



**FOR LEASE | NORTHLAND CITY CENTER**  
**MIXED USE DEVELOPMENT OF PREMIUM REAL ESTATE**  
FORMER NORTHLAND MALL (± 100-ACRE DEVELOPMENT)  
SOUTHFIELD, MICHIGAN | **PROPERTY HIGHLIGHT**

Presented by Friedman Real Estate | 248.324.2000  
Alan Stern - alan.stern@freg.com





## NORTHLAND CITY CENTER PROPERTY OVERVIEW

| PROPERTY DETAILS |  |
|------------------|--|
| eCode            | 026  |
| Lot Size         | ± 100 Acres  |
| Property Type    | Office, Retail, Medical, Multifamily   |
| City             | Southfield   |
| Rental Rate      | TBD  |
| Parking          | Mix of Hard Surface & Underground Spaces   |
| Year Built       | Estimated Delivery October 1, 2023<br><i>*Site Development Started September 1, 2021</i> |

# NORTHLAND CITY CENTER THE NORTHLAND PROJECT

Northland Shopping Center has been a landmark in Southfield since it opened in 1954. Wildly successful upon its debut, the center had grown and changed over the years, sadly culminating in its bankruptcy and closure in 2015. Contour Companies will invest in the property in order to inject a bright, new vitality into the derelict shopping center, restore its historic fabric, and create a destination community that will once again place Northland back in the public's eye as a landmark and desirable place to be.

When Northland closed in 2015, much sorrow was expressed throughout the region about the decline of a once-beloved landmark. The redevelopment of Northland and the Hudson's City market will turn the property into a lively new urban center while respecting and reinforcing the history of the site, as well as its unique Mid-Century Modern design. Once again, Northland will be a prime destination for living, laughing, and enjoying life.

Southfield City Council unanimously approved Contour Companies' petition for Phase One Master Site Plan approval for the Northland City Center. This means that the company can proceed with the design and planning of the first two buildings to be built on the site, and proceed with further sub-phases of the project until the entire Phase One is constructed. Phase One includes over 1300 apartment residences, walkways and landscaped area, parking facilities, and the restoration of the original buildings of the 1954 Northland Center, which will be returned to an outdoor mall environment. Centerpiece of Northland City Center is the Hudson's City Market, a redevelopment of the large J.L. Hudson Co. department store into a unique food, entertainment, and home furnishings market that Contour envisions as a regional attraction that, along with the planned residences, will make Northland an attractive and popular place and insure its success.





# NORTHLAND CITY CENTER



**NORTHLAND  
CITY CENTER**

CONTOUR PROPERTIES



**HUDSON'S  
CITY MARKET**

CONTOUR PROPERTIES

# HISTORIC SHOPPING FASHIONABLE LIVING

ONCE AGAIN, NORTHLAND  
WILL BE A PRIME DESTINATION  
FOR LIVING, LAUGHING AND  
ENJOYING LIFE.

COMING SPRING 2022



MIXED USE DEVELOPMENT OF PREMIUM REAL ESTATE IN SOUTHFIELD, MI



APPROXIMATELY 100-ACRE SITE WITH EXTENSIVE GREEN SPACE & WALKABLE COMMUNITY



THE DEVELOPMENT WILL INCLUDE:  
- 1,292 MULTIFAMILY UNITS  
- 95,000 SF OF COMMERCIAL SPACE  
RETAIL/OFFICE/MEDICAL



THE DEVELOPMENT WILL INCLUDE NEW CONSTRUCTION ALONG GREENFIELD ROAD WITH THE LARGEST CONTIGUOUS SPACE OF 36,000 SF



THE DEVELOPMENT WILL ALLOW FOR NUMEROUS USES FROM "QSR'S", FULL SERVICE RESTAURANTS, FITNESS, HEALTH AND BEAUTY, END-CAPS WITH DRIVE-THRUS AND OUTDOOR SEATING



