

COMING SOON
2,000 SF UP TO 10,000 SF
BUILD TO SUIT
OR GROUND LEASE
21650 W. 11 MILE RD
SOUTHFIELD, MI



BUILD TO SUIT OR GROUND LEASE

Ready for new construction
General Office / Medical

AVAILABLE:

2,000 SF UP TO 10,000 SF

LOT SIZE:

0.76 Acres

LOCATION:

Centrally located on 11 Mile Rd just east of Lahser Rd with direct access via I-696 and Northwestern.

ZONING:

OS (Office Service) - See next page

NEARBY:

Town Square, Beaumont HQ, Arizona College of Nursing, and many more offices, restaurants/retail.

FORWARD COMMERCIAL GROUP

6785 TELEGRAPH RD, SUITE 250
BLOOMFIELD HILLS, MI 48301
www.forwardcommercial.com

Emil Cherkasov

Principal Broker
248.662.5066 Office
emil@forwardcommercial.com



OVERVIEW

21650 W 11 MILE RD
2,000 SF UP TO 10,000 SF
GENERAL OFFICE /
MEDICAL

Uses Permitted:

1. Executive, administrative and professional offices.
2. Medical offices, including clinics and medical laboratories, and Medical Marijuana Safety Compliance Centers (See Article 4 Section 5.22-7 for requirements). (Amended – Ordinance 1709 – 10/3/19)
3. Facilities for human care, such as hospitals, sanitariums, convalescent and nursing homes.
4. Banks and similar financial institutions.
5. Libraries and government office buildings and public utility offices, but not including storage yards or post offices.
6. Private social or fraternal clubs or lodges.
7. Churches and related facilities.
8. Public or private schools or colleges for general or vocational education.
9. Nursery schools.
10. Photographic studios and interior decorating studios.
11. Funeral homes.
12. Personal Services. (Amended – Ordinance 1745 - 11/4/21)

13. Veterinary clinics and hospitals provided all activities are conducted within a totally and permanently enclosed building.

Uses Permitted Subject to Special Approval:

1. Pharmacies and prescription centers when located in, or near, medical offices, medical clinics, hospitals, convalescent or nursing homes or similar facilities.
2. Private or public athletic clubs or health spas when conducted within a completely enclosed building.
3. Office and drafting supplies.
4. Reproduction and duplicating facilities and other complementary office services, but not a print shop.
5. Office warehousing when storage or warehousing of goods or products does not exceed sixty (60%) percent of the usable area a
6. Automobile and truck leasing and rental offices

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,763	73,169	263,572
HOUSEHOLDS	3,645	31,369	109,848
MEDIAN HOME VALUE	\$195,837	\$194,356	\$197,833

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RENDERINGS

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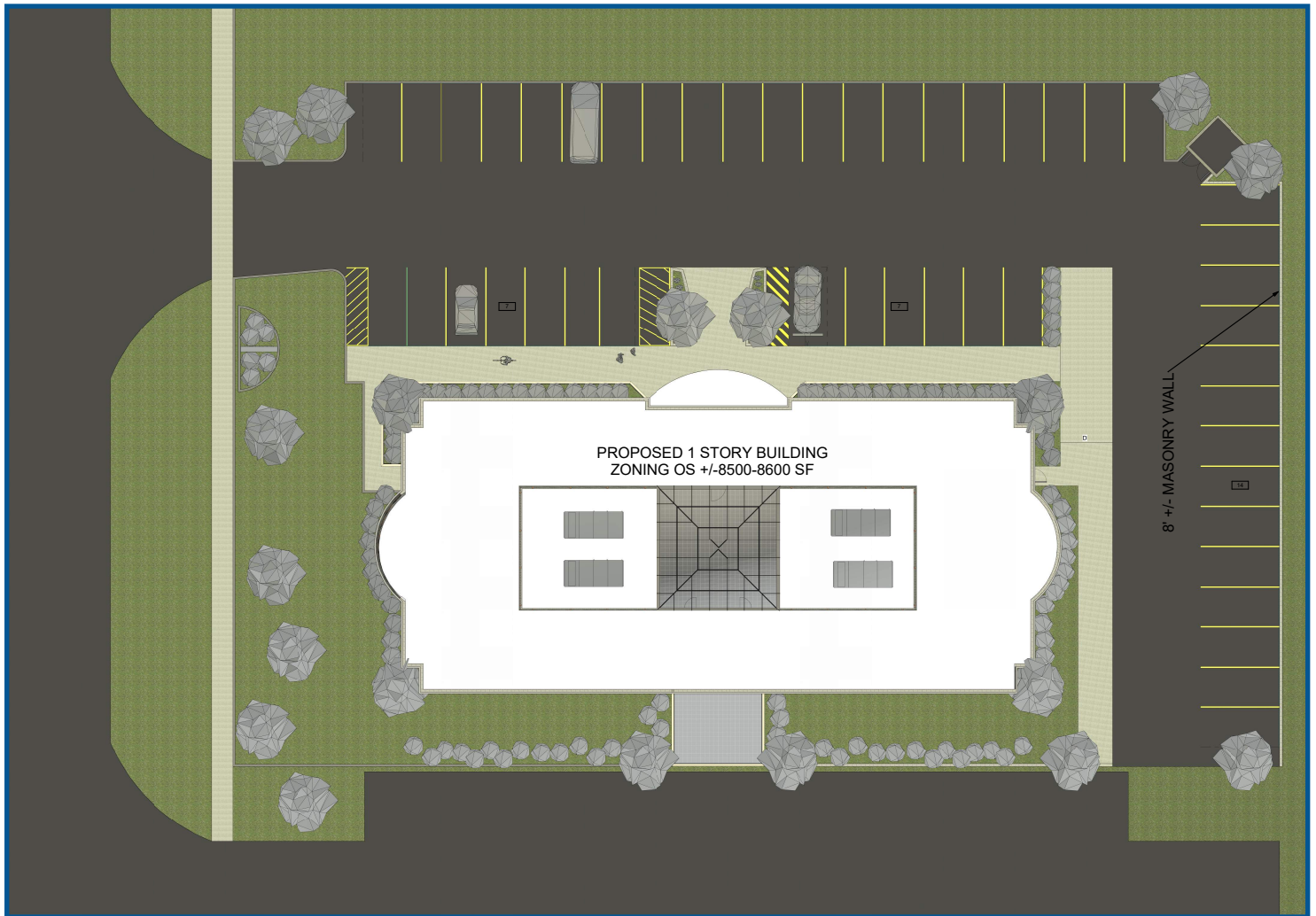
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SITE PLAN

