



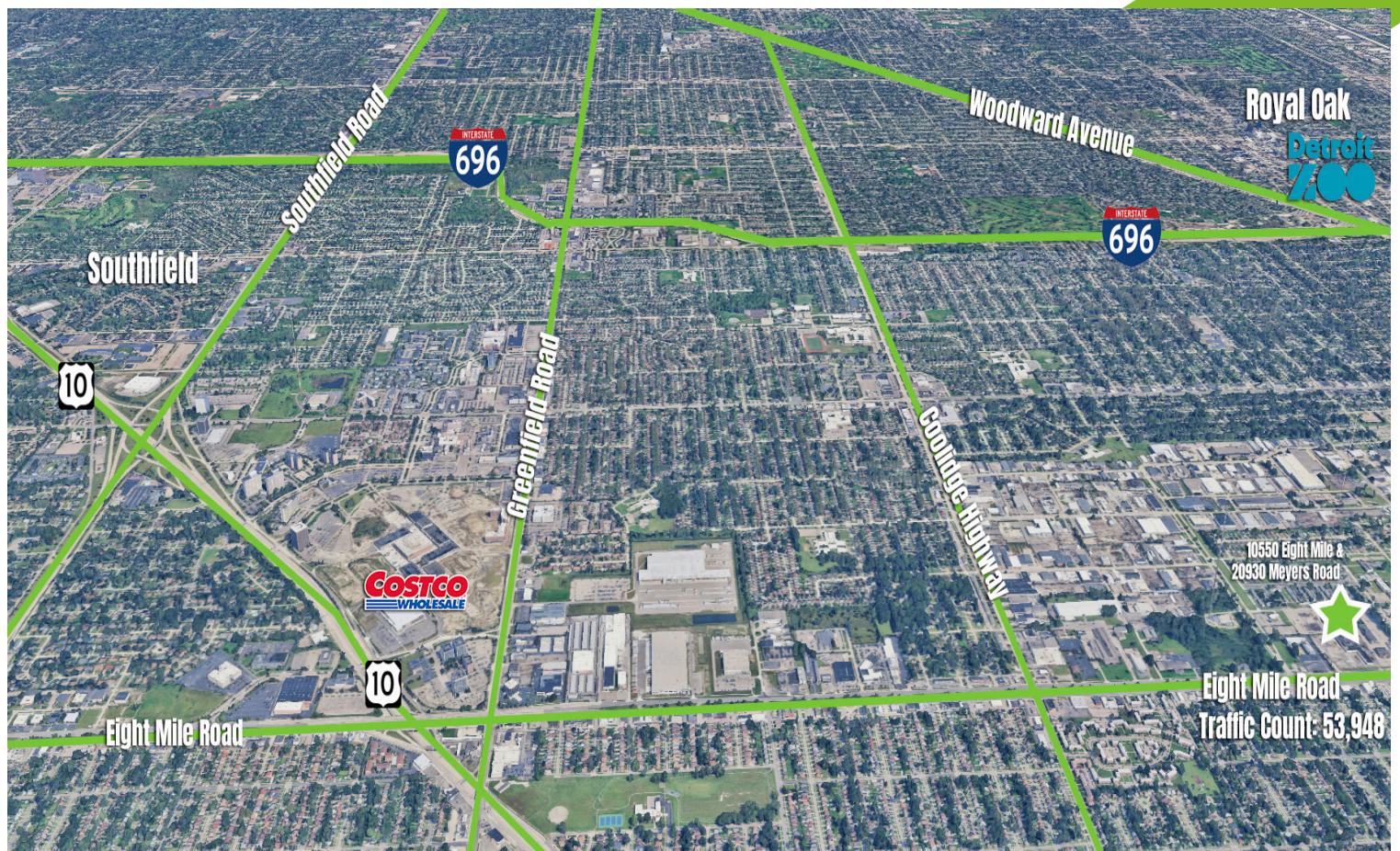
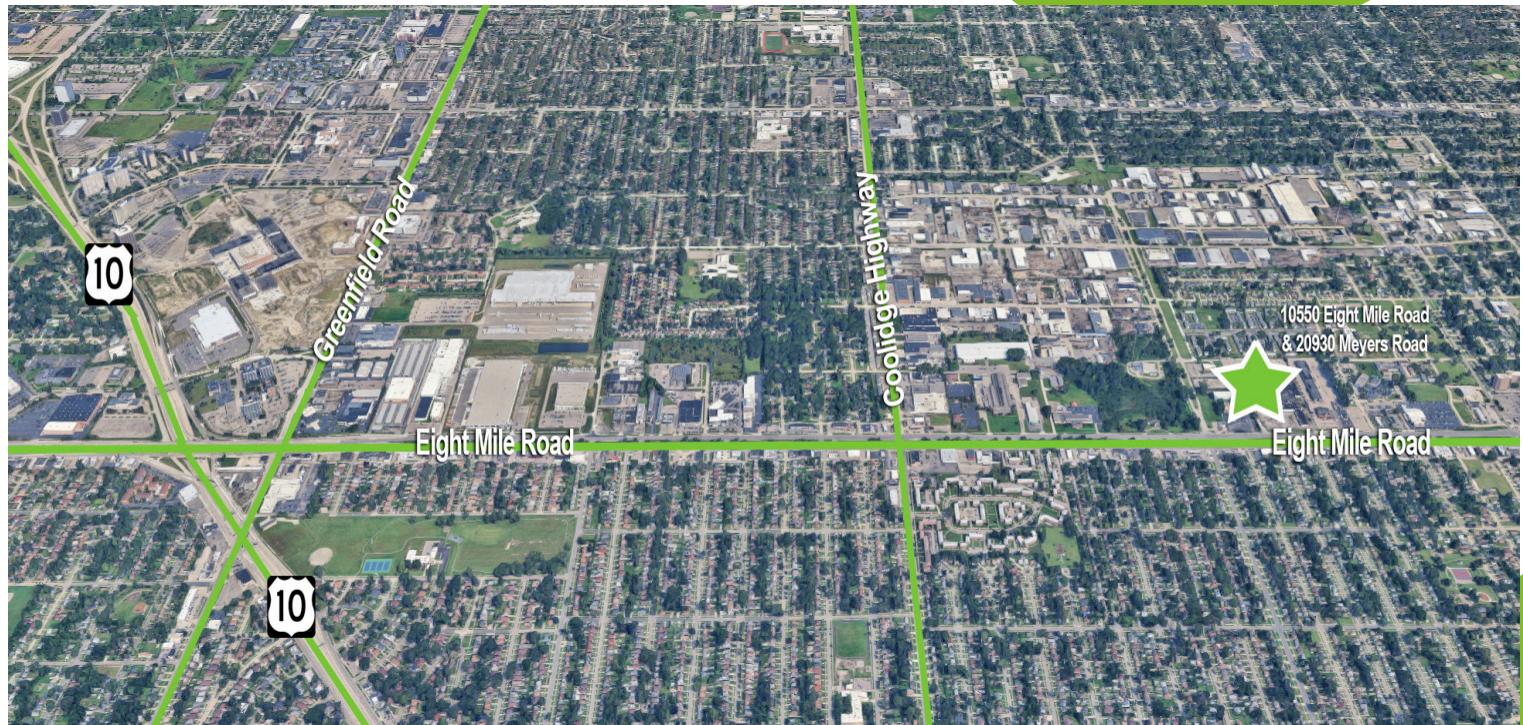
## 10550 Eight Mile Rd. & 20930 Meyers Rd. Royal Oak, MI