FULL-SERVICE HIGH END GROCER SPACE OF 25,000-35,000 SF IS AVAILABLE



ABUNDANCE OF ABOVE AND UNDERGROUND PARKING WILL BE PROVIDED



COME JOIN EMAGINE THEATER



OUTDOOR AREAS TO MEET, WORK SOLO, OR SIMPLY TAKE A BREAK



GEOGRAPHICALLY LOCATED IN THE HEART OF SOUTHFIELD, MI  
WITH MULTIPLE FREEWAY SYSTEMS SURROUNDING



CLOSE TO DOWNTOWN DETROIT, TROY, CANTON/NORTHVILLE, AND ANN ARBOR



ELECTRIC CAR CHARGING STATIONS



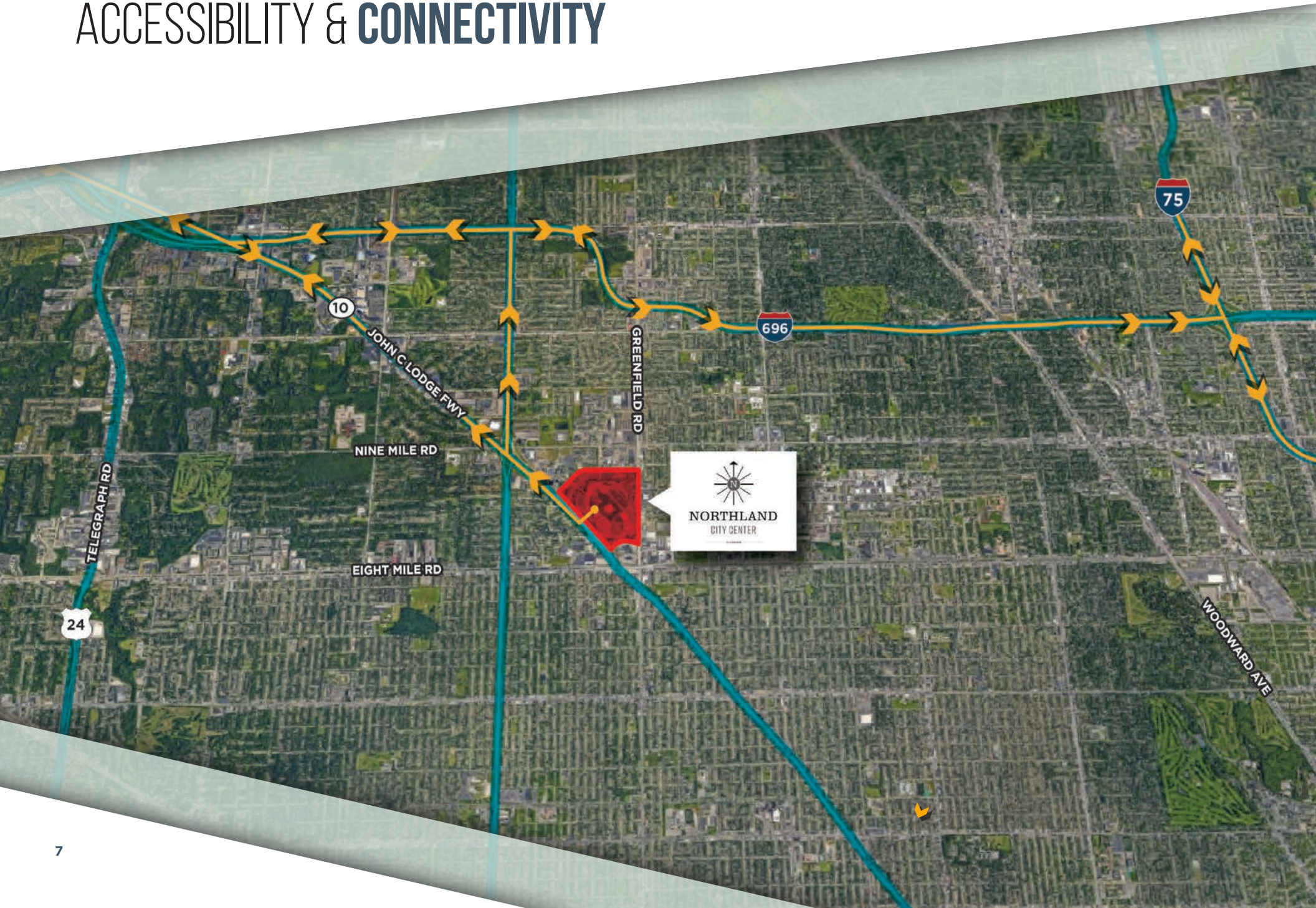
SECURED BIKE STORAGE

**NORTHLAND CITY CENTER  
PROPERTY HIGHLIGHTS**

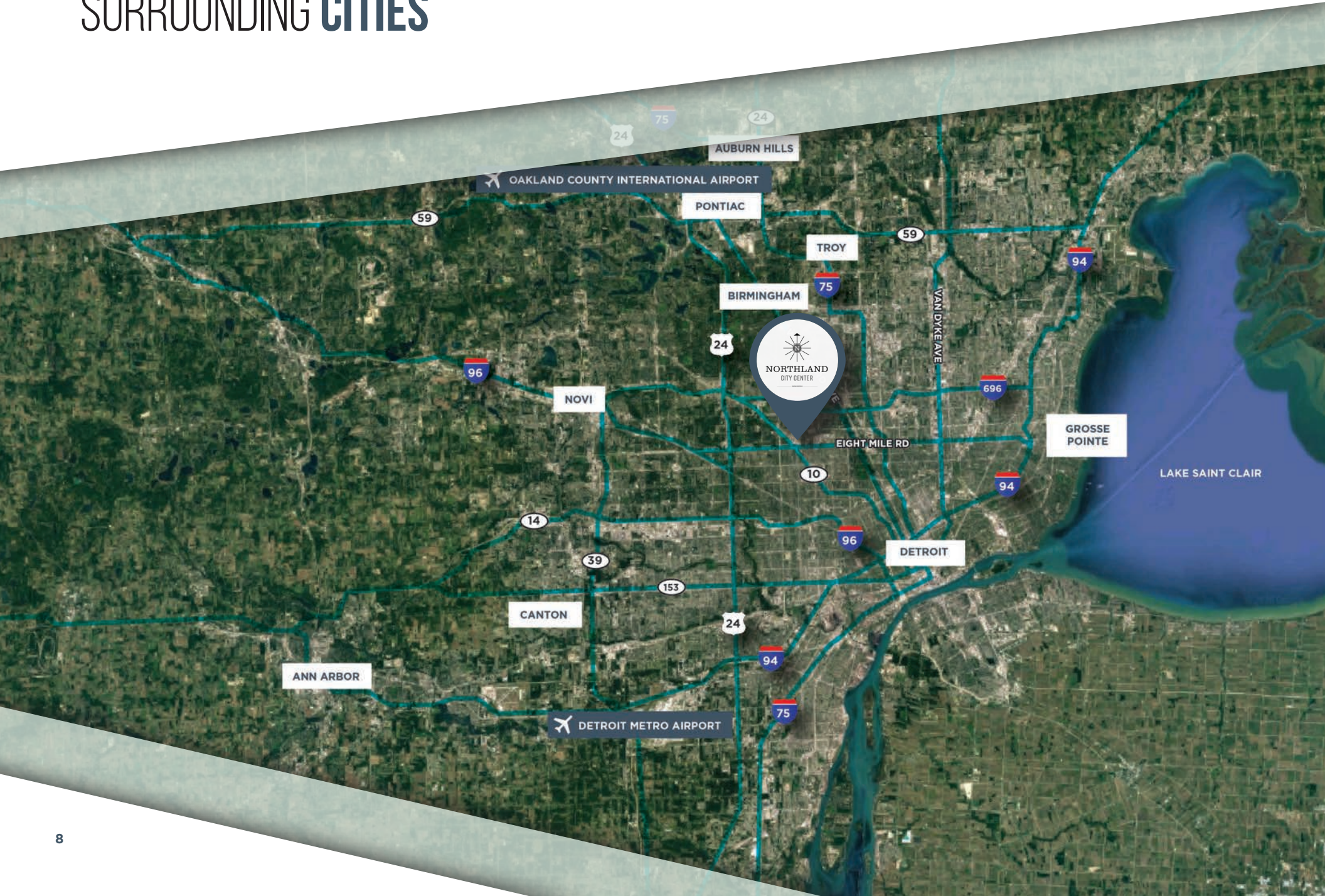
# NORTHLAND CITY CENTER LOCATION OVERVIEW



