

# TROY SQUARE

multi-use development

Long Lake Road, Crooks Road & Corporate Drive | Troy, MI

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## BUILDING OVERVIEW

**Built:** Proposed Mixed-Use Development  
25 Acres - Office, Retail, Residential & Hotel

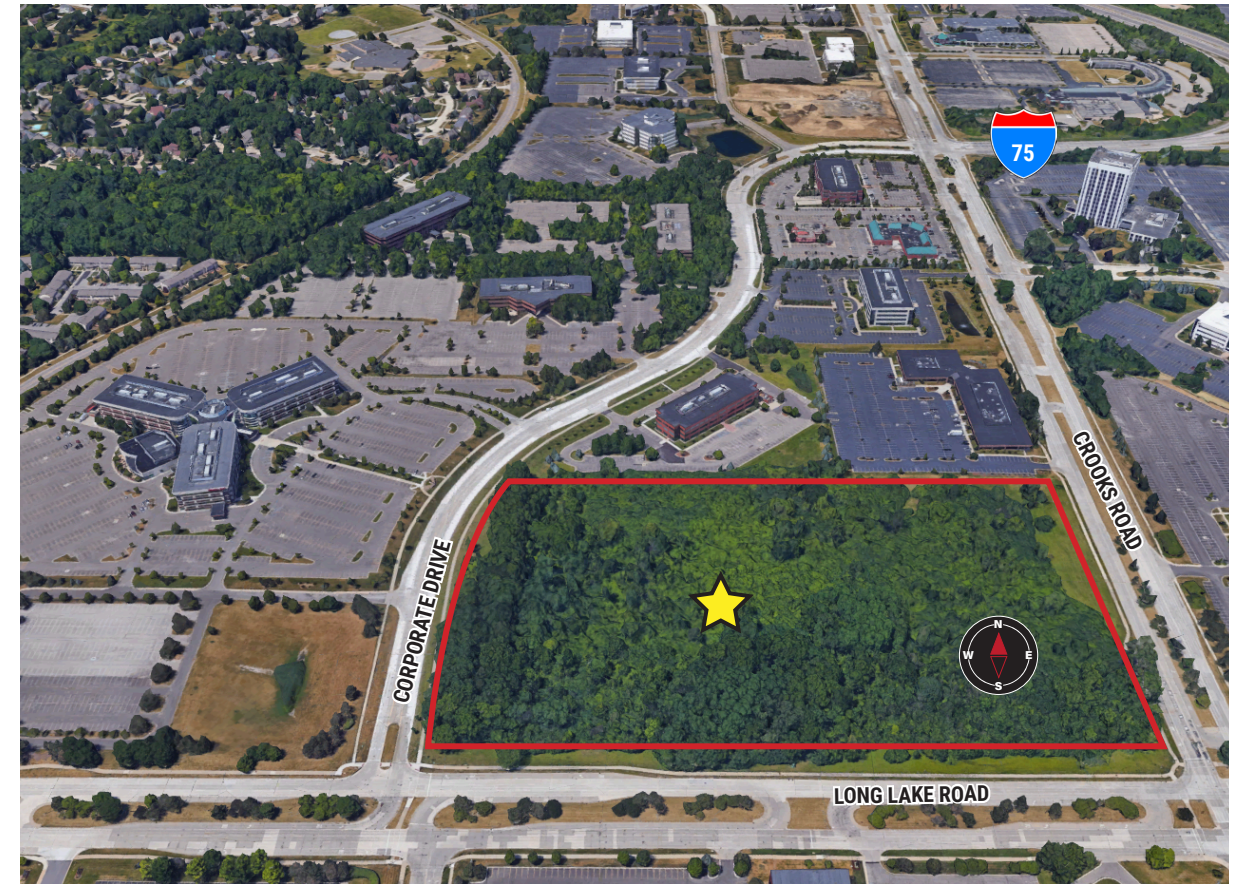
**Parking:** Ground Level Spaces  
Parking Deck

**Amenities:**  
Outdoor: Pickleball Courts, Bocce Ball,  
Seasonal Ice Skating Rink, Fitness Path with  
Exercise Stations  
Indoor: TBD

**Surrounding Amenities:**  
Cedar Grille, Red Robin, Panera, Starbucks,  
Loccino Italian Grill and Bar, Kroger, CVS,  
Multiple Child Care Centers  
  
Future Restaurants/Retail within the development

**Proximate Hotels:**  
Embassy Suites, Holiday Inn Express

Future Restaurants/Retail within the development



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## SURROUNDING AMENITIES



### RESTAURANTS

- 1 Red Robin
- 2 Kerby's
- Papa Romano's
- 3 Qamaria Yemini Coffee Co
- Cedar Grille
- Jimmy John's
- Shiromaru
- 4 Beyond Juicery + Eatery
- Chipotle Mexican Grill
- 5 Starbucks
- 6 Panera
- 7 Loccino Italian Grill and Bar
- 8 Riparian Grille
- 9 Diana's Café
- Valentena's Café
- Java N Byte
- 10 Troy Kabobs
- Little Caesars Pizza
- 11 Indian Spice Restaurant



