

# NORTHLAND PLAZA OUTLOT



**MID-AMERICA**<sup>®</sup>  
Real Estate-Michigan, Inc.

AVAILABLE NOW

8 Mile & Greenfield Roads / Oak Park, MI



RETAIL OPPORTUNITY

# NORTHLAND PLAZA OUTLOT



## Address

8 Mile & Greenfield Roads  
Oak Park, MI 48237

## Availability

1.25 +/- AC  
Available Now

## Features

Retail pad site available on the east side of Greenfield Road between Taco Bell and a new free standing Foot Locker, just north of 8 Mile Road. The site offers 160' of frontage along Greenfield Road which sees traffic counts in excess of 43,000 VPD.

This property strategically located in the geographic center of Southeast Michigan with easy access to multiple major highways and the city of Southfield. Southfield is home to 25 percent of the businesses operating in Oakland County and 25 percent of its 1,000 international firms are from 39 countries. The site benefits from its location surrounded by numerous offices, universities, major medical centers and dense residential neighborhoods. The property sits just south of St. John Providence Park Hospital, one of Metro Detroit's principal medical campuses. In 2016, Providence Park had over 18,000 admissions, 5,600 out patient surgeries, 4,983 in patient surgeries and 72,000 ER visits. The site is also surrounded by multiple institutions of higher learning: Lawrence Technological University, DeVry University, Central Michigan University and Oakland Community College creating thousands of students in the general vicinity. In addition, there are 150,000 residents within a 3 mile radius.