# NORTHLAND CITY CENTER ACCESSIBILITY & CONNECTIVITY



# NORTHLAND CITY CENTER SURROUNDING CITIES

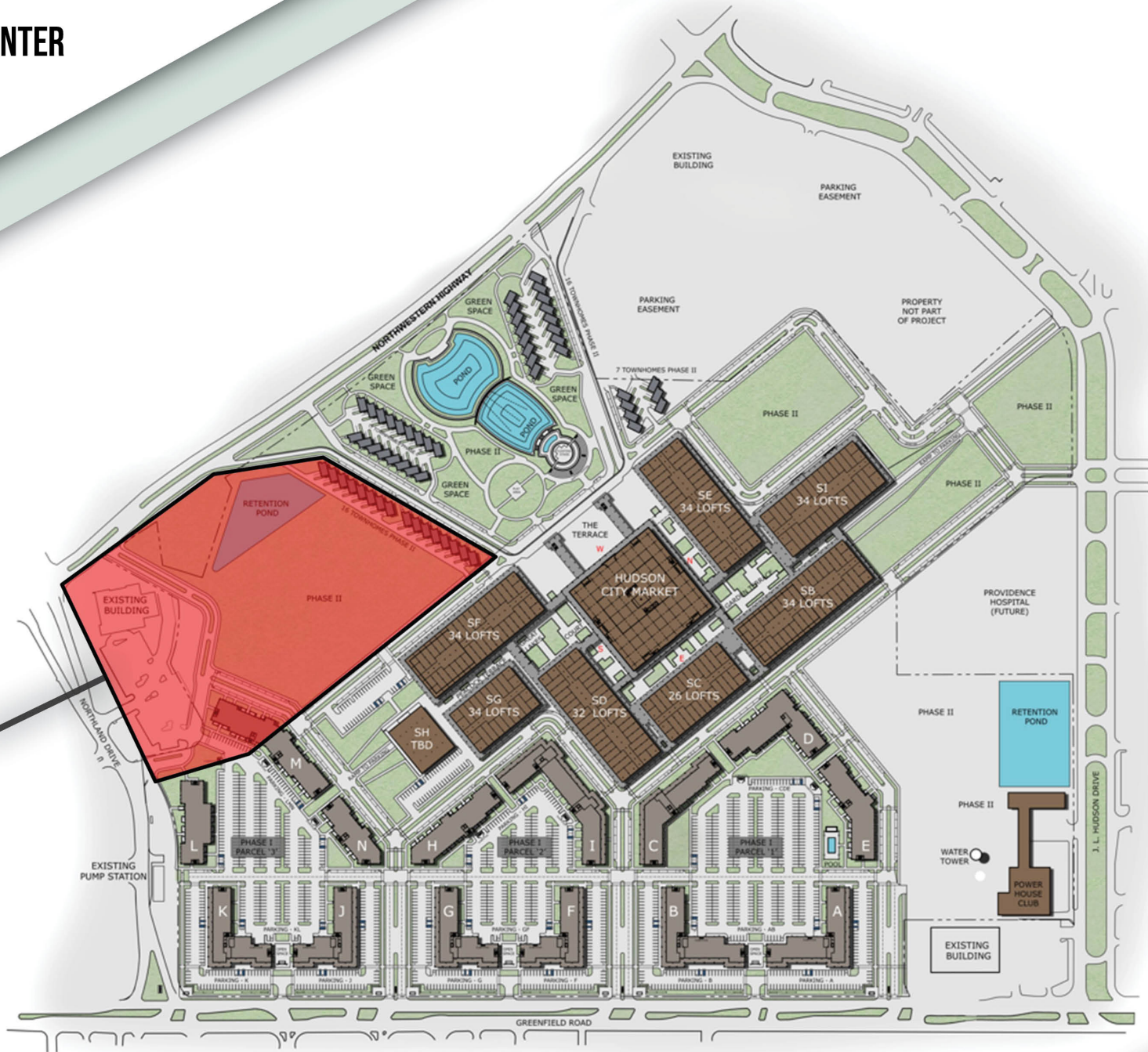




# NORTHLAND CITY CENTER SITE PLAN



**MICHIGAN'S FIRST  
PROPOSED COSTCO  
BUSINESS CENTER**



# NORTHLAND CITY CENTER SOUTHFIELD AMENITIES



## FOOD & BEVERAGE

Einstein Bagel Bros  
Panera Bread  
Chipotle  
Five Guys  
Fuddruckers  
Outback Steakhouse  
Qdoba  
TGI Fridays  
The Original Pancake House  
Biggby Coffee  
Dunkin Donuts  
Starbucks  
Tim Hortons  
Arby's  
Burger King  
Dairy Queen  
KFC  
McDonald's  
Taco Bell  
Wendy's  
Checkers  
Church's Chicken  
Popeyes  
White Castle  
Wing Stop  
Baskin-Robbins  
Tropical Smoothie Cafe  
Domino's Pizza  
Hungry Howie's  
Jet's Pizza  
Little Caesars

Jersey Mike's  
Jimmy John's  
Potbelly Sandwich Works  
Subway  
Which Wich  
Lou's Deli



## FITNESS & RECREATION

Fit Body Boot Camp  
Planet Fitness



## LODGING

Baymont Inn & Suites  
Comfort Suites  
Holiday Inn Express  
Westin



## FINANCIAL INSTITUTIONS

Bank of America  
Chase Bank  
Citizens Bank  
Comerica Bank  
Fifth Third Bank  
Huntington National Bank  
PNC Bank  
TCF National Bank