### HOTELS

- 1 Embassy Suites
- 2 Holiday Inn Express
- 3 Home2Suites by Hilton
- Hilton
- Sonesta Hotel
- Somerset Inn
- Oakwood at Somerset



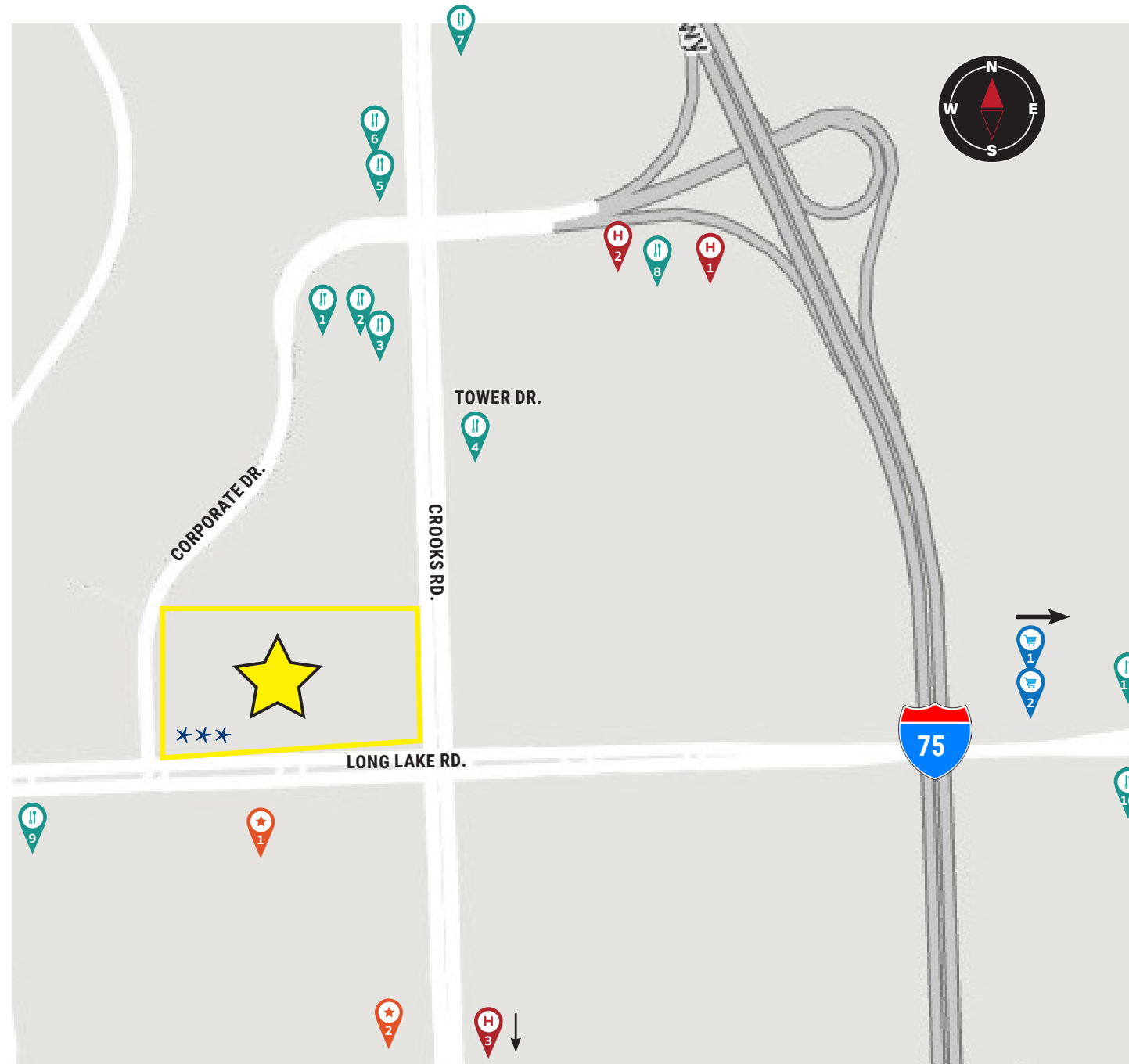
