

AUBURN HILLS

Former Pistons Practice Facility
6 Championship Dr.
Auburn Hills, MI 48326



PROPERTY FEATURES

The former practice facility of the Detroit Pistons is now available. The neighboring property will be developed into the premier Oakland County Class A office/technology/research & development destination. Undisturbed natural space surrounds the site which future owners/tenants can take advantage of by creating outdoor amenities for its employees with walkways, wetlands, sitting areas, fountains, and unique meeting spaces that cultivate interactions. New construction can be situated in a manner that will maximize both visibility from the interstate and the unique natural environment of the site.

Approximately 40k sf of retail service and restaurant space is planned to be located along Lapeer Rd. This retail area will create a destination anchored by great streets and pedestrian oriented storefronts that will be accessed by direct connections from the site interior.

This site offers superior access to the freeway. I-75 interchanges are adjacent to the site which provides simple and direct access to the project. Lapeer Rd. (M-24) is a north-south state trunkline highway that services the site for commuters who come from areas not served by I-75. Retailers within minutes of this location include: Great Lakes Crossing, Costco, Sam's Club, The Auburn Mile Shopping Center, and The Home Depot.

Oakland County expects to see job growth projected at a rate of 1.4% per year, or 10,300 jobs. Economists forecast that Oakland County will set a new employment high by the Summer of 2021.

The current land use and zoning designations allow a wide range of uses ideal for any of the following: corporate headquarters, research and development, technology and research, medical, retail, hotel, mixed use.

DEMOGRAPHICS

	3mi	5mi	10mi
Total Households	17,023	51,501	194,248
Total Population	43,267	131,130	485,237
Ave. HH Income	\$101,917	\$99,002	\$113,606

DAILY TRAFFIC COUNTS

Harmon Rd.	4,000
Lapeer Rd.	40,000
I-75	87,000



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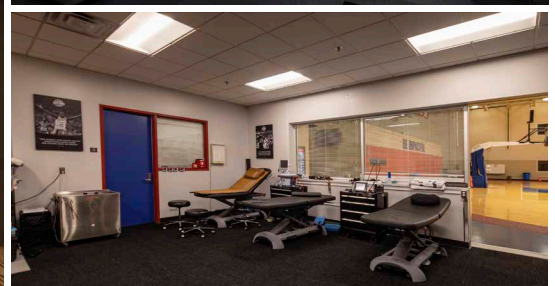
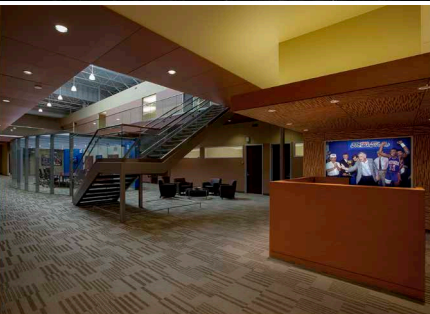
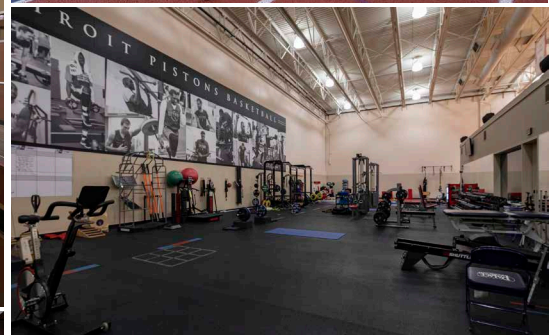
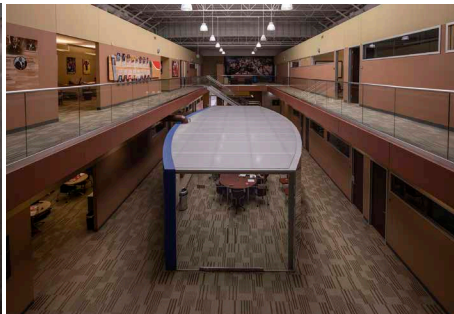
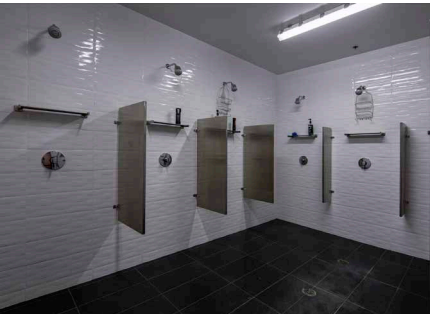
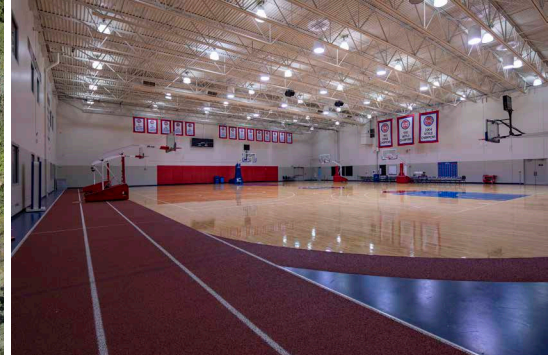
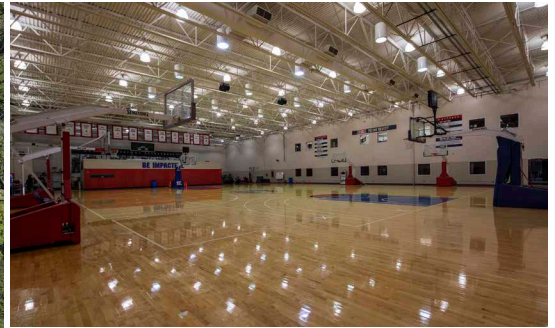


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AUBURN HILLS

PALACE RESEARCH & DEVELOPMENT PARK

RETAIL/RESTAURANTS



DEVELOPMENT CALCULATIONS
 GROUND RESTAURANT BUILDING AREA (G.B.A.) = 21,091 S.F.
 USABLE BUILDING AREA (80% G.B.A. ASSIGNED) = 17,213 S.F.
 RESTAURANT PARKING REQUIRED PER ORDINANCE (100 S.F. USABLE = 350 SPACES)
 TOTAL PROVIDED = 313 SPACES

THE PALACE RETAIL DEVELOPMENT

AUBURN HILLS, MICHIGAN

Schostak
BROTHERS & COMPANY



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 ARCHITECTS & PLANNERS
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 PROJECT NO. 5046

DESIGN DATE: REVIEW 4.13.19
 PREPARED BY: REVIEW 4.13.19
 CHECKED BY: REVIEW 5.2.19
 APPROVED BY: REVIEW 7.2.19
 PRELIMINARY
 NOT FOR CONSTRUCTION
 P1.05
 CAD DWG 5564 P1.5 OVERLAY.DWG

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