### 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



CONTACT US  
248-710-8000  
691 N. Squirrel Rd, Suite 290  
Auburn Hills, MI 48326  
[www.team-core.com](http://www.team-core.com)

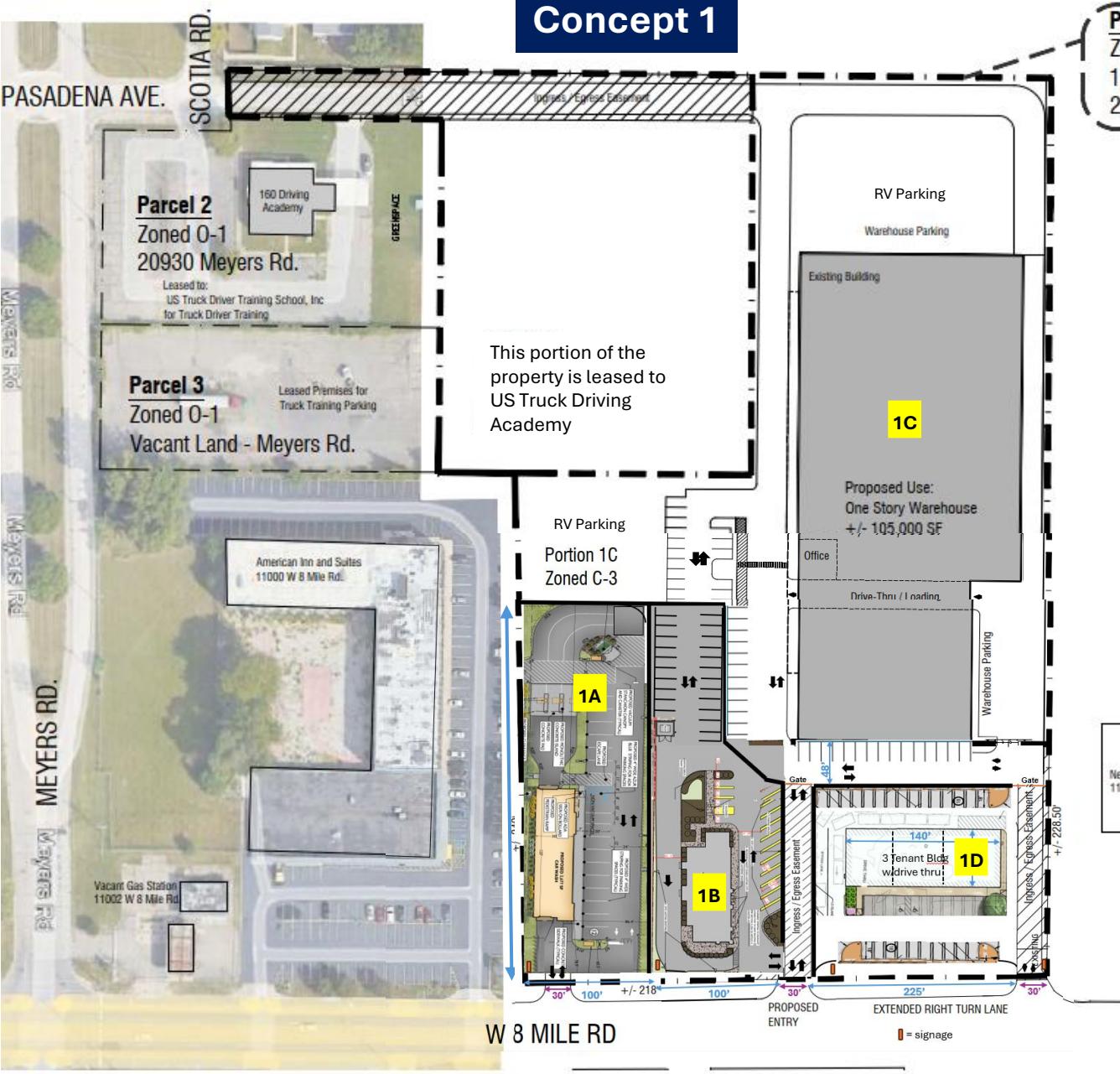


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Associate Broker  
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Samuel A. McLean  
Vice President  
248 -935 - 7237  
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# Concept 1



