EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

1150 STEPHENSON HWY FOR SALE

1150 Stephenson Hwy, Troy, MI 48083

FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1150 Stephenson Hwy | Troy, MI 48083

PROPERTY OVERVIEW

1150 Stephenson Highway presents a unique opportunity to acquire a highly visible corporate headquarters or multi-tenant investment property along the I-75 corridor in Troy. The 18,131 SF building combines prominent freeway exposure and building signage with a versatile interior layout suitable for a variety of professional, financial, legal, technology, and corporate users. A central hallway naturally divides the building into three distinct sections, each supported by common-area restrooms, allowing the property to function efficiently for a single owner-user or be configured for multiple occupants. With easy access to I-75 and proximity to Troy's major business corridors, the property offers an exceptional combination of visibility, accessibility, and long-term flexibility.

OFFERING SUMMARY

Sale Price - REDUCED:	Was $2,450,000 NOW $2,350,000
Building Size:	18,131 SF
Price / SF:	$129.61
Year Built:	1982
Zoning:	RC - Research Center District

PROPERTY HIGHLIGHTS

- Exceptional I-75 Frontage & Visibility (over 130,000 vehicles per day I-75)
- Owner-User or Multi-Tenant Potential – Flexible layout accommodates a single corporate occupant or multiple tenants with common-area restrooms
- Premier Troy Location – Strategically positioned along the I-75 corridor with convenient access to Big Beaver Road, I-696 and the greater Metro Detroit market
- High-End Corporate Environment – Quality existing improvements provide an attractive setting for financial, legal, professional, technology, R&D and other headquarters users
- Strong Parking & Site Presence – Situated on approximately 1.7 acres with 72 parking spaces and excellent visibility from one of Metro Detroit's most heavily traveled freeways
- Roof replaced in 2025 and parking lot partially replaced, seal coated and striped 2026

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 1150 Stephenson Hwy | Troy, MI 48083

BUILDING INFORMATION

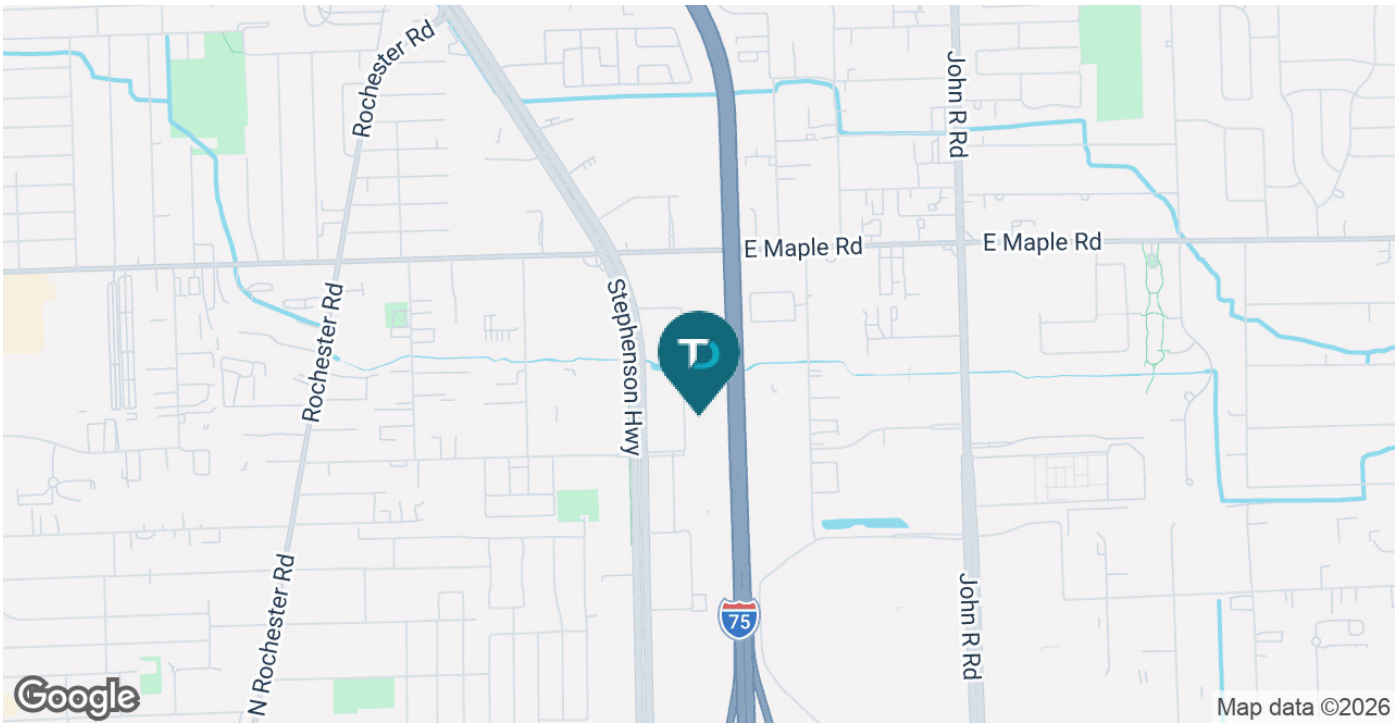
Price/SF:	$129.61
Building Size:	18,131 SF
Year Built:	1982
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	72

