Auburn Crossing

2701-2713 University Drive, Auburn Hills, MI

Redevelopment complete!

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COHN COMMERCIAL PROPERTIES

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COHN COMMERCIAL PROPERTIES

Property Overview

- 1,100 SQ FT remaining in new outlot building
- 1,500 SQ FT space next to Spargo's also available
- Brand new entrance onto I-75 at University Drive
- Within 1 mile of Oakland University encompassing over 22,519 students, faculty and staff

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COHN COMMERCIAL PROPERTIES

Demographics

**Data collected from 2015 Census predictions. Information obtained are from reliable industry sources and deemed accurate, but not guaranteed.*

	1 MILE	3 MILE	5 MILE
DAYTIME EMPLOYMENT	20,490	68,895	124,701
AVG.HOUSEHOLD INCOME	$52,840	$69,044	$77,471
POPULATION:	3,066	52,602	159,952

***Traffic Count: 37,636 on Walton & University**

Surrounding businesses

Oakland UNIVERSITY

DUNKIN' DONUTS

CHRYSLER

freshii

Johnson Controls

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COHN COMMERCIAL PROPERTIES

Site Plan

LAND/ BUILDING/ PARKING DATA :

ZONING : B-2 GENERAL BUSINESS

LAND AREA (NET): 4.45 ACRES

EXISTING BUILDING AREA: 36,191 S.F.

EXISTING PARKING PROVIDED: 202 SPACES (5.58/1000)

PROPOSED BUILDING/PARKING :

INLINE BUILDING AREA REMOVED : 10,826 S.F.
NEW INLINE BUILDING AREA : 25,365 S.F.
(36,191-10,826=25,365)
PROPOSED OUTLOT BUILDING : 7,770 S.F.

TOTAL NEW BUILDING AREA : 33,135 S.F.
(DECREASE OF 3,056 S.F.)

OUTDOOR SEATING AREA:

INLINE BUILDING 650 S.F.
(SPARGO'S)
OUTPARCEL BUILDING 318 S.F.
(DRIVE THRU ENCCAP)

TOTAL OUTDOOR SEATING AREA : 968 S.F.

REQUIRED PARKING :

RETAIL SHOPPING CENTER
1 SPACE / 150 USABLE S.F. *
* USABLE AREA ASSUMED TO BE 80% GFA

OUTDOOR SEATING
1 SPACE / 50 USABLE S.F. *
* USABLE AREA ASSUMED TO BE 80% GFA

INLINE BUILDING :

RETAIL : 25,365 S.F.
25,365 x .80 = 20,293 / 150 = 135 SPACES
OUTDOOR SEATING : 650 S.F.
(SPARGO'S)
650 x .80 = 520 / 50 = 10 SPACES
SUBTOTAL : 145 SPACES

PROPOSED OUTLOT BUILDING :

RETAIL : 7,770 S.F.
7,770 x .80 = 6,216 / 150 = 41 SPACES
OUTDOOR SEATING : 318 S.F.
(COFFEE DRIVE THRU)
318 x .80 = 252.8 / 50 = 5 SPACES
SUBTOTAL : 46 SPACES

TOTAL PARKING REQUIRED : 191 SPACES

TOTAL PARKING PROVIDED : 192 SPACES (5.79/1000)

LANDSCAPE OPEN SPACE :

REQUIREMENT
20% OF NET LAND AREA
(NOT INCLUDING ABOVE GROUND DETENTION AREA)
LAND AREA - 4.45 ACRES / 193,842 S.F.
193,842 x .20 = 38,768 S.F.
LANDSCAPE OPEN SPACE REQUIRED = 38,768 S.F.
LANDSCAPE OPEN SPACE PROVIDED = 40,281 S.F.