### RETAILERS

- 1 Kroger
- 2 CVS



### SERVICES

- 1 Lifetime Fitness
- 2 Childcare Center



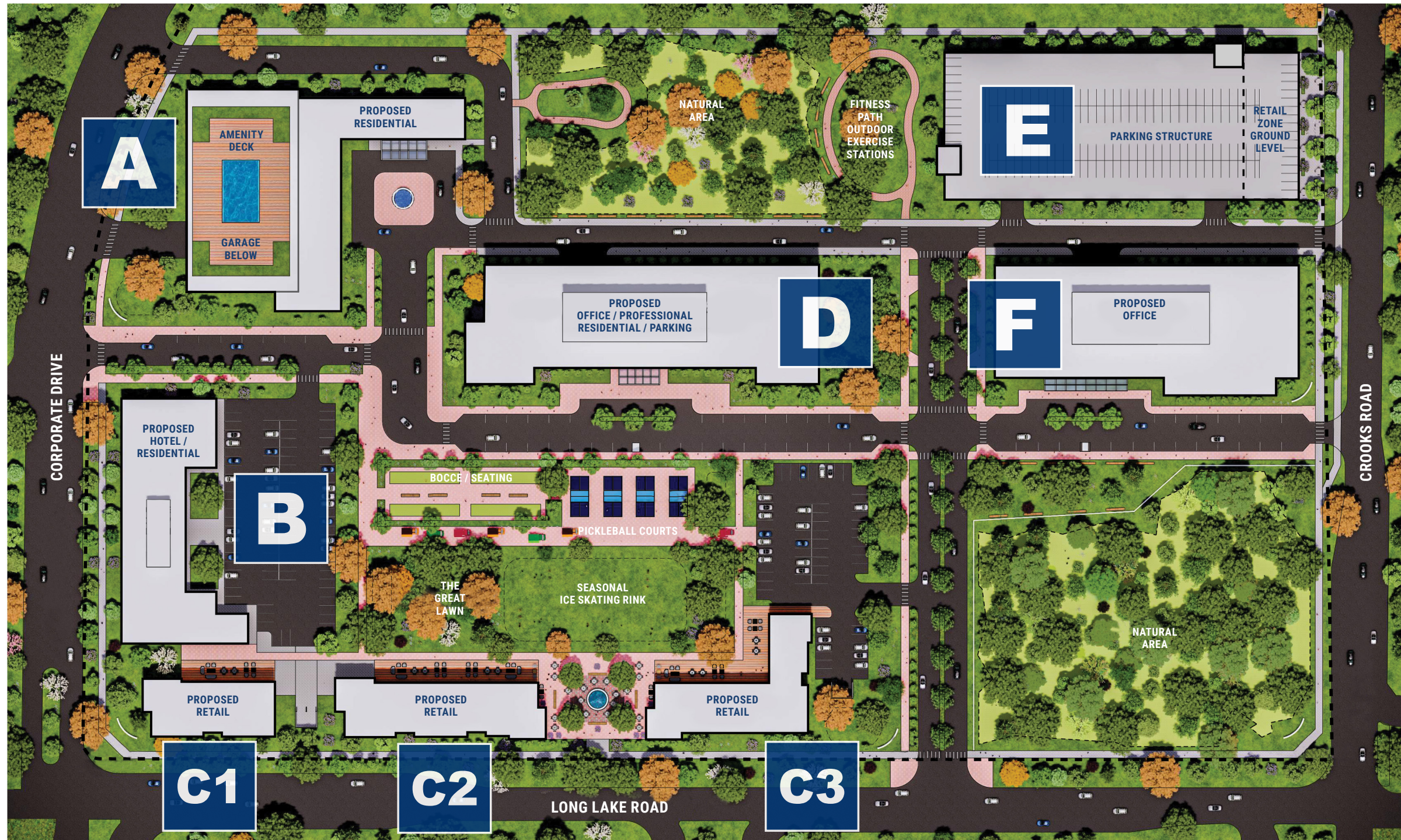
\*\*Future Restaurants/Retail/Hotel within the development