**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

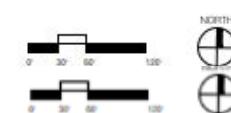
Drive-Thru or Food Service  
4,000 SF Bldg  
Parking Required: 1/ 50 SF Eating Area + 1/  
Employee + 10 Stacking

## Portion 1C

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

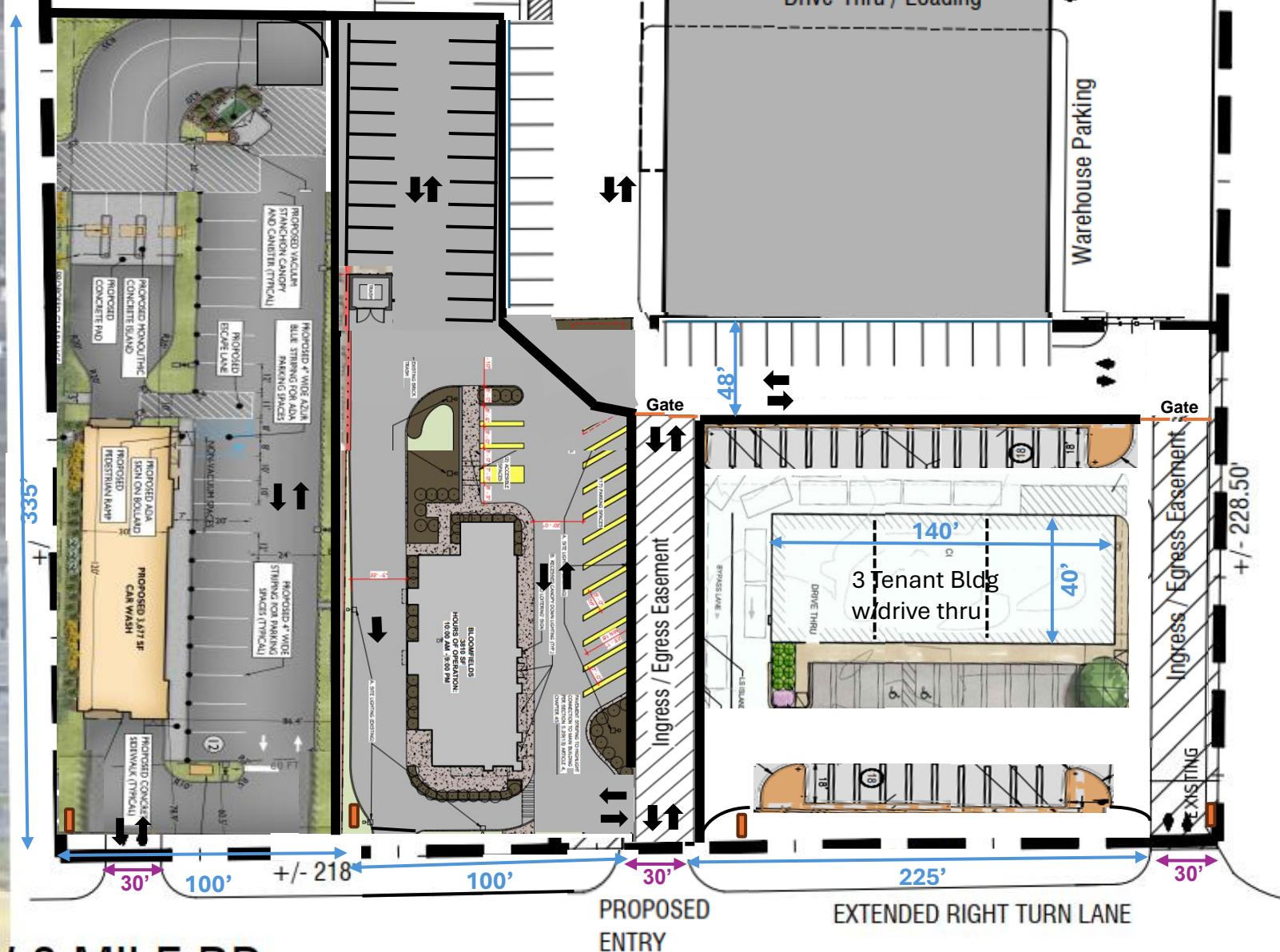
## Portion 1D

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



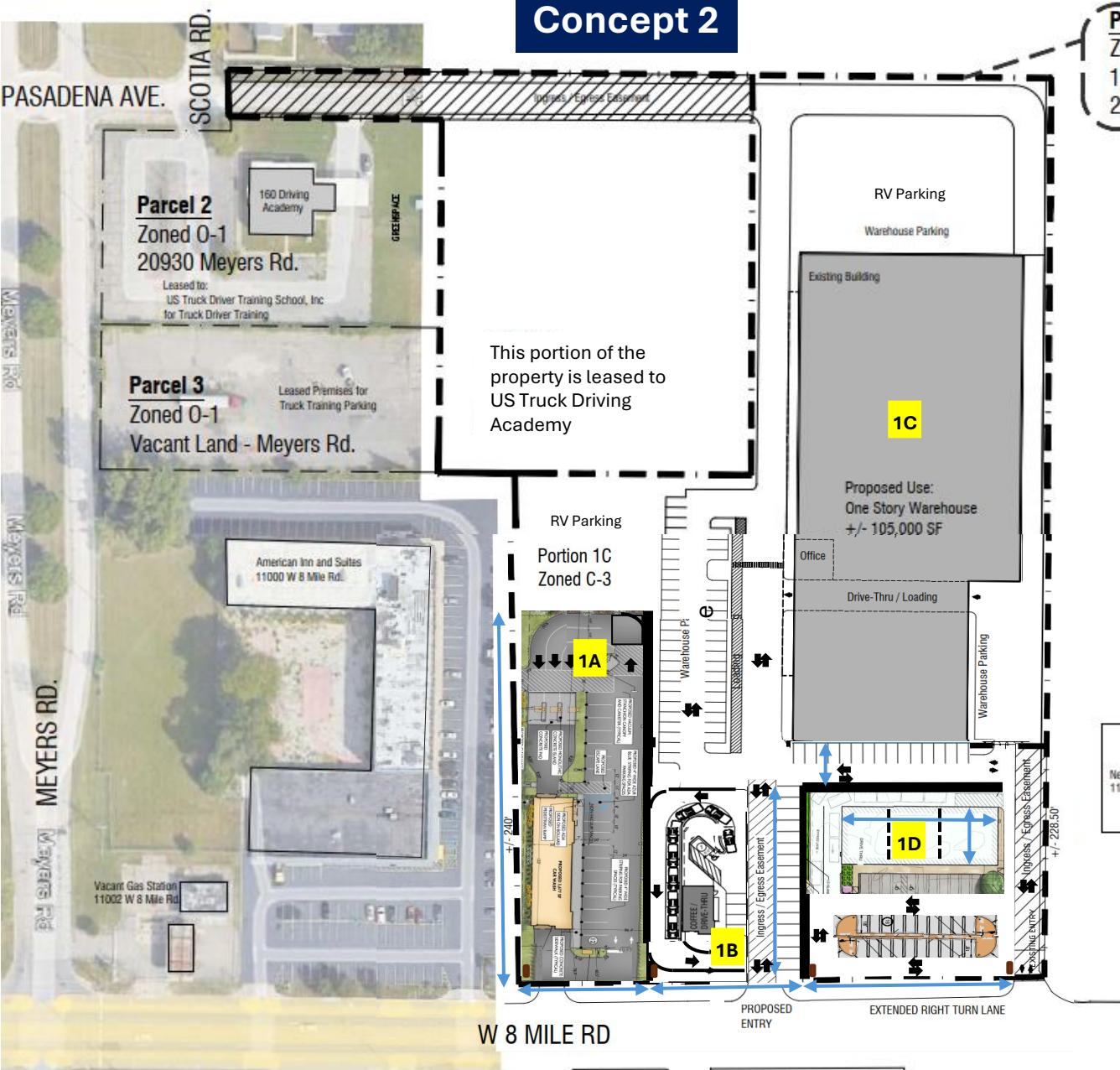
## Portion 10 Zoned C-3

## Concept 1



W 8 MILE RD

## Concept 2



**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  
