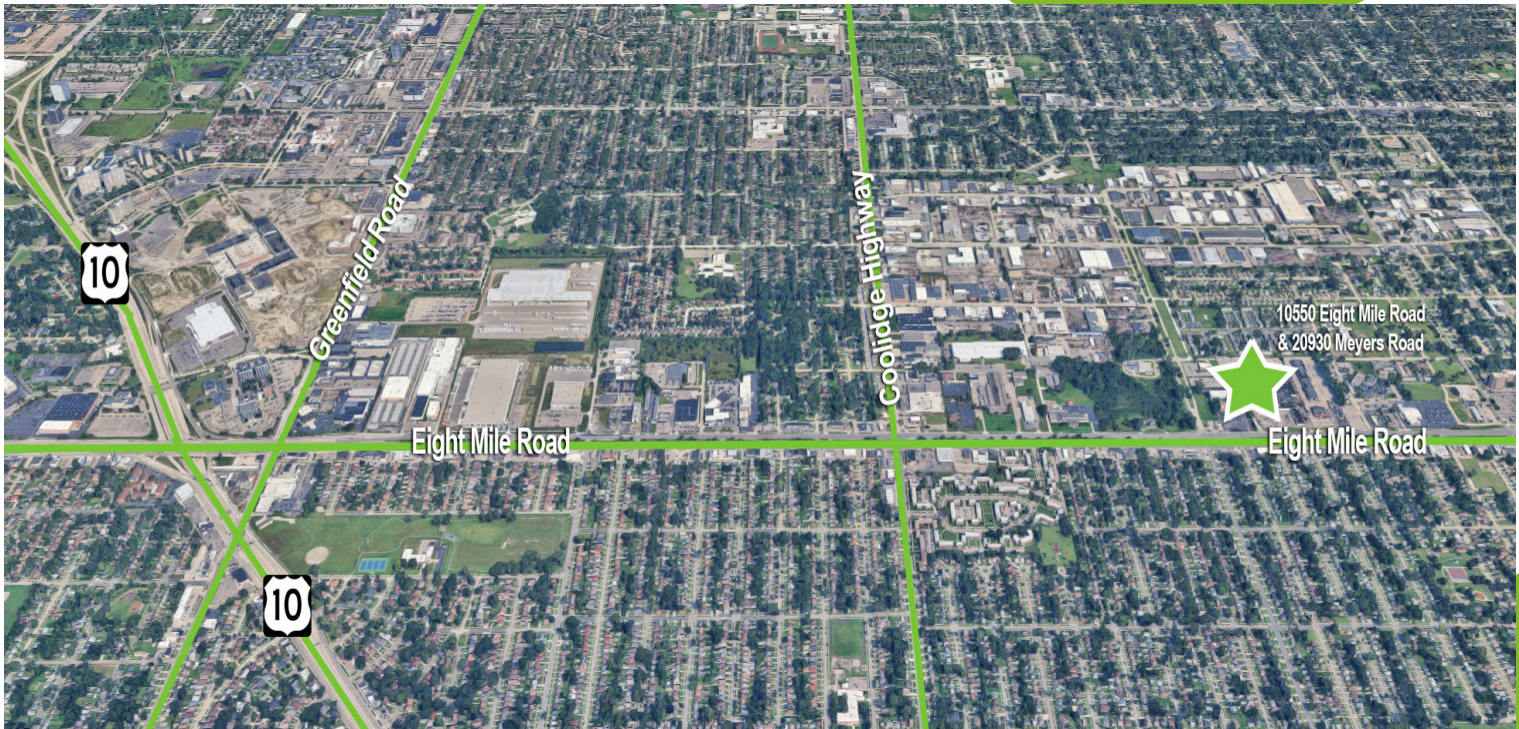
Parcel 1



Parcel 3
Parcel 2



CONTACT US
248-710-8000
691 N. Squirrel Rd, Suite 290
Auburn Hills, MI 48326
www.team-core.com

