



RETAIL OPPORTUNITIES

ADAMS SQUARE

597-685 S. ADAMS RD

BIRMINGHAM, MI 48009

aeres
REAL ESTATE

for LEASE

(248) 971-0306 | AERES@AERESREALSTATE.COM

PROPERTY *highlights*

ADAMS SQUARE

BIRMINGHAM, MI 48009

SIZE //	RENT //	NETS //
Former Rite Aid: 5,611 SF Suite 185: 990 SF	Rite Aid Space: \$25/SF NNN Suite 185: \$25/SF Gross	Approximately \$7/SF

BUILDING SIZE //	PARKING //	YEAR BUILT //
72,978 SF	Large parking lot available	1964

COUNTY //	ZONING //	# OF STORIES //
Oakland	B-2	2 in office portion of building



NOTABLE HIGHLIGHTS //

Adams Square is a 89,486 SF mixed use development located in the heart of Birmingham's Triangle District. This highly visible corner property is surrounded by established retailers, restaurants, and service providers, drawing consistent foot traffic and a strong daytime population. Just steps from Birmingham Pointe, the city's newest luxury residential development, With modern storefronts, flexible floorplates, and ample parking, this location is ideal for retailers, boutique fitness, medical users, or professional offices seeking a premier Birmingham address. Be part of a walkable, upscale community that continues to thrive with new investment and development. Adams Square places your business at the center of it all.

AREA OVERVIEW //

The City of Birmingham has become the hottest office and retail market in Michigan. It is the energetic hub for the "Live, Work, Play" model, with a thriving downtown dating back to the 1830s.

Notable Retailers & Restaurants include: Restoration Hardware (coming soon!), CB2, Hastens, Johnny Was, Lululemon, West Elm, Starbucks Reserve, Serena & Lily, Paper Source, Hyde Park, Flemings & more.

Surrounded by Michigan's wealthiest zip codes.

Named one of the "Top 20 Walkable Towns in America" according to an independent audit of more than 600 communities throughout the United States.

INTERIOR *photos*

COMMON AREAS



PROPERTY *overview*



ADAMS SQUARE BIRMINGHAM, MI 48009

TENANT *directory*

1 //	AVAILABLE - 6,996	6 //	HOUSE OF BIRMINGHAM
2 //	SOLA SALONS	7 //	ROSMAN CLEANERS
3 //	ORANGE THEORY	8 //	RIO PALACE SPA
4 //	THE VARSITY SHOP	9 //	NEXT STEP BROADWAY
5 //	RESTORE HYPER WELLNESS		

WHO WE ARE

AERES

(ANGELA + ERICA
REAL ESTATE
SERVICES) IS MORE
THAN A NAME

IT'S A BLEND OF
VISION, HUSTLE,
AND HEART.



From office to retail to industrial, we bring sharp instincts, bold ideas, and a no-nonsense approach to every deal. We don't just check boxes, **we move the needle for our clients.**

**OUR ETHOS: ETHICS,
CREATIVITY, AND
DRIVE GUIDES
EVERYTHING WE DO.**

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BRANDS WE'VE WORKED WITH //

Ferrari

SERENA & LILY



CARVANA

BAKEHOUSE 46
NEIGHBORHOOD CAFÉ & BAKERY

HEARST



OmnicomGroup

SLATE

HEIRLOOM
HOSPITALITY