

4.9 ACRE OUTLOT

ALL OFFERS WILL BE CONSIDERED - MUST CLOSE BY END OF 2025



NW Corner of Joslyn Road and Great Lakes Crossing Drive, Auburn Hills, Michigan 48326



ALAN STERN
SENIOR VICE PRESIDENT | BROKERAGE SERVICES
P: 248.848.4119 E: ALAN.STERN@FREG.COM

34975 WEST TWELVE MILE ROAD | FARMINGTON HILLS, MI 48331

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4.9 ACRES FUTURE DEVELOPMENT

eCode	203
Land Size	4.9 Acres
Zoned	B2
City	Auburn Hills, MI
Asking Sales Price/Lease Rate	Contact Broker

FUTURE DEVELOPMENT PROPERTY HIGHLIGHTS

- Asking Sales Price Or Lease Rate - Contact Broker
- ± 4.9 AC Available Located At The NW Corner Of Joslyn Rd And Great Lakes Crossing
- Entrance, Monument Signage And 70' Pylon Signage Already Built And Included In The Price
- All Utilities Are At The Site
- Adjacent To Great Lakes Crossing
- Excellent Visibility, I-75 Frontage And Traffic Counts Over 90,000 ADT
- Trade Areas Include Costco, Meijer, Home Depot, Target And Sam's Club
- Sales Price- Contact Broker

NEARBY AMENITIES

Great Lakes Crossing Outlets



Baldwin Commons Shopping Center



The Auburn Mile Shopping Center



 ±4,185 VPD

 ±91,300 VPD

 ±30,091 VPD

GREAT LAKES CROSSING RD

JOSLYN RD



AUBURN HILLS, MI



Auburn Hills, Michigan, is a strategically located city in Oakland County, roughly 30 miles north of Detroit. Its prime location near major highways, including Interstate 75, makes it a central hub for business and commerce in the region. This connectivity has contributed to its rapid growth and development, attracting a range of industries and corporations, notably including Fiat Chrysler Automobiles, which has a significant presence in the city. The area’s robust infrastructure supports its thriving business environment, while its proximity to Detroit provides easy access to additional cultural, economic, and recreational opportunities.

The city also benefits from a diverse array of attractions and amenities that enhance its appeal for both residents and visitors. Auburn Hills is home to the Great Lakes Crossing Outlets, one of Michigan's largest shopping destinations, and is close to the DTE Energy Music Theatre, a major venue for concerts and events. The city’s well-maintained parks, recreational facilities, and strong educational institutions further add to its livability. This combination of advantageous location, economic vitality, and quality of life makes Auburn Hills a prime area for business and residential development.

2023	1 MILE	3 MILE	5 MILE
Population	11,625	137,187	458,727
Households	4,554	51,991	177,512
Annual Growth (2010-2023)	0.6%	0.6%	0.5%
Avg Household Income	\$71,407	\$91,232	\$114,048
Total Specified Consumer Spending	\$126.3M	\$1.6B	\$6.4B

CREATING
VALUE
BEYOND
REAL
ESTATE



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