SITE PLAN

SCALE: 1"=30'-0"

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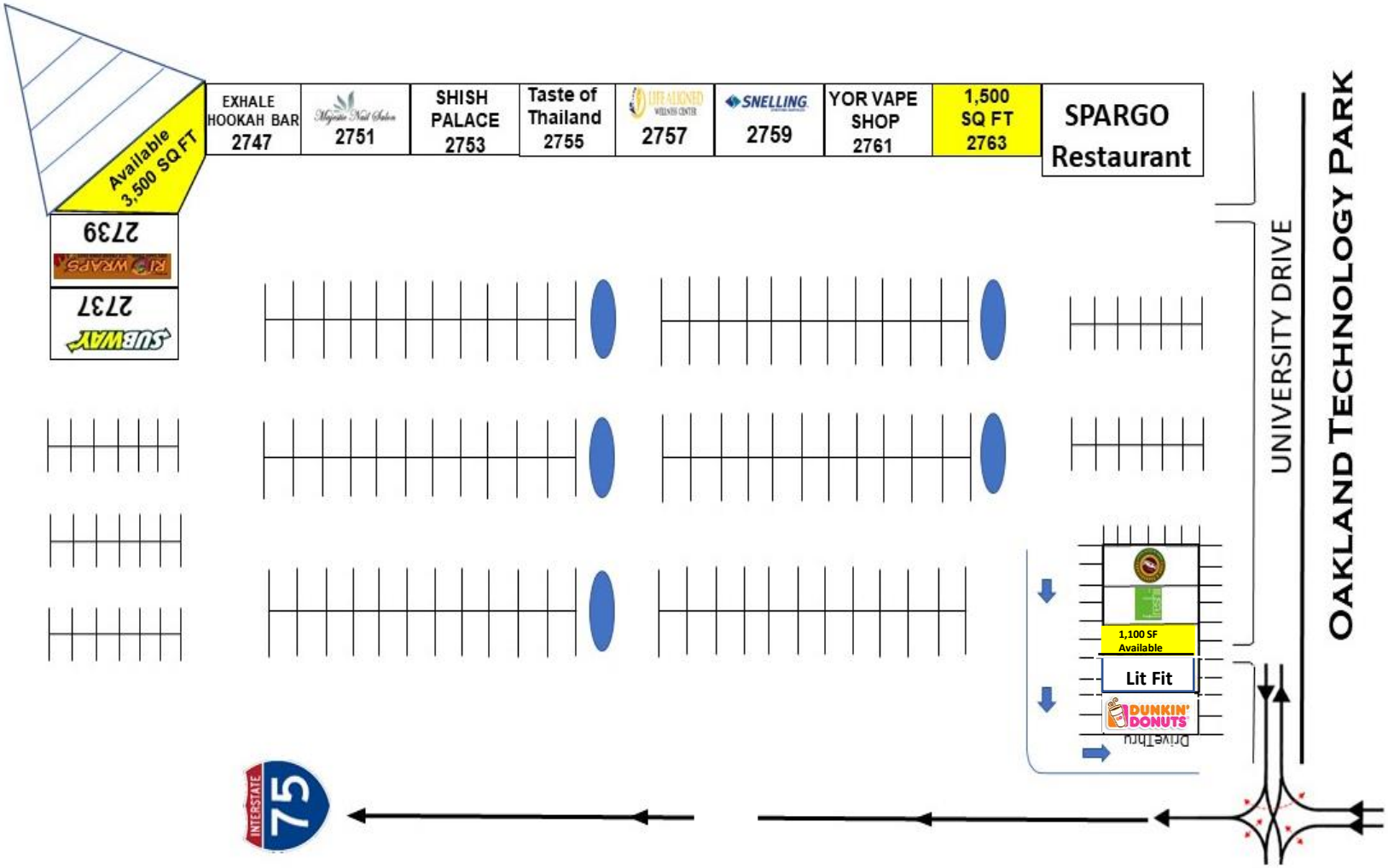
COHN COMMERCIAL PROPERTIES