PROPERTY INFORMATION

Lot Size:	1.70 AC
Property Type:	Office
Property Subtype:	Office Building
2025 Taxes:	$40,586
Zoning	RC - Research Center District
Traffic Count:	31,868 Vehicles/Day on Stephenson Hwy; 109,394 Vehicles/Day on I-75 (Costar, 2024)
Legal Description:	Available upon request
APN:	20-35-126-019

LOCATION INFORMATION

Located on the east side of Stephenson Hwy between 14 Mile and 15 Mile Roads in Troy, MI.



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ADDITIONAL PHOTOS: 1150 Stephenson Hwy | Troy, MI 48083

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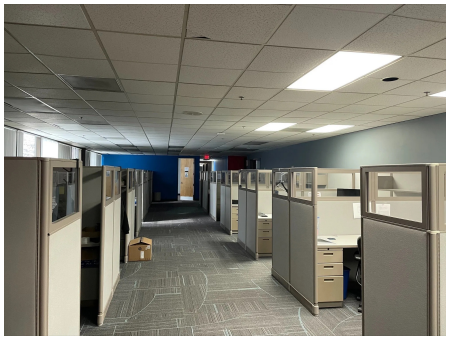

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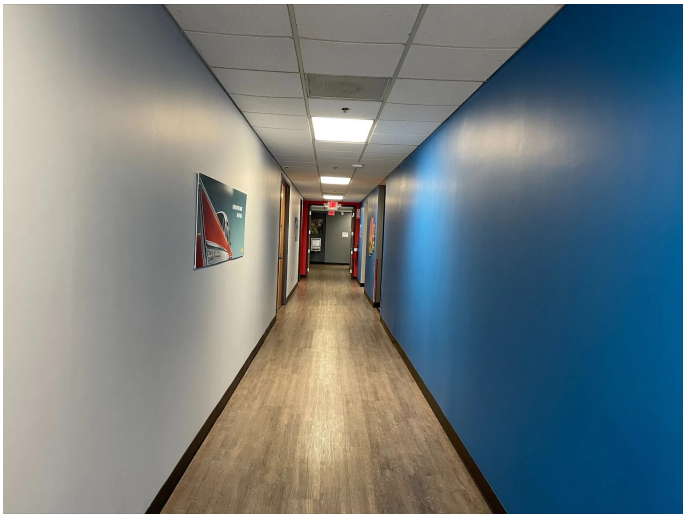

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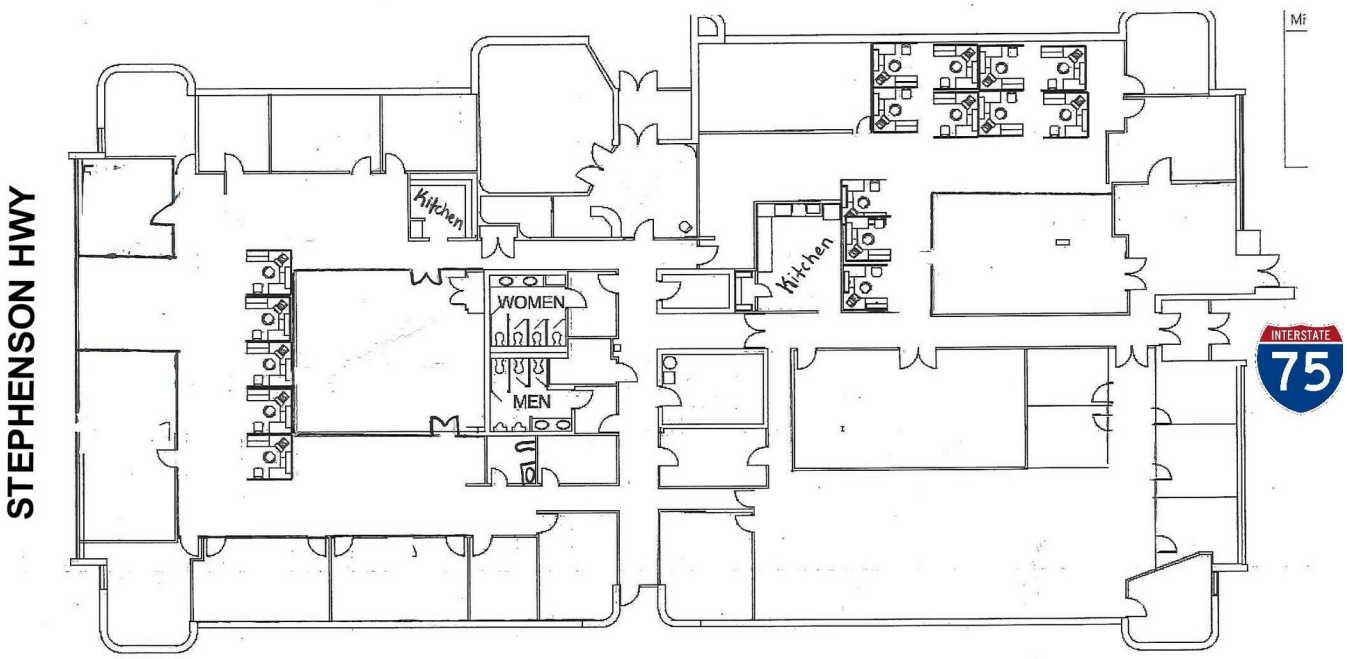
FLOOR PLAN: 1150 Stephenson Hwy | Troy, MI 48083



