

801

S. Adams Road  
Birmingham, Michigan



**For Sale: \$2,995,000**



**Forward  
Commercial Group**



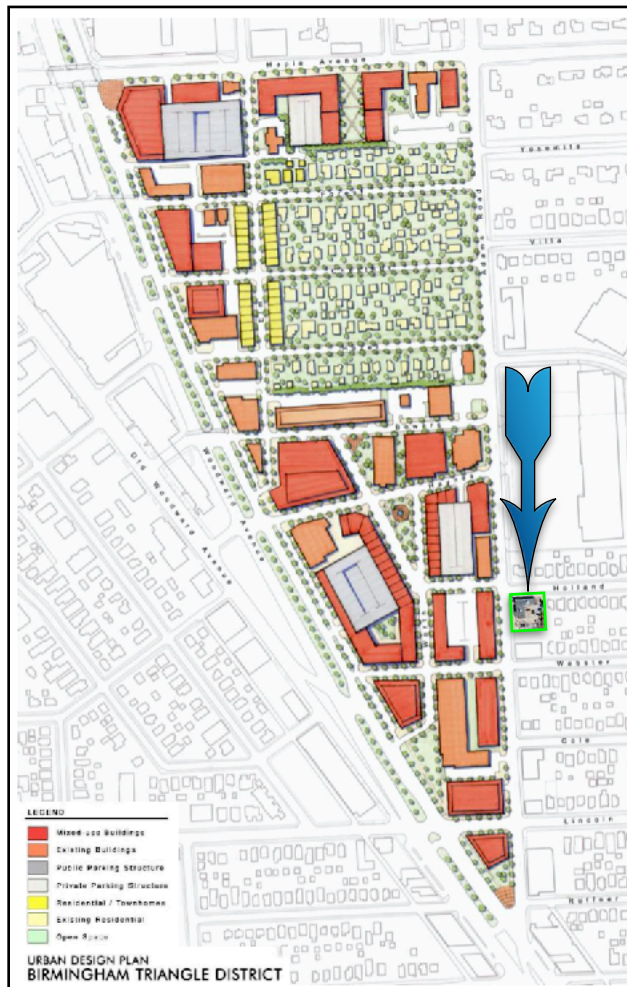
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# SUMMARY

Forward Commercial Group (FCG) is pleased to offer for sale 801 S. Adams Rd in Birmingham, Michigan. This newly renovated office/retail building offers an excellent investment opportunity (90% occupied) directly across from a new 157-unit luxury apartment development "Birmingham Pointe". Renovations include new HVAC units, new parking lot, interior and exterior common area updates. Do not disturb or approach tenants.



## THE STRUCTURE

10,159 SF two-story office building on hard corner

30 surface parking spaces

90% occupied

Built 1960

Renovations: 2023

## THE SITE

Located directly adjacent Birmingham's Triangle District

115 feet road frontage on Adam's Rd

120 feet road frontage on Holland Rd

Site Size: 0.33 Acres

0-2 zoning

Parcel # 08-20-31-153-066



# THE AREA

801 S. Adam's is directly adjacent to Birmingham's **Triangle District**, one block east of future Worth Plaza, and one block south, two blocks east of Birmingham's future **Haynes Square**.

Developers in the know are already swooping in on this future hot spot dubbed the **"new heart"** of the Triangle District. **Hayne's Square** is the city's solution to connect "downtown" along S. Woodward Ave with the east side of Woodward Ave aka the **Triangle District**.

Now, Birmingham's famed downtown area along Old Woodward Ave, known as one of the Midwest's premiere shopping districts, will have a direct, pedestrian friendly connection with Triangle District, a vibrant medium intensity mixed-use district consisting of homes, shops, offices, restaurants, and public spaces.





# AERIAL MAP



801 S. ADAMS  
10,159 SF  
Office Building  
Site: 0.33 Acres  
0-2 Zoning

WOODWARD AVE

ADAMS ROAD



NEW  
157-unit luxury  
apartment  
development

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.



# NEARBY BUSINESSES

## ***1 Block from 801 S. Adams:***

New - 157 unit luxury apartments

(770 S. Adams)

Adam's Square Shops

Orangetheory Fitness

Rite-Aid

Massage Green Spa

The Varsity Shop

Sola Salons

Stateside Deli

Western Union

and more

Americorp Financial

Claymore Shop (men's clothing)

Park's Tailoring

Law and medical practices

Insurance companies

## ***2-3 Block from 801 S. Adams:***

Papa Joe's (grocery)

Bistro Joes

Primo's Pizza

Wells Fargo

Walgreens

Moosejaw

Simply Good Kitchen

Mayweather Boxing & Fitness

Fred Lavery Porsche

Platinum Motor Cars

USPS

Nail Salons

Medical practices

Law practices

Insurance

Birmingham Fire Department



# SITE MAP



ADAMS ROAD

115' frontage

120' frontage

HOLLAND STREET



# 0-2 ZONING PERMITTED USES - BIRMINGHAM

District Intent: The 0-2 (Office/Commercial) District is established to accommodate a mix of residential, office, public, and small scale commercial uses which are compatible with nearby residential uses.

<b>Residential</b>	<b>Institutional</b>	<b>Recreational</b>	<b>Commercial</b>	<b>Accessory</b>	<b>Special Land Use Permit</b>
Adult foster care home	Government office	Park	Art Gallery	Kennel*	Assisted living
Dwelling - Multi-family	Philanthropic use	Swimming pool semi-private	Bakery	Laboratory -medical/dental*	Bank with drive-thru
Dwelling - Single-family (R5)	School - public		Bank without drive-thru	Loading facility - off-street*	Continued care retirement community
Dwelling - Two-family			Barber shop/Beauty salon	Parking facility - off-street*	Food or drink establishment*
Live/work unit			Boutique	Pharmacy*	Independent hospice facility
			Clinic	Outdoor cafe*	Independent senior living
			Clothing Store	Outdoor display*	Skilled nursing facility
			Flower/gift shop	Commercial or office incidental to the principal use	
			Hair replacement		
			Interior design shop		
			Jewelry store		
			Leather/luggage goods		
			Office		
			Photography studio		
			Speciality food store		
			Speciality home furnishing shop		
			Tailor		
			Tobacconist		
			Veterinary clinic*		

\* = Specific Standards in Section 5.07 apply

() = Subject to the Regulations of the Specified District



# PHOTOS

# 801 S. ADAMS RD





# DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,054	96,420	236,718
MEDIAN HOME VALUE	\$474,394	\$318,417	\$294,151
HOUSEHOLDS	7,634	42,419	100,701









# FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



**EMIL CHERKASOV**  
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Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

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