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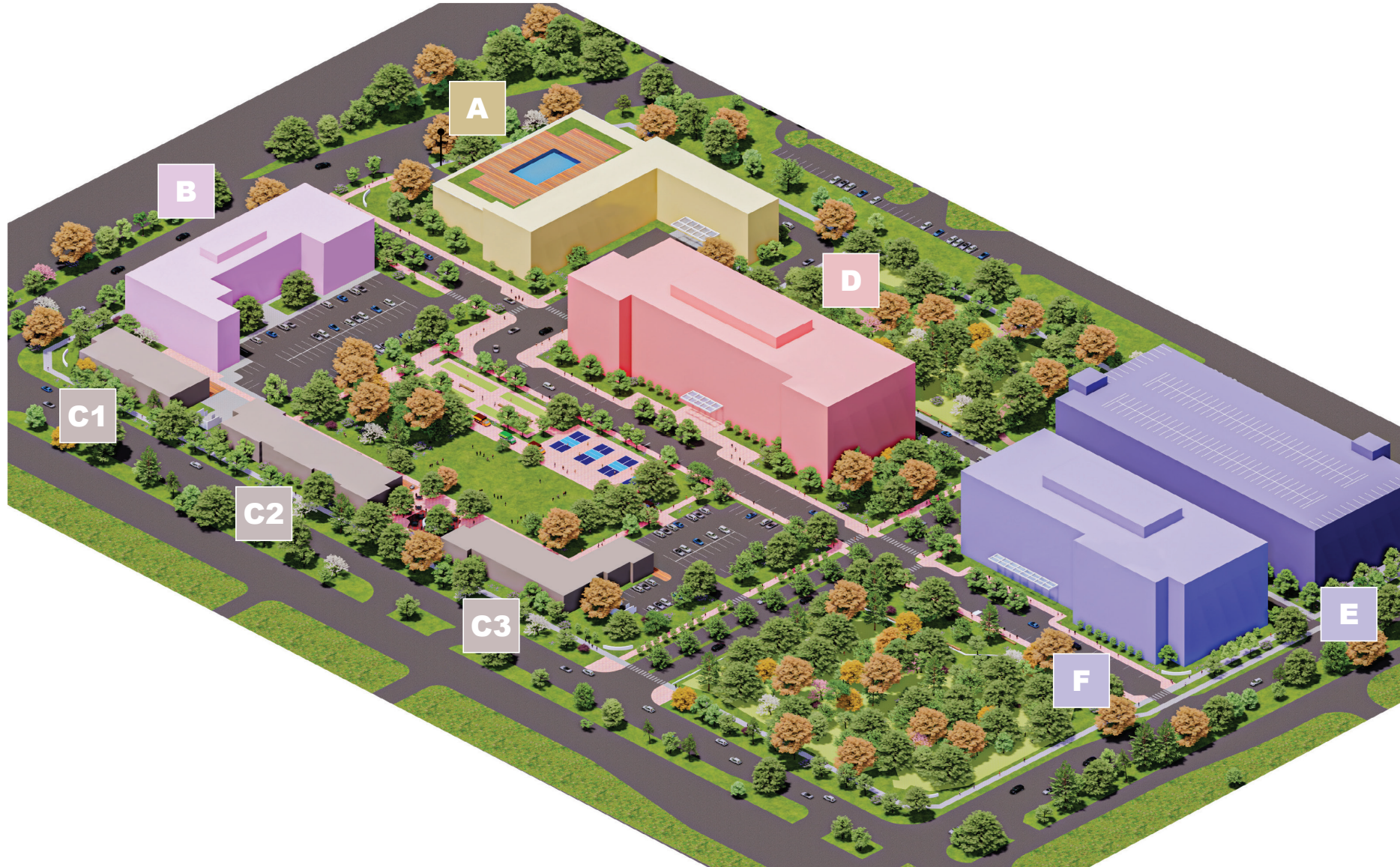
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## SITE PLAN



A	Residential	350,000 SF • 7 Floors	C2	Retail / Restaurant	18,000 SF • 2 Floors	E	Parking Structure with Retail at ground level
B	Hotel or Residential	105,000 SF • 7 Floors	C3	Retail / Restaurant	18,000 SF • 2 Floors	F	Office 500,000 SF • 10 Floors
C1	Retail / Restaurant	18,000 SF • 2 Floors	D	Office / Professional / Residential / Parking	350,000 SF • 10 Floors		

## MASSING PLAN



BUILDING	MAX. SF	MIN. # OF FLOORS	MIN. BUILDING HEIGHT	MAX. # OF FLOORS	MAX. BUILDING HEIGHT
<b>DEVELOPMENT AREA 1</b>					
<b>RESIDENTIAL</b>					
BUILDING A	350,000	3	40 FT	7	90 ft
<b>RETAIL/RESTAURANT</b>					
BUILDING C1	18,000	1	17.5 ft	2	35 ft
BUILDING C2	18,000	1	17.5 ft	2	35 ft
BUILDING C3	18,000	1	17.5 ft	2	35 ft
<b>DEVELOPMENT AREA 2</b>					
<b>OFFICE/PROFESSIONAL/RETAIL/PARKING</b>					
BUILDING E (PARKING/RETAIL)					
BUILDING F (OFFICE/PROF.)	500,000	4	60 ft	10	150 ft
<b>DEVELOPMENT AREA 3</b>					
<b>OFFICE/PROFESSIONAL/RESIDENTIAL/PARKING</b>					
BUILDING D	350,000	4	60 ft	10	150 ft
<b>DEVELOPMENT AREA 4</b>					
<b>HOTEL OR RESIDENTIAL</b>					
BUILDING B	105,000	3	40 ft	7	90 ft