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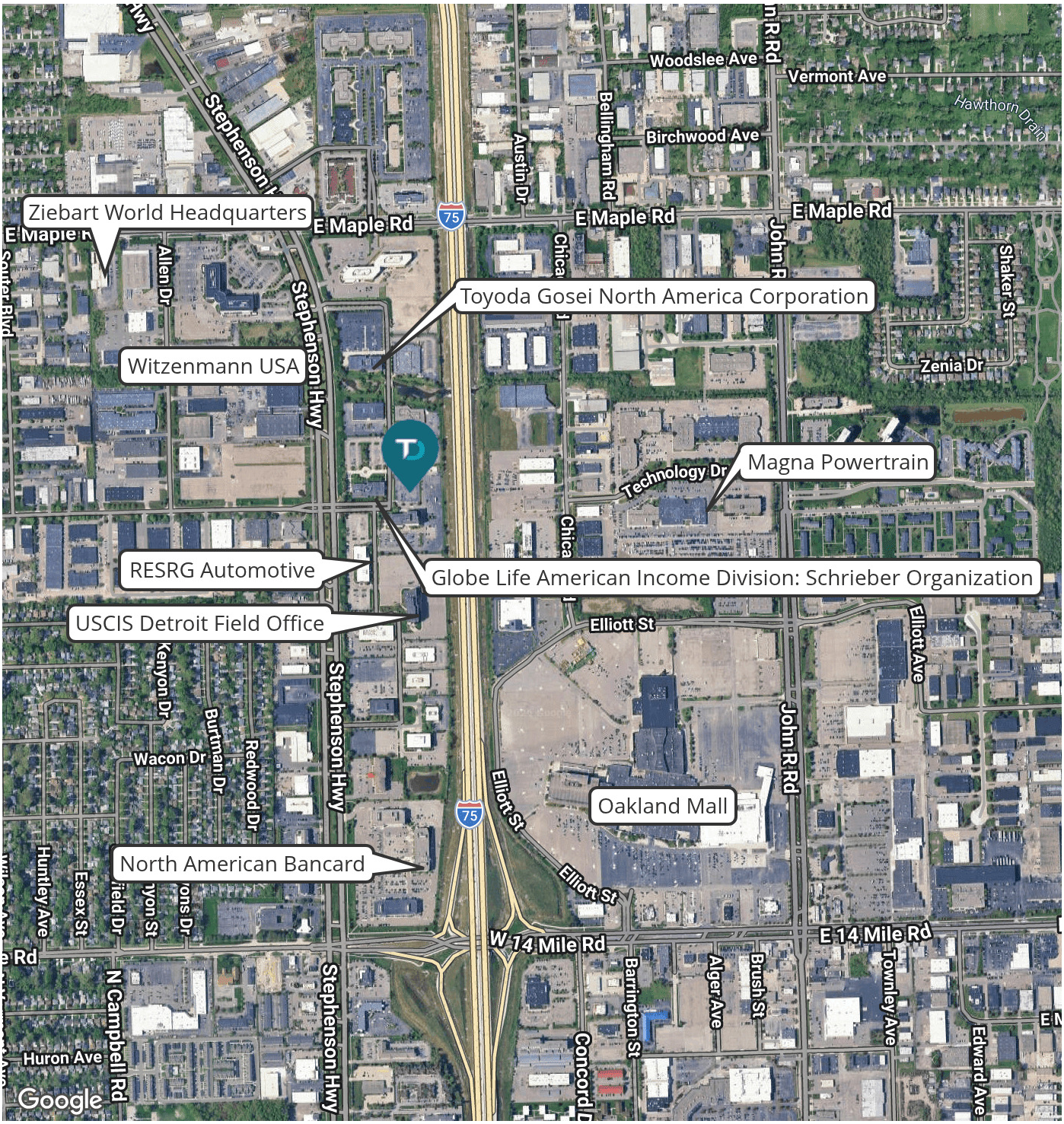
RETAILER MAP: 1150 Stephenson Hwy | Troy, MI 48083