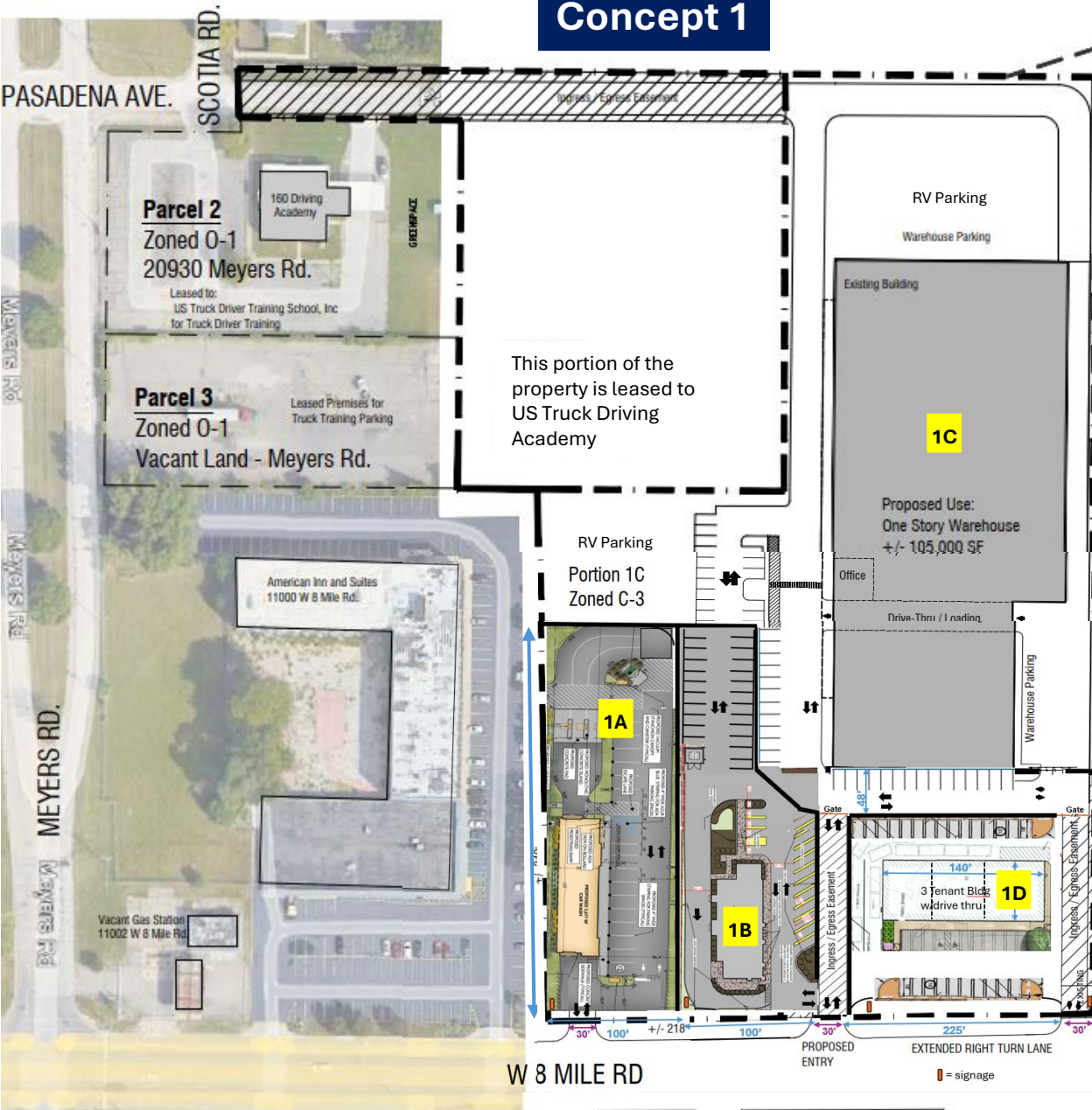


Kevin N. Tamer
Vice President /
Associate Broker
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Samuel A. McLean
Vice President
248 -935 - 7237
sam@team-core.com

Concept 1



Parcel 1
Zoned C-3
10550 8 Mile Rd.
25-32-451-023

10550 W 8 Mile
Proposed Development
10550 W 8 Mile Rd.
Royal Oak Township, MI

Zoning: C-3
Minimum Lot Area: n/a
Minimum Lot Width: 100'
Maximum Height: 2 Stories / 35'
Setbacks:
30' Adjacent to Residential
Front-0'
Sides-0'
Rear - 0'
20' Parking Setback - Residential

Parcel 1
10550 8 Mile Rd.
Zoned C-3 / 25-32-451-023

Portion 1A
Car Wash or Similar use
Parking Required: 14 Vacuum/ Clean Station + 4 Employee + 12 stacking

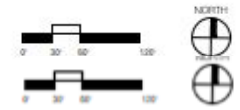
Portion 1B
Drive-Thru or Food Service
4,000 SF Bldg
Parking Required: 1/ 50 SF Eating Area + 1/ Employee + 10 Stacking

Portion 1C
One Story 105,000 SF Warehouse
Portion Area: 251,922 Sq. Ft.
70 Spaces Required / Provided

Portion 1D
One Story 5,600 SF Retail/Food
30 Spaces Provided + 7 Employee + 10 stacking