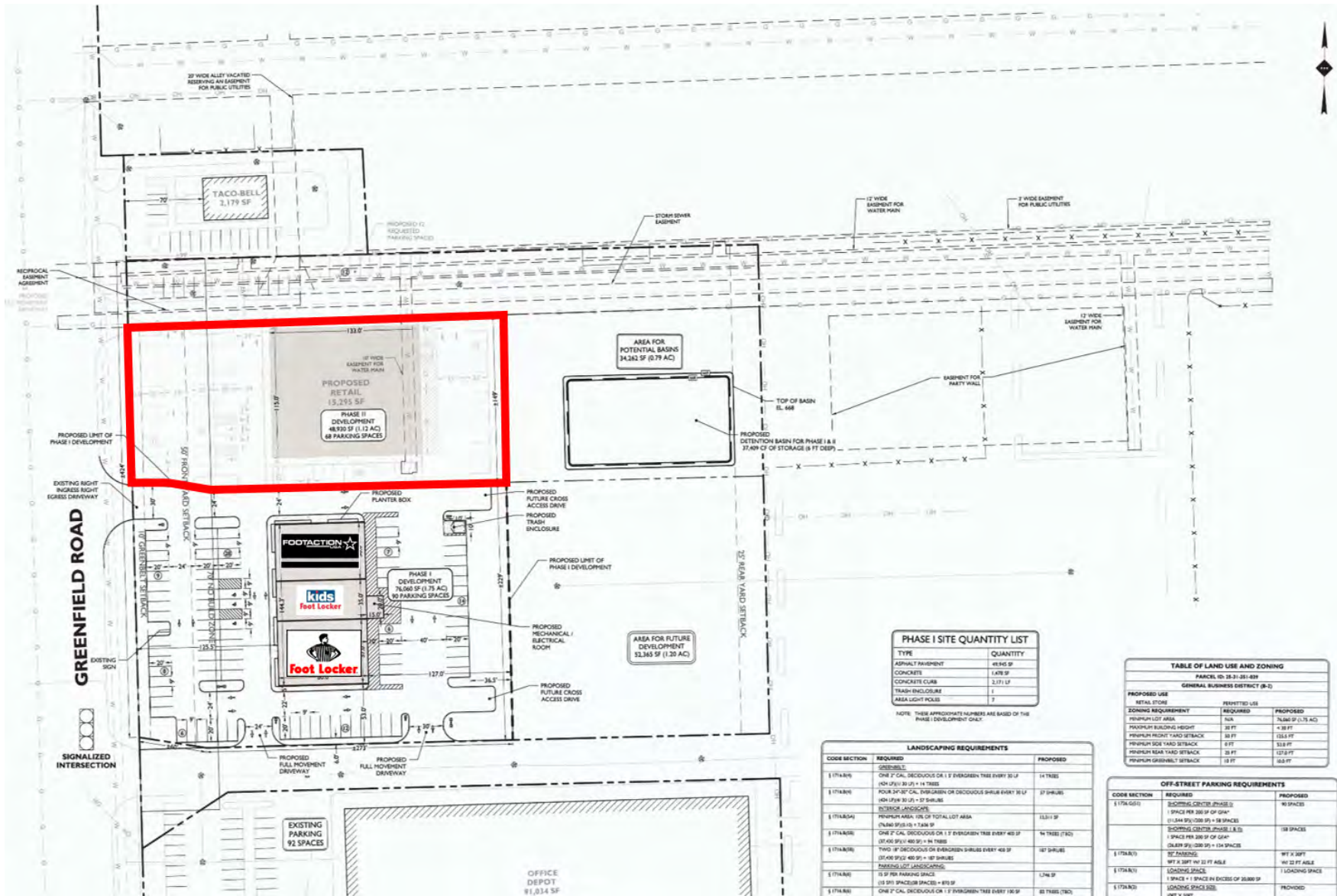


## Demographics

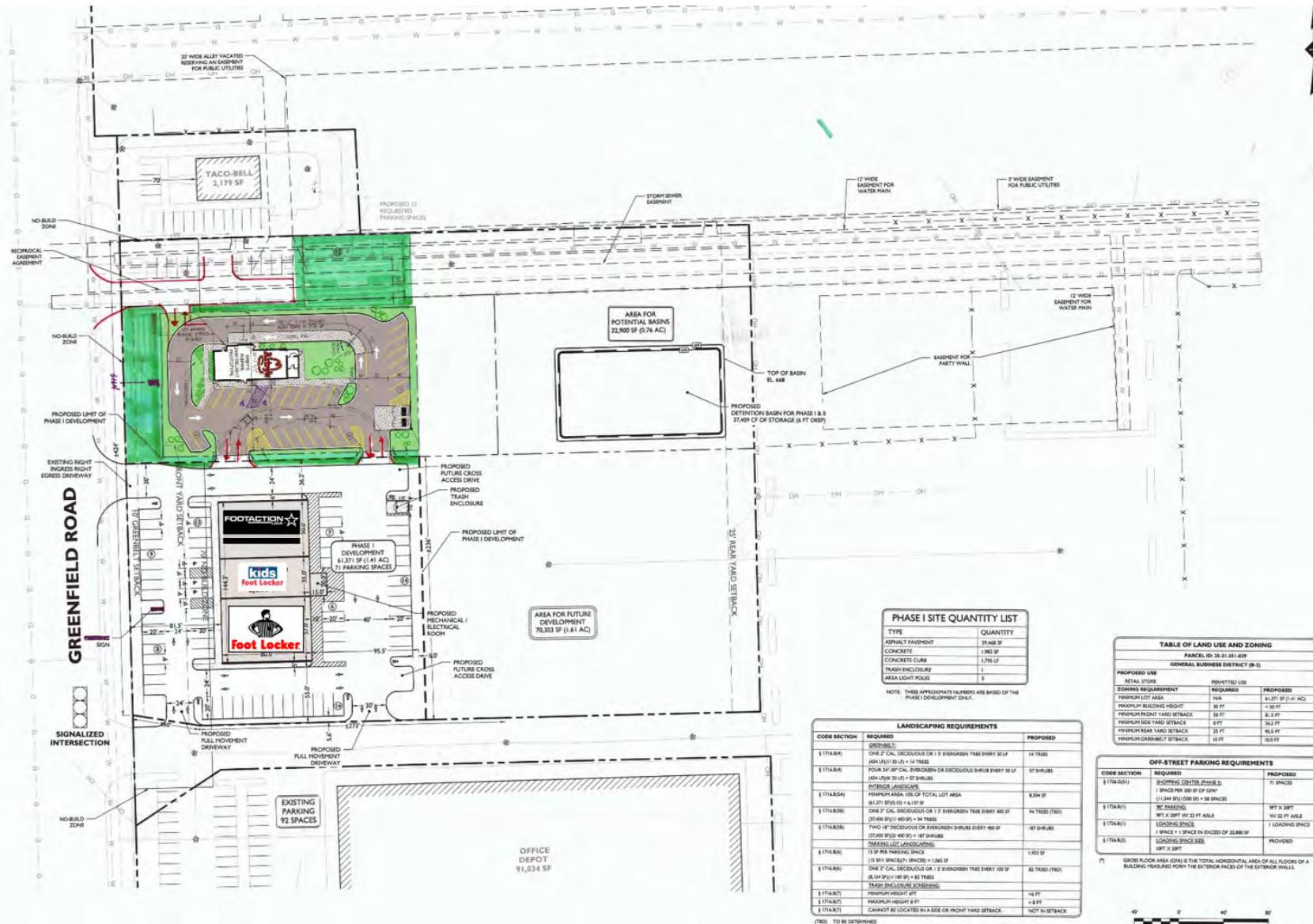
	1 MILE	3 MILES	5 MILES
POPULATION	16,145	158,031	374,768
HOUSEHOLDS	6,671	62,983	154,707
AVG HOUSEHOLD INCOME	\$56,342	\$59,021	\$64,671
DAYTIME POPULATION	21,622	148,471	366,394