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

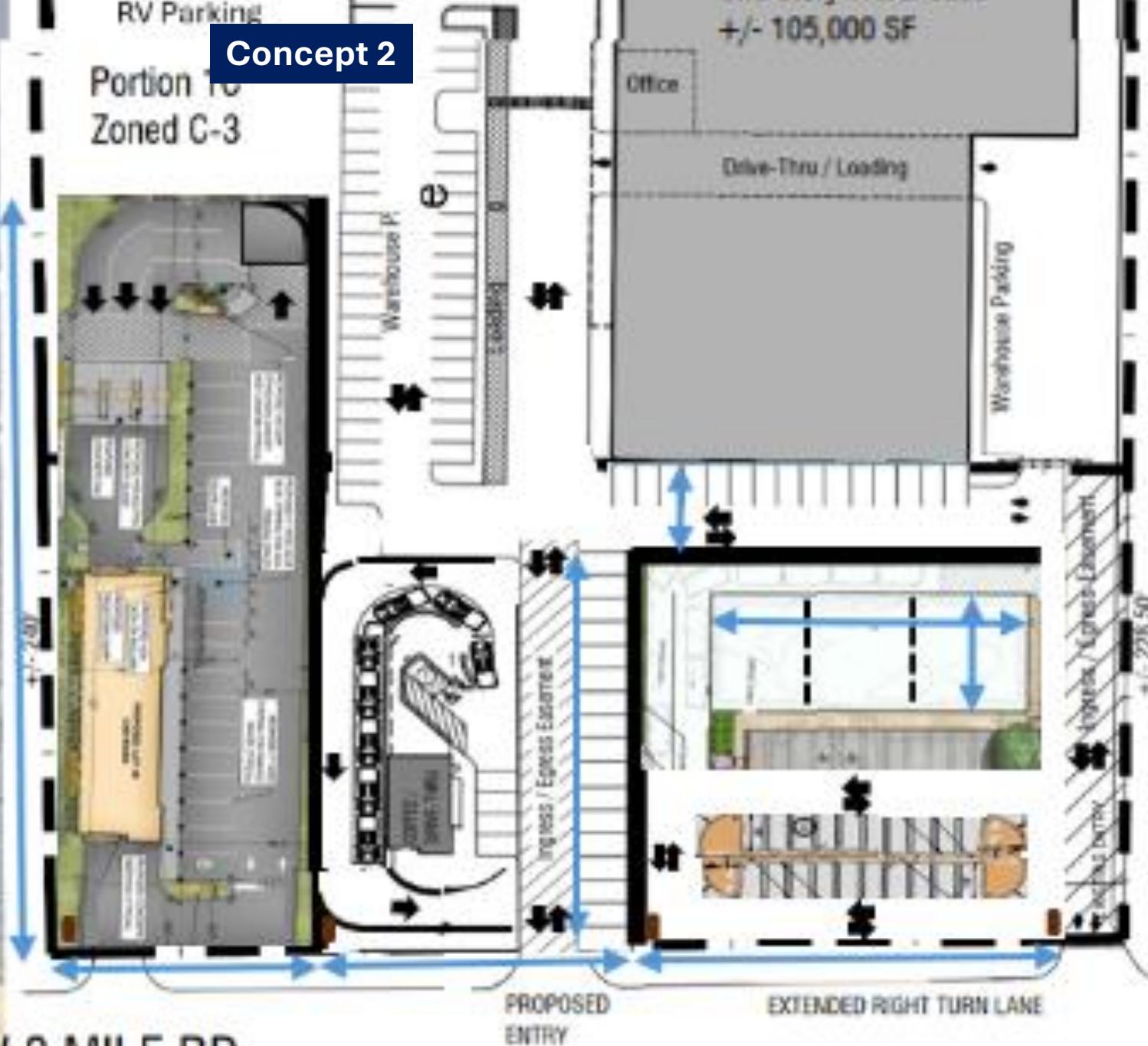


## Concept 2

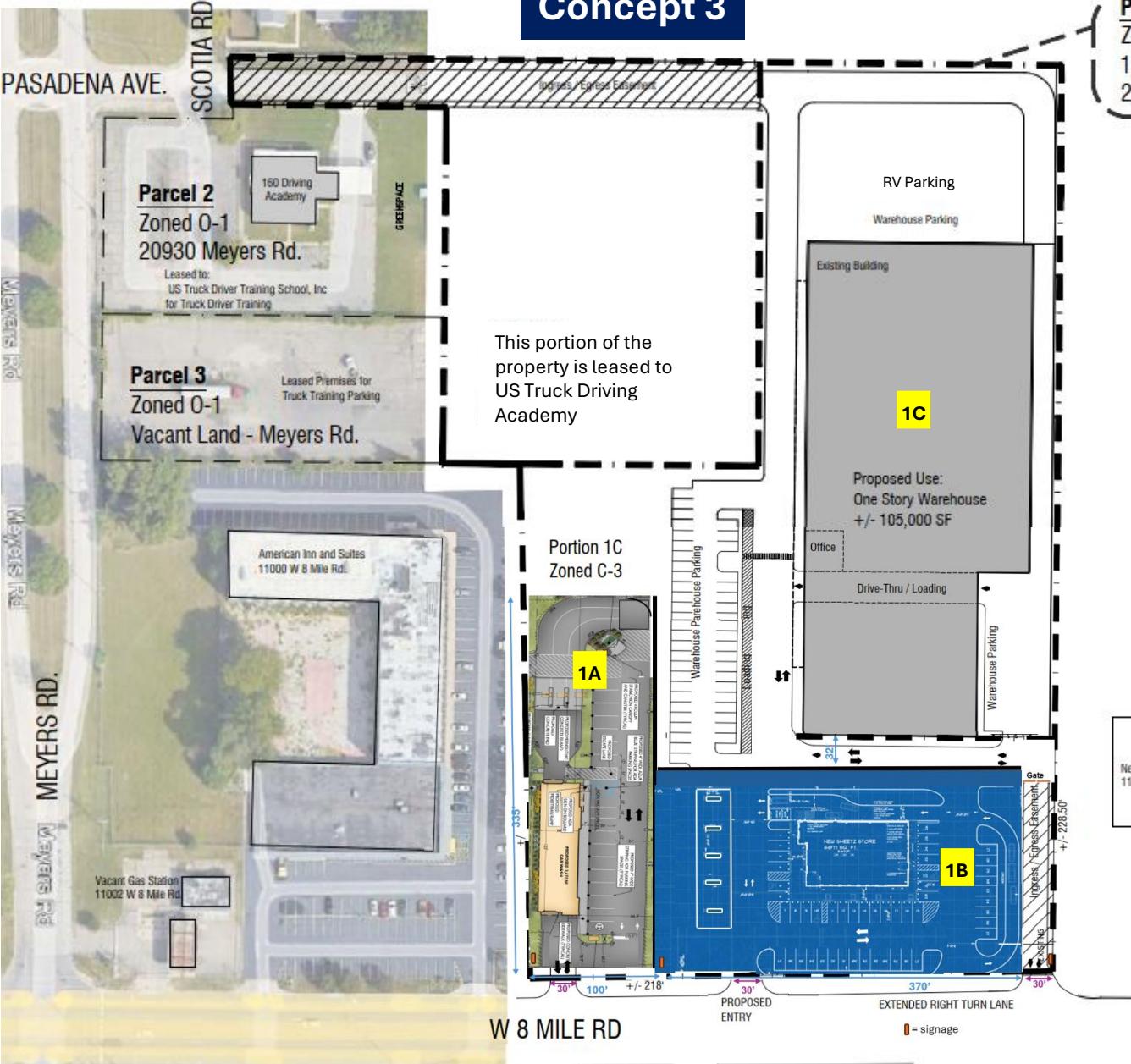
**Portion 1C**  
**Zoned C-3**

One Story Warehouse  
+/- 105,000 SF

W 8 MILE RD



## 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 / 25-32-451-02

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

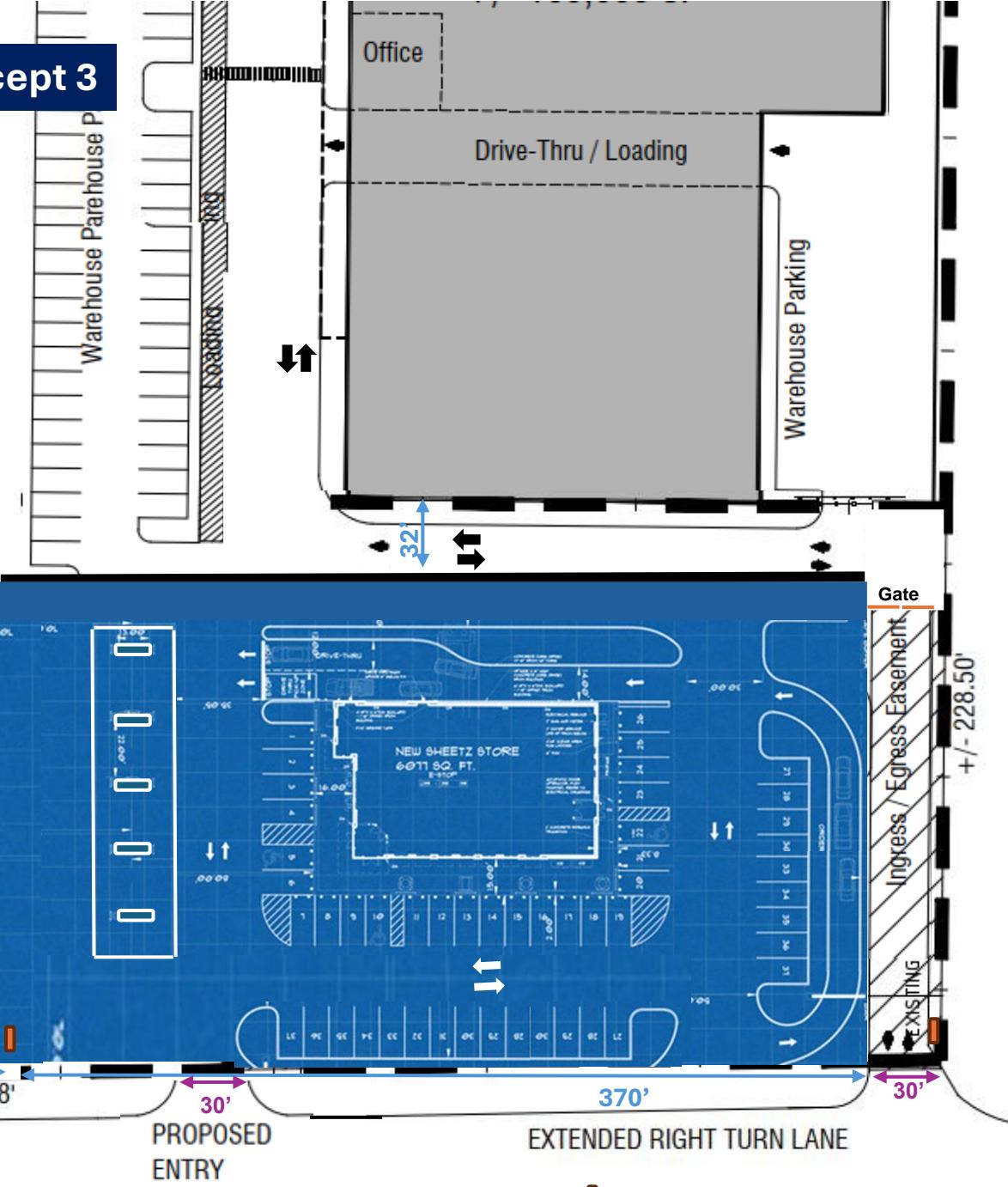
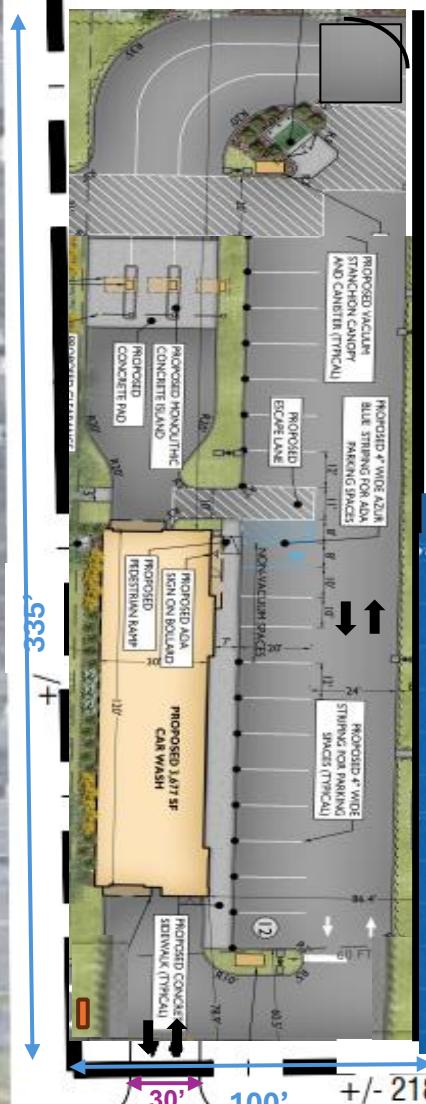
**Portion 1B**  
One Story 6,011 SF Retail/Food  
40 Spaces Provided + 9 Employee +  
10 stacking  
10 Pump Gas Station