## SHOPPING & ENTERTAINMENT

Advanced Auto Parts  
AutoZone  
Discount Tire  
Midas  
O'Reilly  
Precision Tune Auto Care  
Valvoline Instant Oil Change

Citi Trends  
Lane Bryant  
Rainbow  
Dollar General  
Dollar Tree  
Family Dollar  
CVS  
GNC  
Rite Aid  
Walgreens  
Rent-a-Center  
Aldi  
Kroger  
Save-a-Lot  
Ace Hardware  
Home Depot  
Office Depot  
Foot Locker

# NORTHLAND CITY CENTER MARKET OVERVIEW

Southfield is a city in Oakland County in the state of Michigan. As a northern Suburb of Metro Detroit, Southfield shares part of its southern border with the city of Detroit. The autonomous city of Lathrup Village is an enclave within the city of Southfield. The city is home to the Southfield Town Center complex, which includes five interconnected office buildings. The tallest of these, 3000 Town Center, stands at 402 feet (122.5 m) tall; it is the second-tallest building in the state outside of the city of Detroit (after the River House Condominiums in Grand Rapids) and the 16th-tallest building overall in the state.

Southfield is a commercial and business center for the metropolitan Detroit area, with Southfield's 27,000,000 square feet (2,508,400 m<sup>2</sup>) of office space, second in the Detroit metro area to Detroit's central business district of 33,251,00 square feet (3,089,000 square meters). Several internationally recognized corporations have major offices and headquarters in Southfield, including the North American headquarters of Veoneer, Huf Hülsbeck and Fürst, Denso, Peterson Spring, Federal-Mogul, Lear, R.L. Polk & Co., International Automotive Components, Stefanini, Inc. and Guardian Alarm. Today, more than 100 Fortune 500 companies have offices in Southfield.

Detroit is the largest and most-populous city in the U.S. state of Michigan, the largest U.S. city on the United States-Canada border, and the seat of Wayne County. Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis-Saint Paul, and the 13th-largest in the United States. Detroit is best known as the center of the U.S. automobile industry, and the "Big Three" auto manufacturers General Motors, Ford, and Stellantis North America are all headquartered in Metro Detroit.

Detroit's diverse culture has had both local and international influence, particularly in music, with the city giving rise to the genres of Motown and techno, and playing an important role in the development of jazz, hip-hop, rock, and punk music. The rapid growth of Detroit in its boom years resulted in a globally unique stock of architectural monuments and historic places. Since the 2000s conservation efforts have managed to save many architectural pieces and achieved several large-scale revitalizations, including the restoration of several historic theatres and entertainment venues, high-rise renovations, new sports stadiums, and a riverfront revitalization project. More recently, the population of Downtown Detroit, Midtown Detroit, and various other neighborhoods has increased. An increasingly popular tourist destination, Detroit receives 19 million visitors per year.[15] In 2015, Detroit was named a "City of Design" by UNESCO, the first U.S. city to receive that designation.



# NORTHLAND CITY CENTER DEVELOPMENT TOUR



NORTHLAND  
CITY CENTER

# **NORTHLAND CITY CENTER** **LEASING OVERVIEW**

The development along Greenfield Road will provide units ranging in size from 2,000 SF to 18,000 SF

- Asking Lease Rate - \$25.00 PSF, NNN - Inline Space
- Asking Lease Rate - \$30.00 PSF, NNN - Endcap Space

Hudston City Center - 25,000 SF to 40,000 SF

- Asking Lease Rate - Negotiable

**FOR ADDITIONAL INFORMATION, CONTACT**



**ALAN STERN**  
**SENIOR VICE PRESIDENT, BROKERAGE SERVICES**  
[alan.stern@freg.com](mailto:alan.stern@freg.com)

We are not only developers, we're designers who appreciate a blank canvas. Contour Companies takes pride in the craftsmanship of custom work for individuals and multi-family properties. This is why we are 'Leading the Path' in Multi-Family and Mixed-Use Developments. From new developments, to complete gutted renovations, our work is done with complete attention to detail, insuring that the spaces blend seamlessly into their surroundings. As an A to Z vertically integrated operation, we are able to manage every aspect of our business in-house, from Construction Management, Renovations, Architecture, Interior Design, Marketing, Property Management and more. Our team has renovated over 100,000 apartments with a plan to acquire, renovate and construct many more in 2021.



FRIEDMANREALESTATE.COM  
248.324.2000 | INFO@FREG.COM

CONTOUR