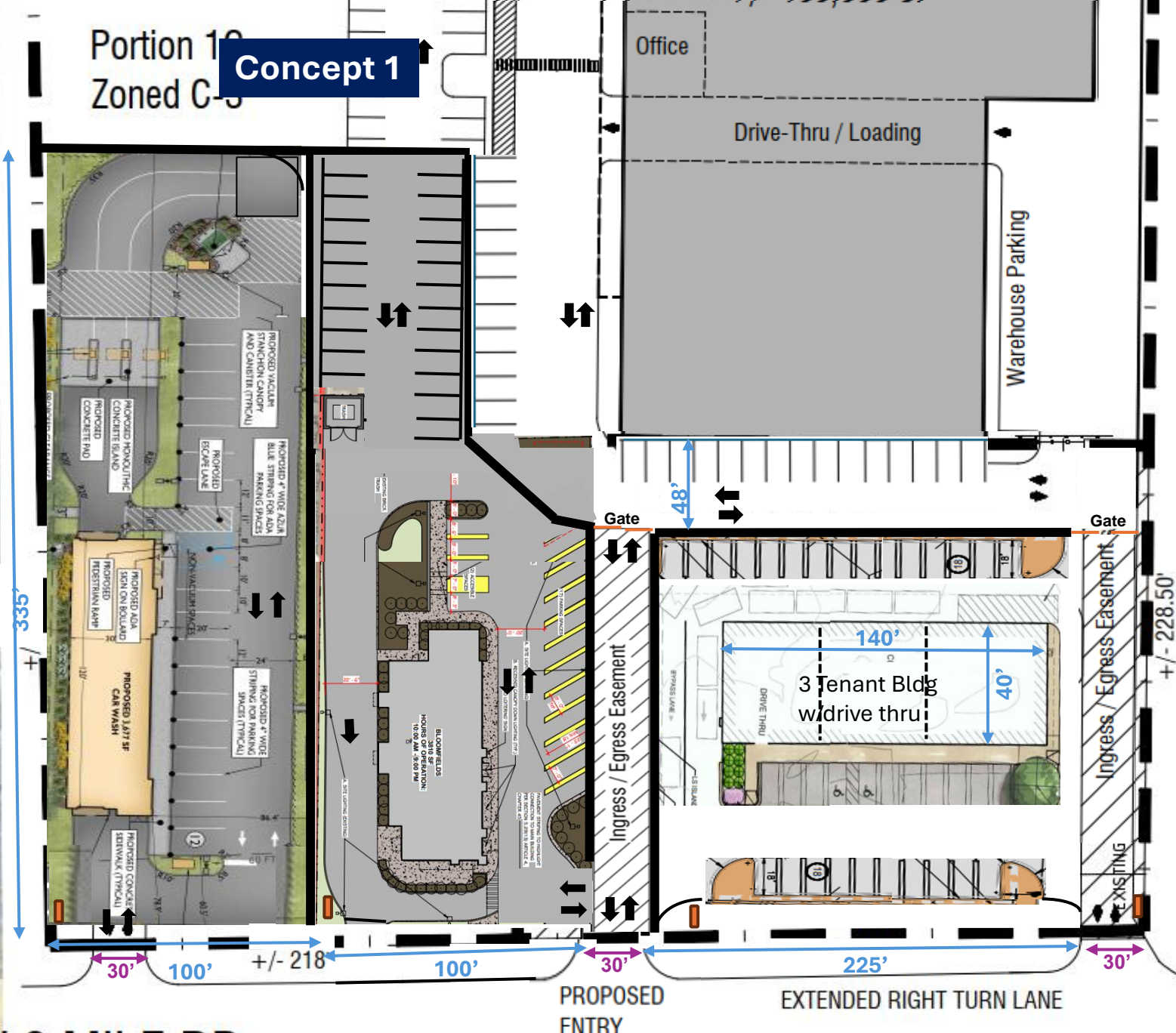
W 8 MILE RD

■ = signage



Portion 10
Zoned C-3

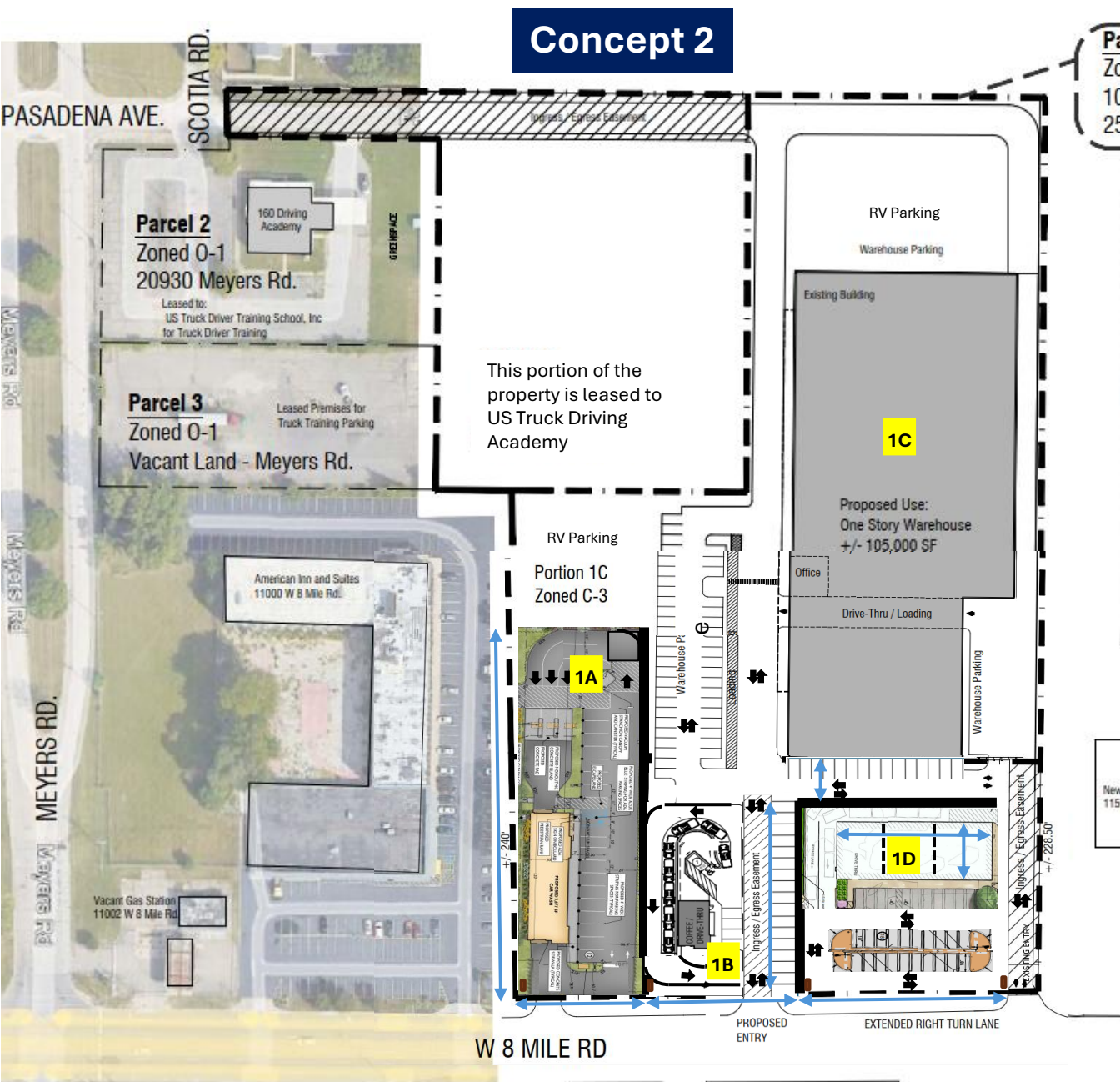
Concept 1



W 8 MILE RD

■ = signage

Concept 2



Parcel 1
 Zoned C-3
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 25-32-451-023