Lease Plan



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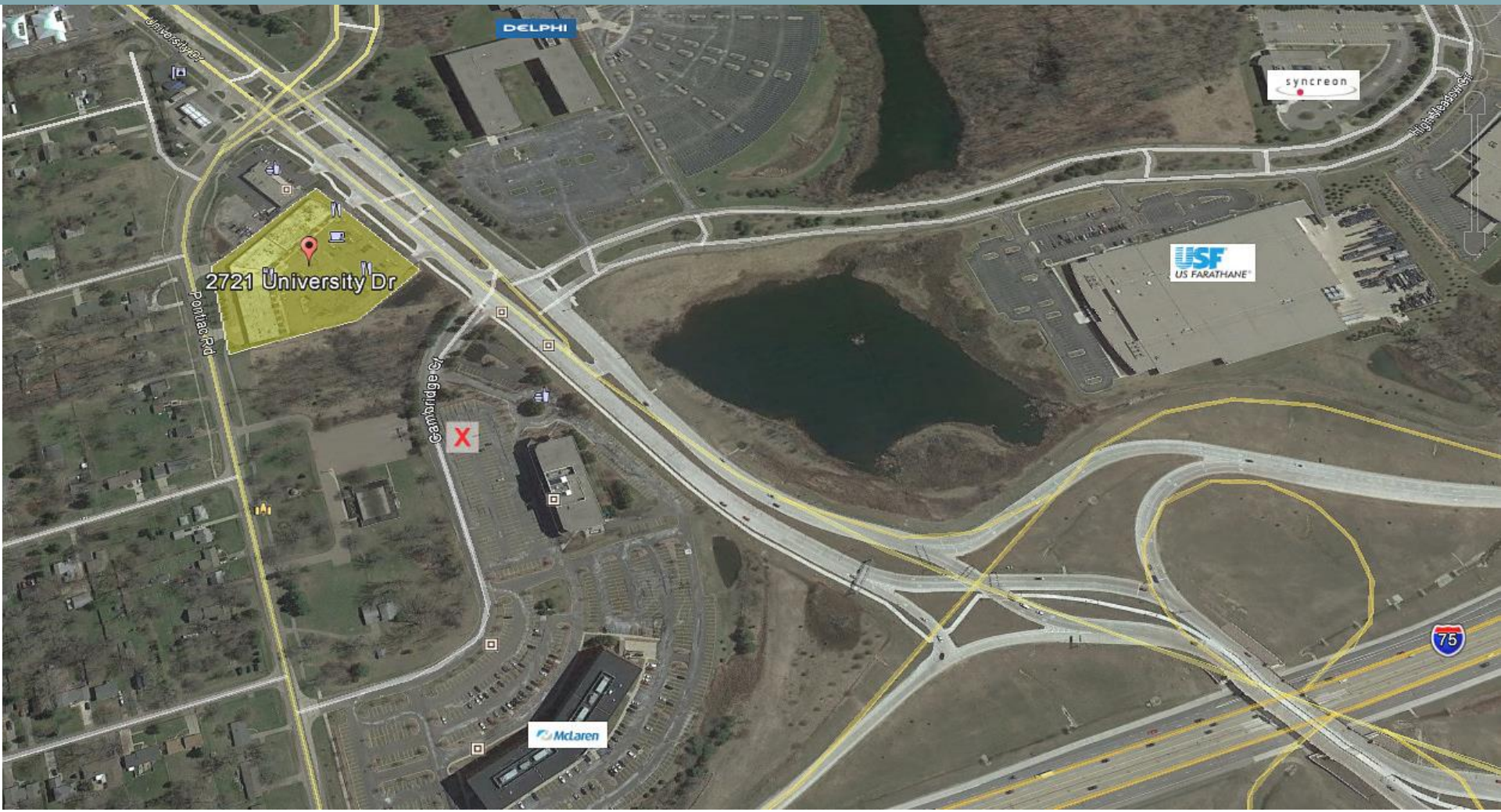
COHN COMMERCIAL PROPERTIES