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



## Portion 10 Zoned C-3

## Concept 3



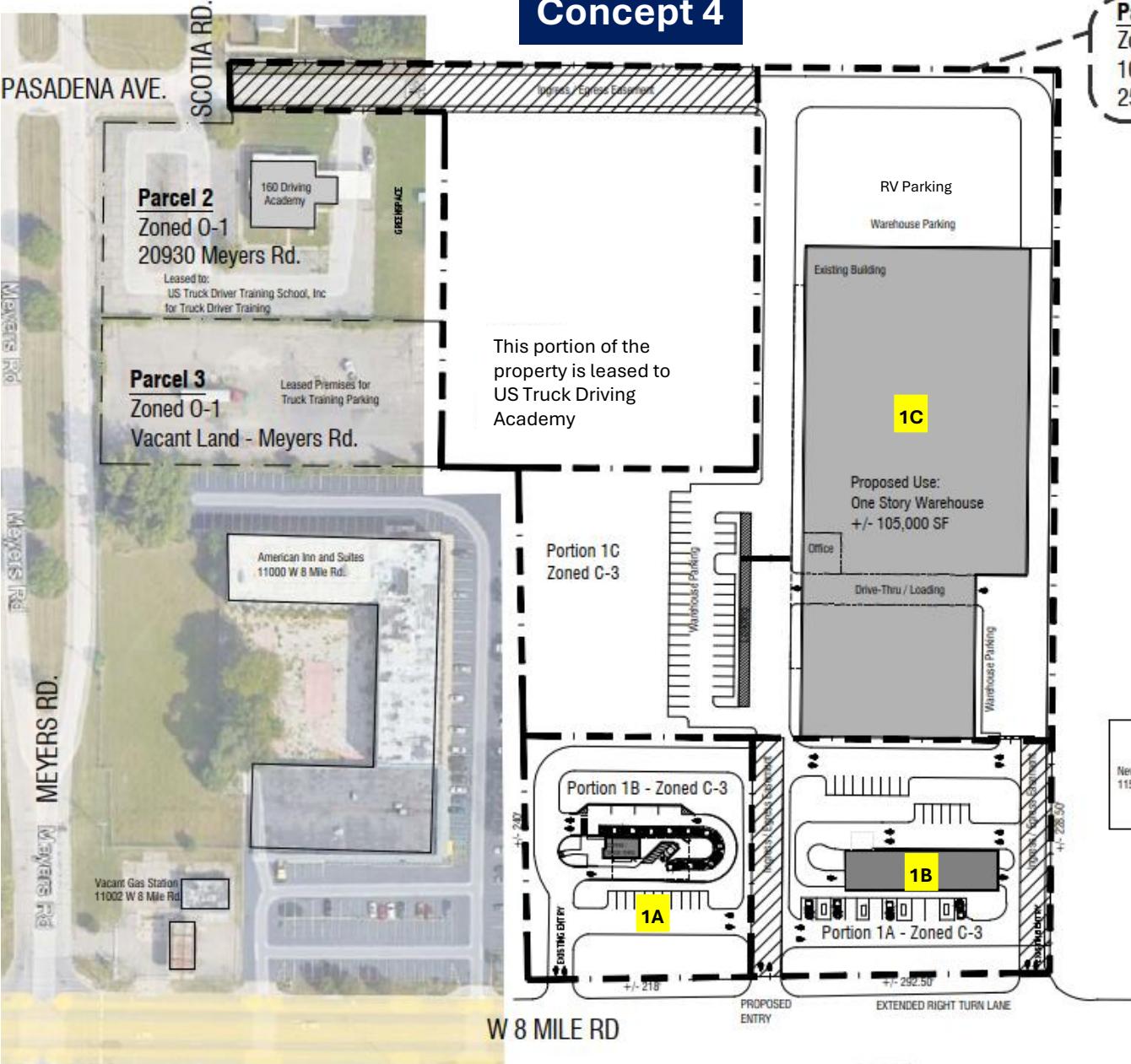
W 8 MILE RD

## PROPOSED ENTRY

## EXTENDED RIGHT TURN LANE

|| = signage

## Concept 4



**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 / 50 SF Eating Area + 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