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 Royal Oak Township, MI

Zoning: C-3
Minimum Lot Area: n/a
Minimum Lot Width: 100'
Maximum Height: 2 Stories / 35'
Setbacks:
 30' Adjacent to Residential
 Front-0'
 Sides-0'
 Rear - 0'
 20' Parking Setback - Residential

- Parcel 1**
 10550 8 Mile Rd.
 Zoned C-3 / 25-32-451-023
- Portion 1A**
 Car Wash or Similar use
 Parking Required: 14 Vacuum/ Clean Station + 4 Employee + 12 stacking
- Portion 1B**
 Drive-Thru or Food Service
 Portion Area: 40,000 Sq. Ft.
 Parking Required: 1/ 50 SF Eating Area + 1/ Employee + 10 Stacking
- Portion 1C**
 One Story 100,000 +/- Sq Ft
 Self Storage / Warehousing
 70 Spaces Provided
- Portion 1D**
 One Story 5,600 SF Retail/Food
 30 Spaces Provided + 10 stacking

Car Rental
 11500 W 8 Mile Rd.

New Way Motors
 11500 W 8 Mile Rd.



Concept 2

RV Parking
Portion to
Zoned C-3

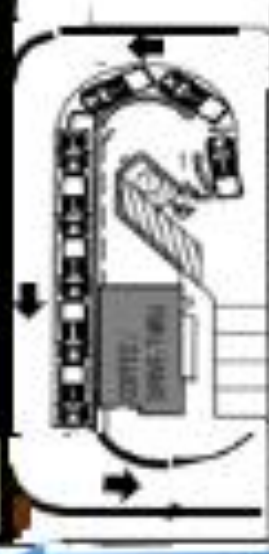
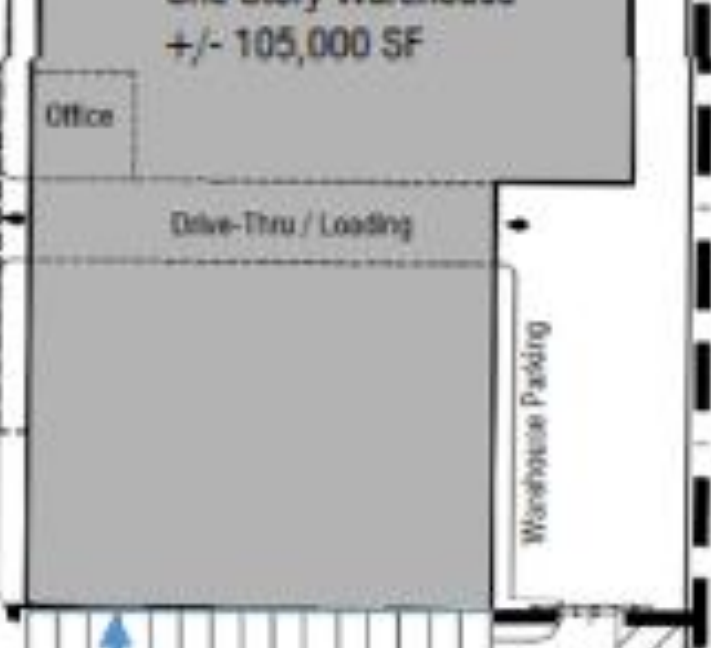
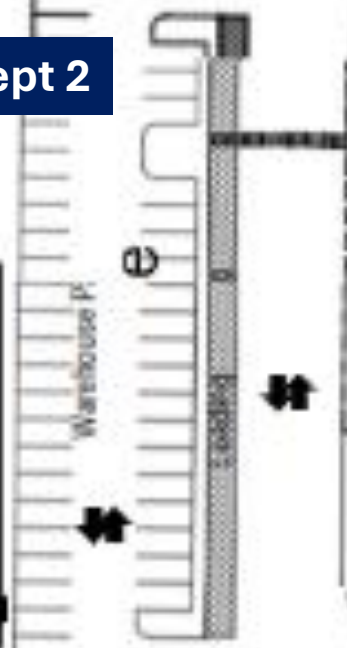
One Story Warehouse
+/- 105,000 SF