Maps



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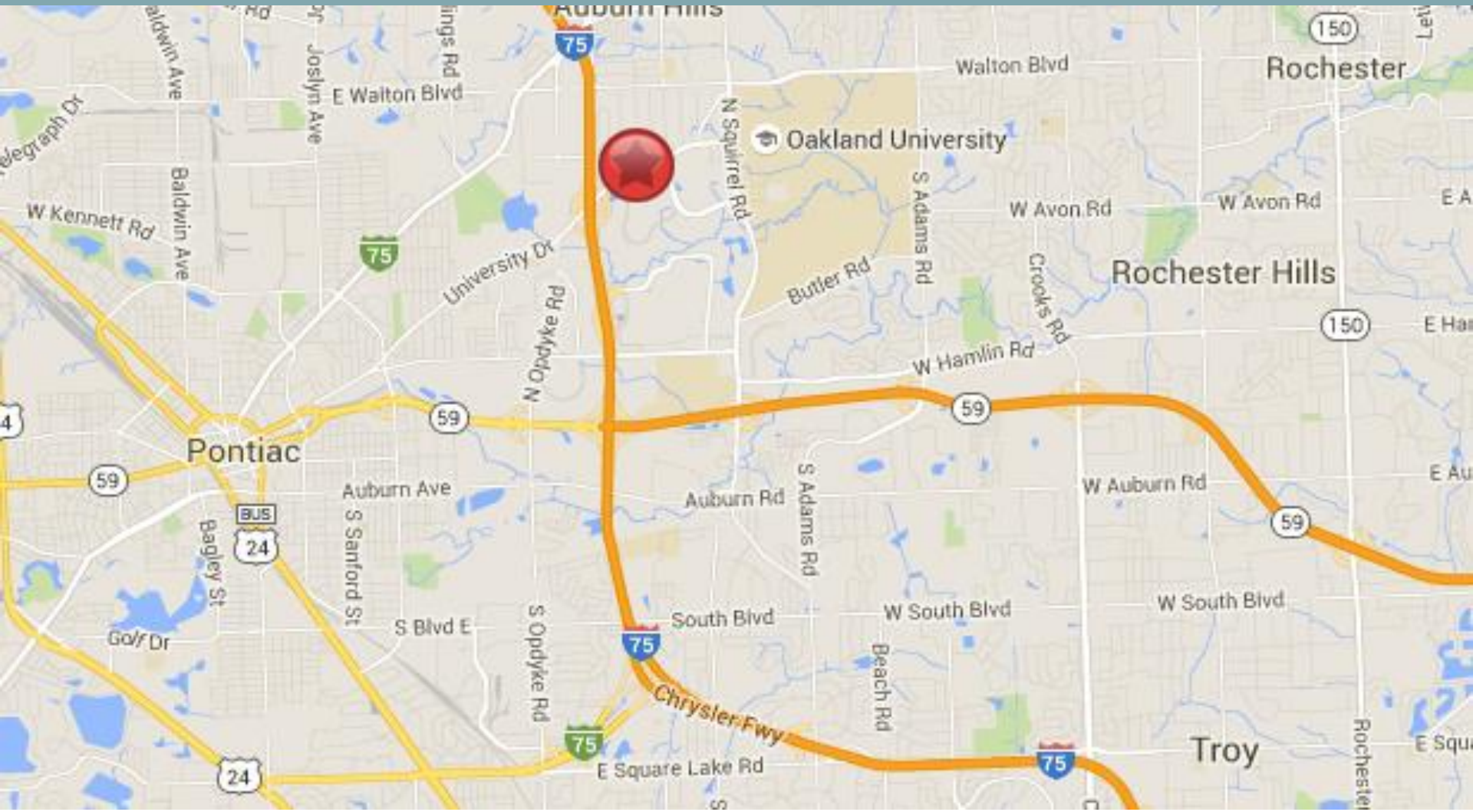

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