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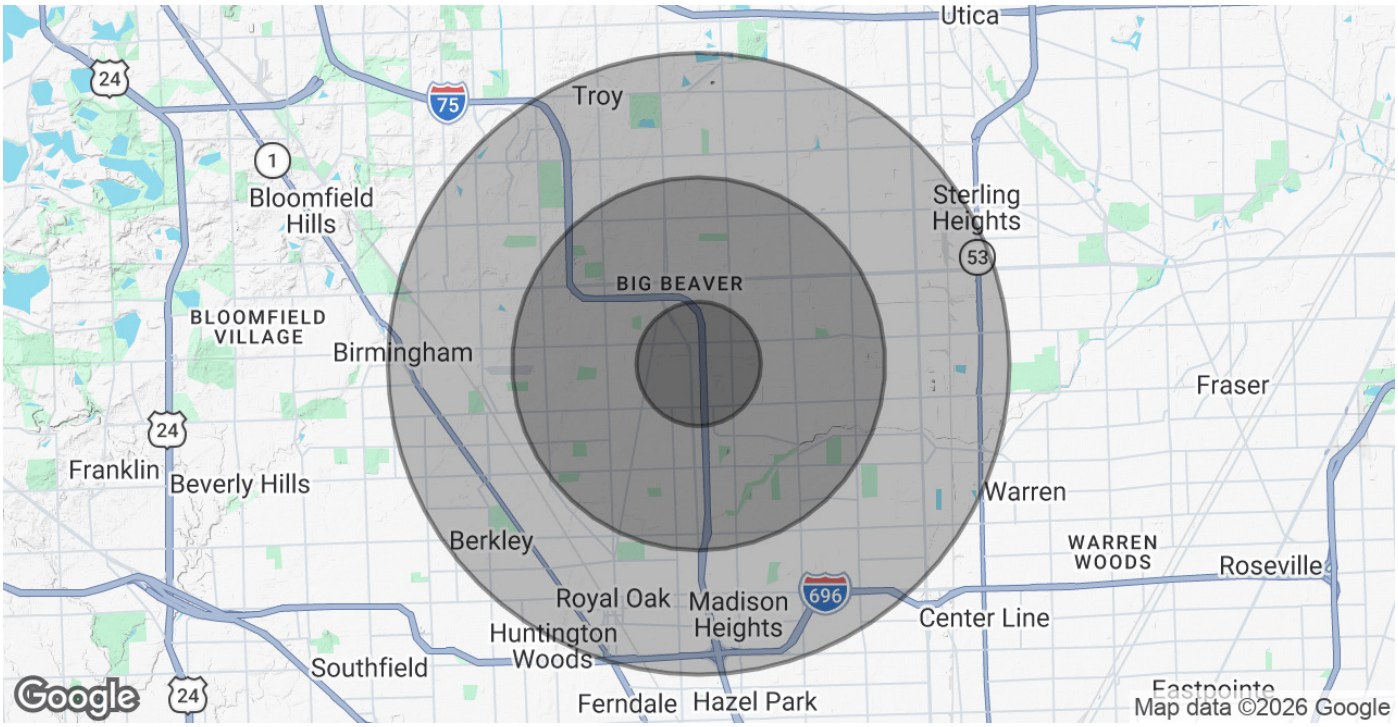
DEMOGRAPHICS MAP & REPORT: 1150 Stephenson Hwy | Troy, MI 48083



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,362	102,626	286,824
Average Age	42.9	40.4	40.9
Average Age (Male)	41.9	39.7	39.8
Average Age (Female)	45.0	41.8	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,524	44,444	122,603
# of Persons per HH	1.8	2.3	2.3
Average HH Income	$69,286	$102,439	$116,507
Average House Value	$247,760	$291,454	$321,359

2023 American Community Survey (ACS)

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