Office

Drive-Thru / Loading

Warehouse Pl

Warehouse Parking



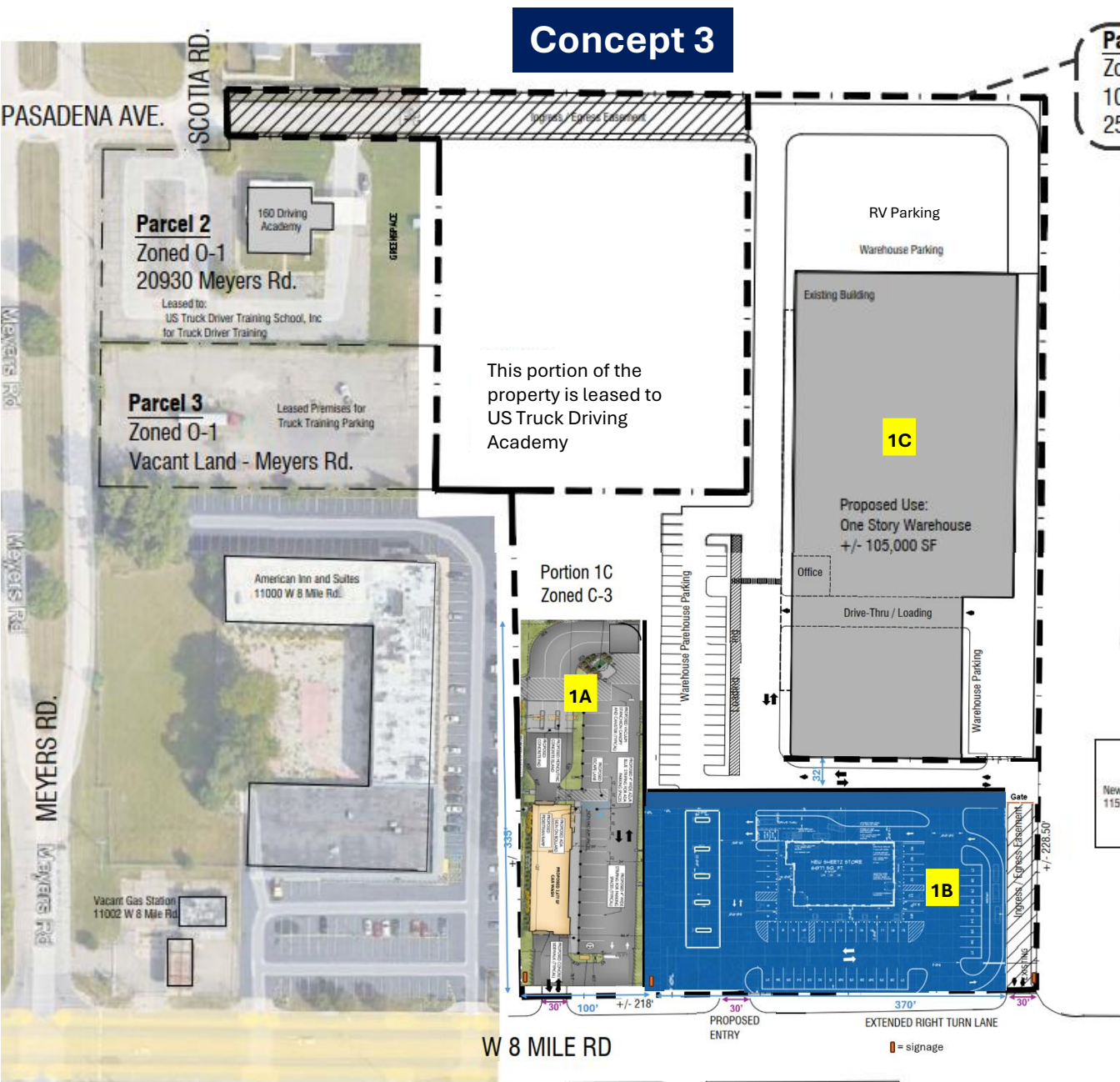
W 8 MILE RD

PROPOSED ENTRY

EXTENDED RIGHT TURN LANE

+/- 228.50

Concept 3



Parcel 1
 Zoned C-3
 10550 8 Mile Rd.
 25-32-451-023

10550 W 8 Mile
 Proposed Development
 10550 W 8 Mile Rd.
 Royal Oak Township, MI

Zoning: C-3
Minimum Lot Area: n/a
Minimum Lot Width: 100'
Maximum Height: 2 Stories / 35'
Setbacks:
 30' Adjacent to Residential
 Front-0
 Sides-0'
 Rear - 0'
 20' Parking Setback - Residential

Parcel 1
 10550 8 Mile Rd.
 Zoned C-3 / 25-32-451-023

Portion 1A
 Car Wash or Similar use
 Parking Required: 14 Vacuum/ Clean Station + 4 Employee + 12 stacking

Portion 1B
 One Story 6,011 SF Retail/Food
 40 Spaces Provided + 9 Employee + 10 stacking
 10 Pump Gas Station

Portion 1C
 One Story 105,000 SF Warehouse
 Portion Area: 251,922 Sq. Ft.
 70 Spaces Required / Provided

Car Rental
 11500 W 8 Mile Rd.

New Way Motors
 11500 W 8 Mile Rd.