This information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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**PHASE I SITE QUANTITY LIST**

TYPE	QUANTITY
ASPHALT PAVEMENT	29,488 SF
CONCRETE	2,862 SF
CONCRETE CURB	1,770 LF
TRASH ENCLOSURE	1
AREA LIGHT POLES	5

NOTE: THESE APPROXIMATE NUMBERS ARE BASED ON THE PHASE I DEVELOPMENT ONLY.

**LANDSCAPING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 171A.61	ONE 2" CAL. DECIDUOUS OR 1" EVERGREEN TREE EVERY 30 LF (MIN. 12" DB) = 14 TREES	14 TREES
§ 171A.62	FOUR 3/4" CAL. EVERGREEN OR DECIDUOUS SHRUB EVERY 30 LF (MIN. 12" DB) = 14 SHRUBS	87 SHRUBS
§ 171A.63A	MINIMUM AREA 1% OF TOTAL LOT AREA	8,334 SF
§ 171A.63B	ONE 2" CAL. DECIDUOUS OR 1" EVERGREEN TREE EVERY 60 SF (3" DB) 30"0" 40" 50" = 14 TREES	14 TREES (150)
§ 171A.63C	TWO 1/2" DECIDUOUS OR PERENNIAL SHRUBS EVERY 60 SF (3" DB) 30"0" 40" 50" = 87 SHRUBS	87 SHRUBS
§ 171A.64	15 SF PER PARKING SPACE (15 50% SPACES) SPACES = 1,065 SF	1,065 SF
§ 171A.65	ONE 2" CAL. DECIDUOUS OR 1" EVERGREEN TREE EVERY 100 SF (MIN. 12" DB) = 62 TREES	62 TREES (150)
§ 171A.66	MINIMUM HEIGHT 6 FT	-4 FT
§ 171A.67	MINIMUM HEIGHT 8 FT	< 8 FT
§ 171A.68	CANNOT BE LOCATED IN A SIDE OR FRONT YARD SETBACK	NOT IN SETBACK

(150) TO BE DETERMINED

**TABLE OF LAND USE AND ZONING**  
PARCEL ID: 20-31-351-019  
GENERAL BUSINESS DISTRICT (B-2)

PROPOSED USE	PERMITTED USE	PROPOSED
RETAIL STORE	RETAIL STORE	PROPOSED
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	750	1,371 SF (1.41 AC)
MINIMUM BUILDING HEIGHT	30 FT	> 30 FT
MINIMUM FRONT YARD SETBACK	25 FT	82.5 FT
MINIMUM SIDE YARD SETBACK	5 FT	32.5 FT
MINIMUM REAR YARD SETBACK	25 FT	32.5 FT
MINIMUM GARAGE SETBACK	25 FT	32.5 FT

**OFF-STREET PARKING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 171A.60(1)	SHOPPING CENTER (20,000 - 50,000 SF) 1 SPACE PER 200 SF OF GFA (11,544 SF) (58.00 SF) = 58 SPACES	71 SPACES
§ 171A.60(2)	OFFICE BUILDING 1 SPACE PER 1,000 SF OF GFA	10 SPACES
§ 171A.60(3)	LOADING SPACE 1 SPACE + 1 SPACE IN EXCESS OF 20,000 SF	PROPOSED
§ 171A.60(4)	LOADING SPACE SIDE 1 SPACE PER 1,000 SF OF GFA	PROPOSED

(1) GROSS FLOOR AREA (GFA) IS THE TOTAL HORIZONTAL AREA OF ALL FLOORS OF A BUILDING MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS.





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BIRDEYE VIEW

# NORTHLAND PLAZA OUTLOT



# NORTHLAND PLAZA OUTLOT





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