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GENERAL OFFICE /
MEDICAL



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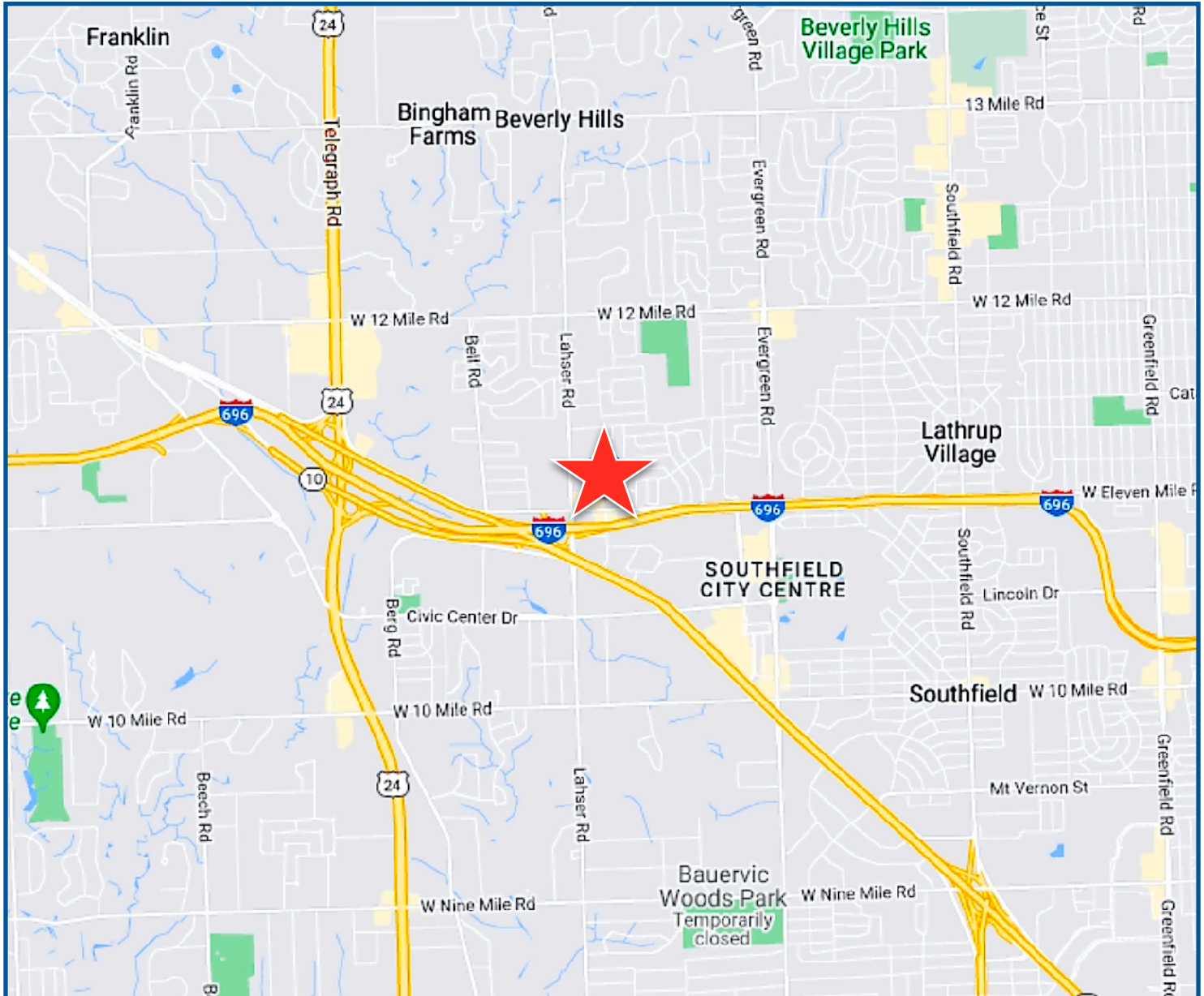
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STREET MAP

21650 W 11 MILE RD
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