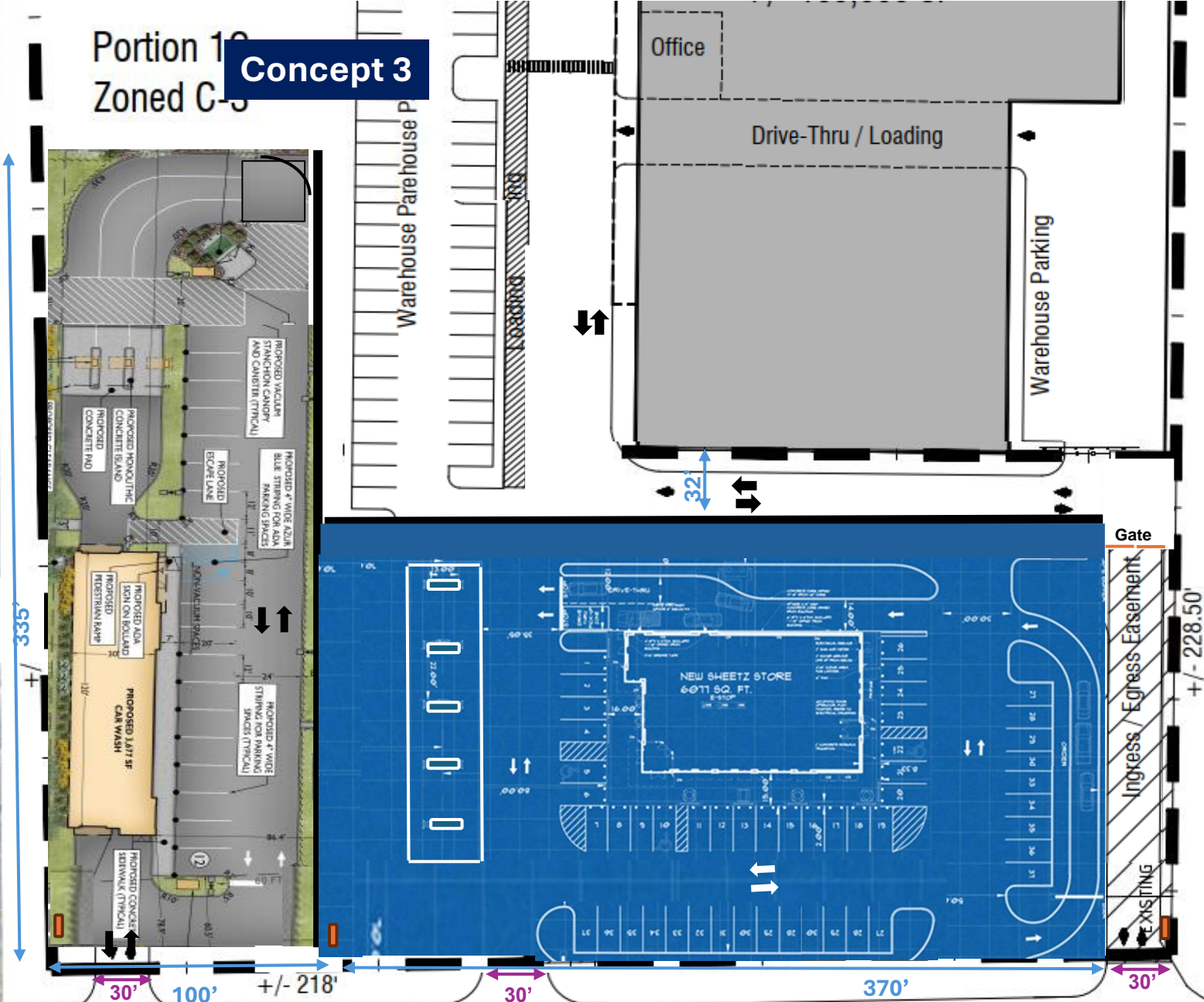
W 8 MILE RD

signage



Portion 10
Zoned C-3

Concept 3

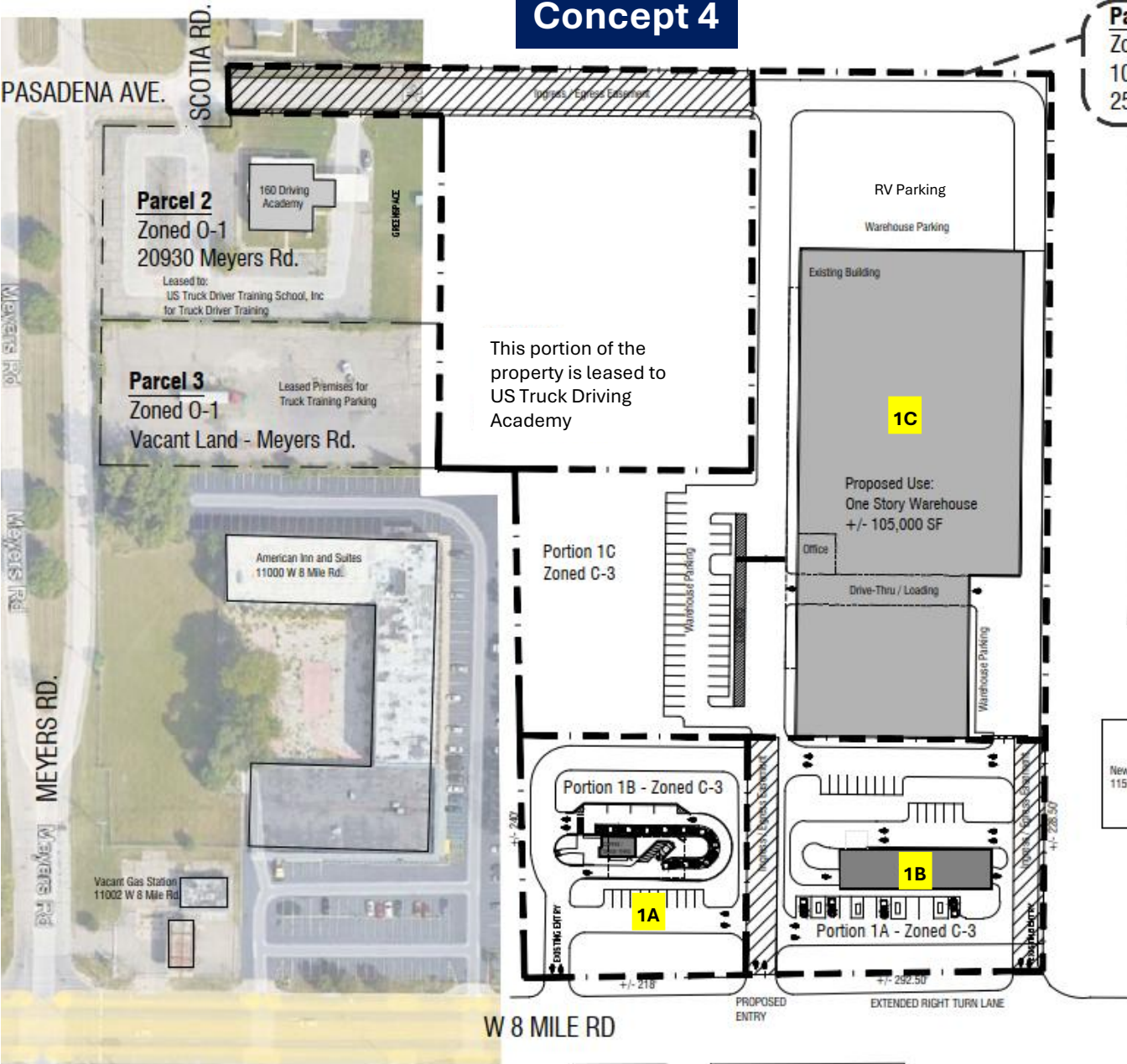


W 8 MILE RD

PROPOSED ENTRY EXTENDED RIGHT TURN LANE

■ = signage

Concept 4



Parcel 1
 Zoned C-3
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 25-32-451-023