December 18, 2024

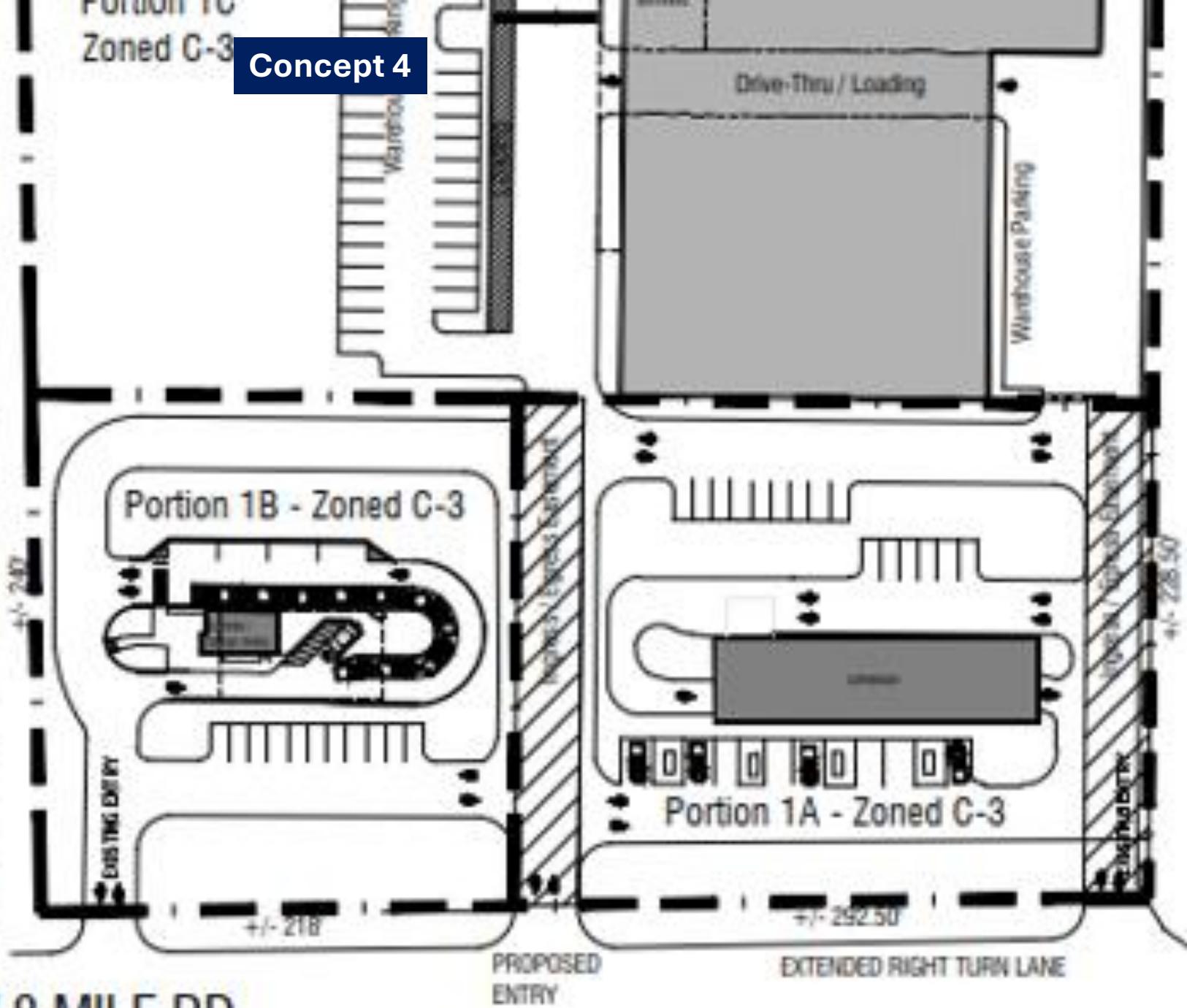


**DESIGNHAUS**  
EST. 1988  
ARCHITECTURE

3300 Auburn Rd., Auburn Hills, MI 48326  
p 248.561.4422 [www.designhaus.com](http://www.designhaus.com)

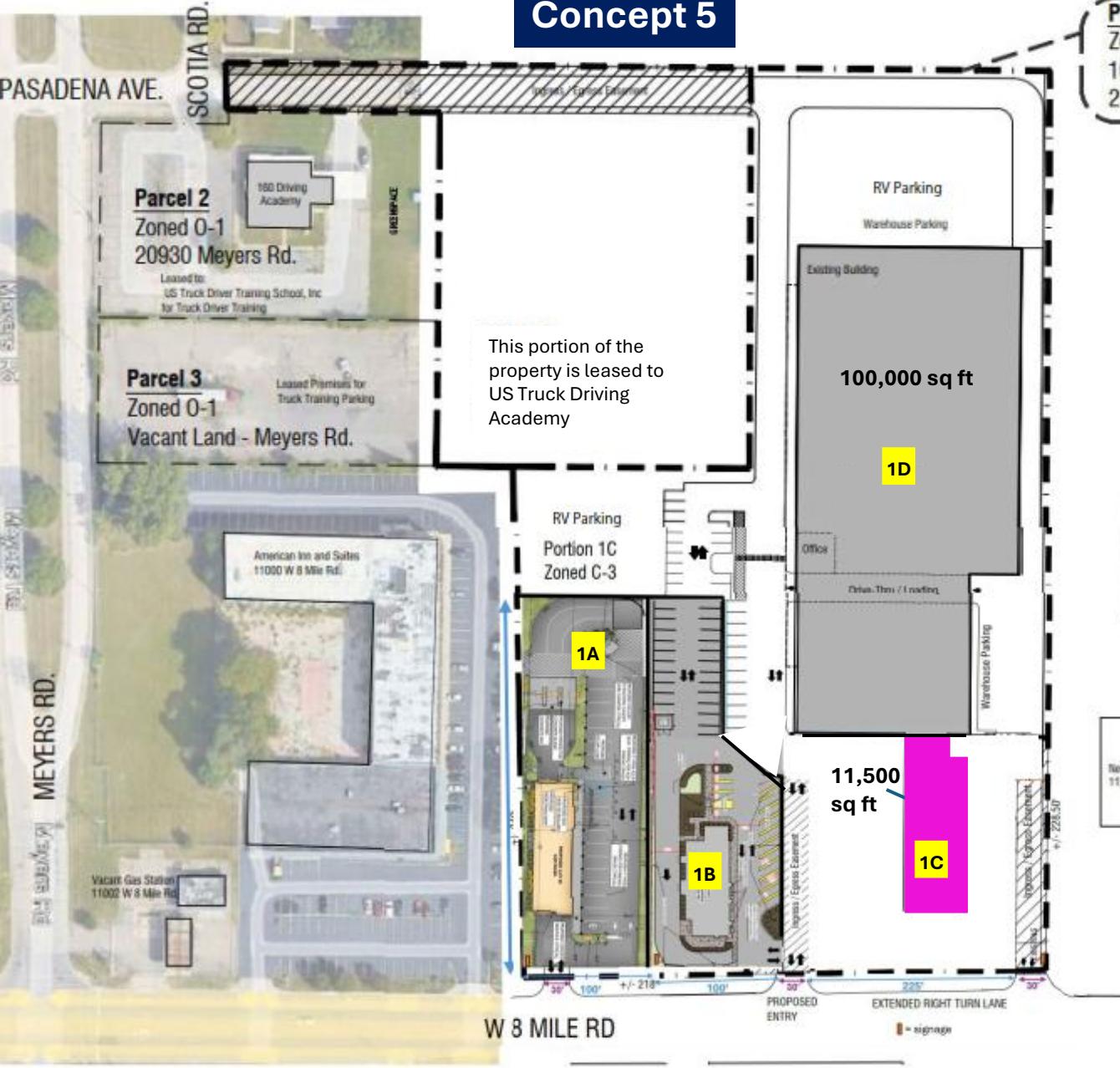
Portion 1C  
Zoned C-3

## Concept 4



W 8 MILE RD

## Concept 5



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

**10550 W 8 Mile**  
Proposed Development  
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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'  
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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



## Concept 5

RVP  
Portion 1C  
Zoned C-3