10550 W 8 Mile
 Proposed Development
 10550 W 8 Mile Rd.
 Royal Oak Township, MI

Zoning: C-3
Minimum Lot Area: n/a
Minimum Lot Width: 100'
Maximum Height: 2 Stories / 35'
Setbacks:
 30' Adjacent to Residential
 Front-0
 Sides-0'
 Rear - 0'
 20' Parking Setback - Residential

Parcel 1
 10550 8 Mile Rd.
 Zoned C-3 / 25-32-451-023

Portion 1A
 Car Wash or Similar Use
 Parcel Area: 40,000 Sq. Ft.
 Parking Required: 1 / Employee + 15 Stacking

Portion 1B
 Drive-Thru or Food Service
 Portion Area: 40,000 Sq. Ft.
 Parking Required: 1/ 50 SF Eating Area + 1/
 Employee + 10 Stacking

Portion 1C
 One Story 105,000 SF Warehouse
 Portion Area: 251,922 Sq. Ft.
 70 Spaces Required / Provided

Car Rental
 11500 W 8 Mile Rd.

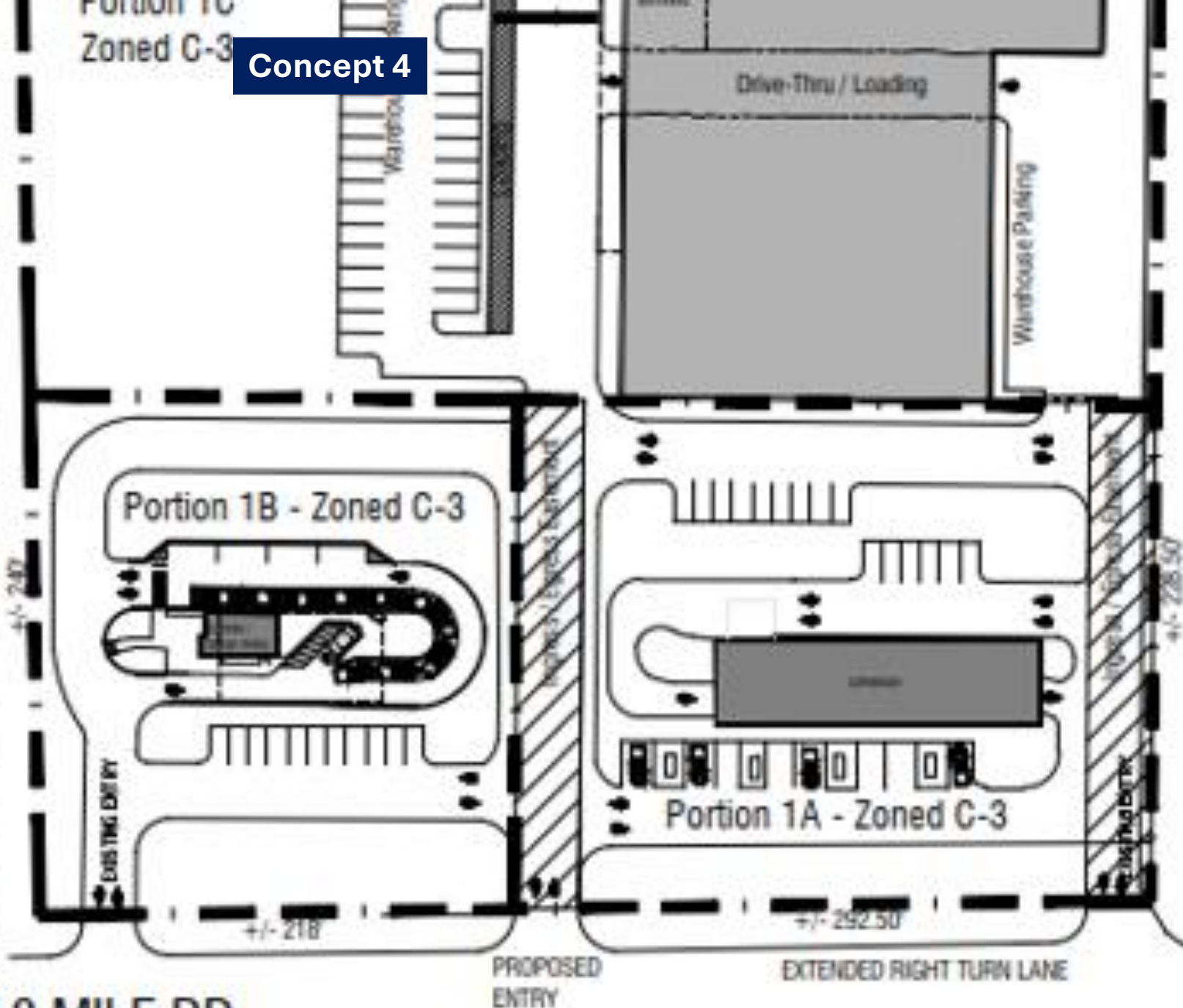
New Way Motors
 11500 W 8 Mile Rd.

December 16, 2024



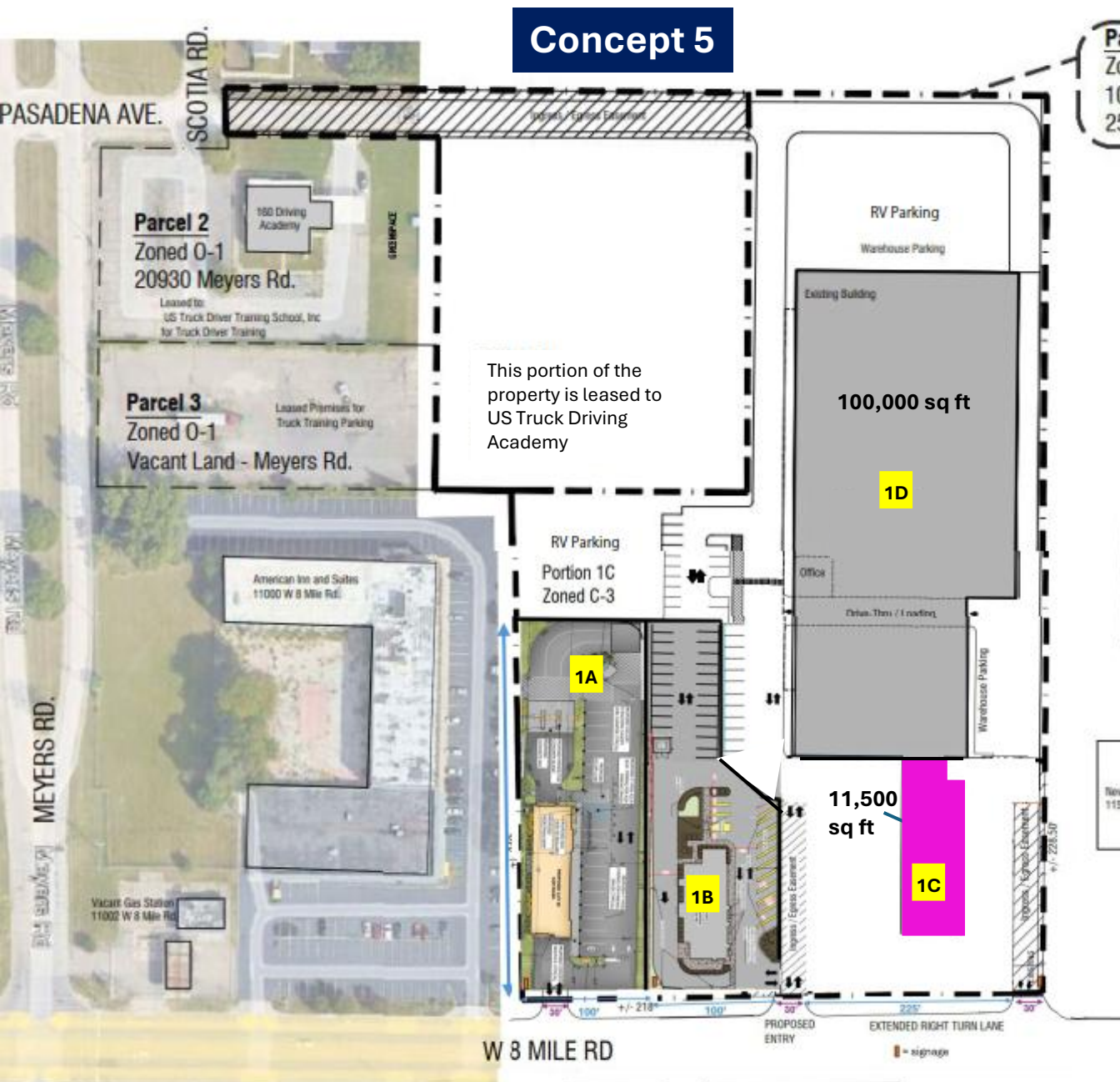
Portion 1C
Zoned C-3

Concept 4



W 8 MILE RD

Concept 5



Parcel 1
 Zoned C-3
 10550 8 Mile Rd.
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 Royal Oak Township, MI

Zoning: C-3
Minimum Lot Area: n/a
Minimum Lot Width: 100'
Maximum Height: 2 Stories / 35'
Setbacks:
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 Front-0
 Sides-0'
 Rear - 0'
 20' Parking Setback - Residential

Parcel 1
 10550 8 Mile Rd.
 Zoned C-3 / 25-32-451-023

Portion 1A
 Car Wash or Similar use
 Parking Required: 14 Vacuum/ Clean Station + 4 Employee + 12 stacking

Portion 1B
 Drive-Thru or Food Service
 Portion Area: 40,000 Sq. Ft.
 Parking Required: 1/ 50 SF Eating Area + 1/ Employee + 10 Stacking

Portion 1C
 One Story 105,000 SF Warehouse
 Portion Area: 251,922 Sq. Ft.
 70 Spaces Required / Provided
 11,500 SF Retail in front

Portion 1D
 100,000 +/- Sq. Ft. self-storage / warehousing



Concept 5

RV P
Portion 1C
Zoned C-3

Office

Office / Thru / Loading

Warehouse Parking

11,500
sq ft

Ingress / Egress Element

Ingress / Egress Element

+/- 228.50

PROPOSED
ENTRY

EXTENDED RIGHT TURN LANE
ENTRY

■ = signpost

W 8 MILE RD

