

FOR LEASE

JCPENNEY – TWELVE OAKS MALL

27150 NOVI RD, NOVI, MI 48377



TWELVE OAKS

"A" GREEN STREET MALL GRADE
\$715/SF | 1.72M SF

FOR LEASE
JCPENNEY SPACE

148,812 SF AVAILABLE
Two-Floors (Demisable)

THIS IS AN OPERATING TENANT – PLEASE DO NOT CONTACT TENANT/OPERATOR

PROPERTY DETAILS

LOCATION:	27150 Novi Rd, Novi, MI 48377
PROPERTY TYPE:	Mall Anchor Box
DATE AVAILABLE:	2026
RENT:	Contact Broker
NNN EXPENSE:	CAM: \$1.15/SF (Estimated) Taxes: \$0.95/SF (Estimated)
BLDG SIZE:	148,812 SF Two-Floors (Demisable)
LOT SIZE:	11.03 AC
ZONING:	R-C
GLA:	148,812 SF
PARKING RATIO:	5:1
TRAFFIC COUNT:	12 Mile Rd (25,328 CPD) Novi Rd (35,315 CPD)

EXCLUSIVELY LISTED BY:



ANDREW C. LUCKOFF
Director
aluckoff@landmarkcres.com
248 488 2620



MATTHEW D. SWANTKO
Principal
mswantko@landmarkcres.com
248 488 2620

ANCHORS



TENANT ROSTER



DESCRIPTION

Unique opportunity to join the synergy at the 1.72M SF Twelve Oaks Mall, a Simon/Taubman property that is one of the top regional and dining destinations in all of Michigan.

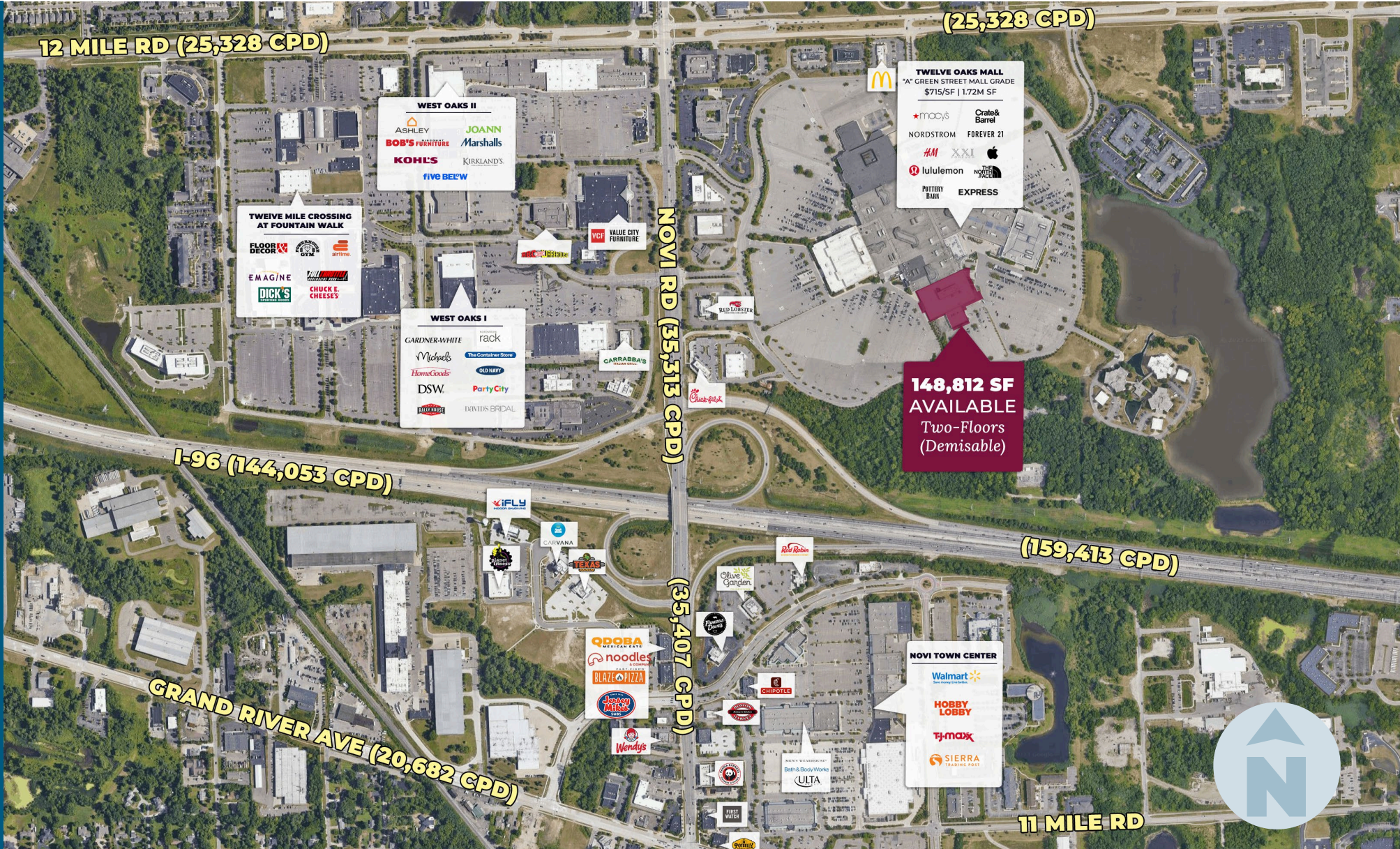
Novi is one of Detroit's most affluent bedroom communities while also being one of the strongest super-regional draws. It is home to multiple Power Centers, Entertainment Attractions, and Major Employers.

Situated immediately off of heavily traveled I-96, less than 3 miles from 4 highway interchanges of I-96, I-696, I-275, and M-5, providing easy access for travelers driving over 20 minutes in all directions. Building is located at the most heavily trafficked entrance of the Mall.

MICRO AERIAL



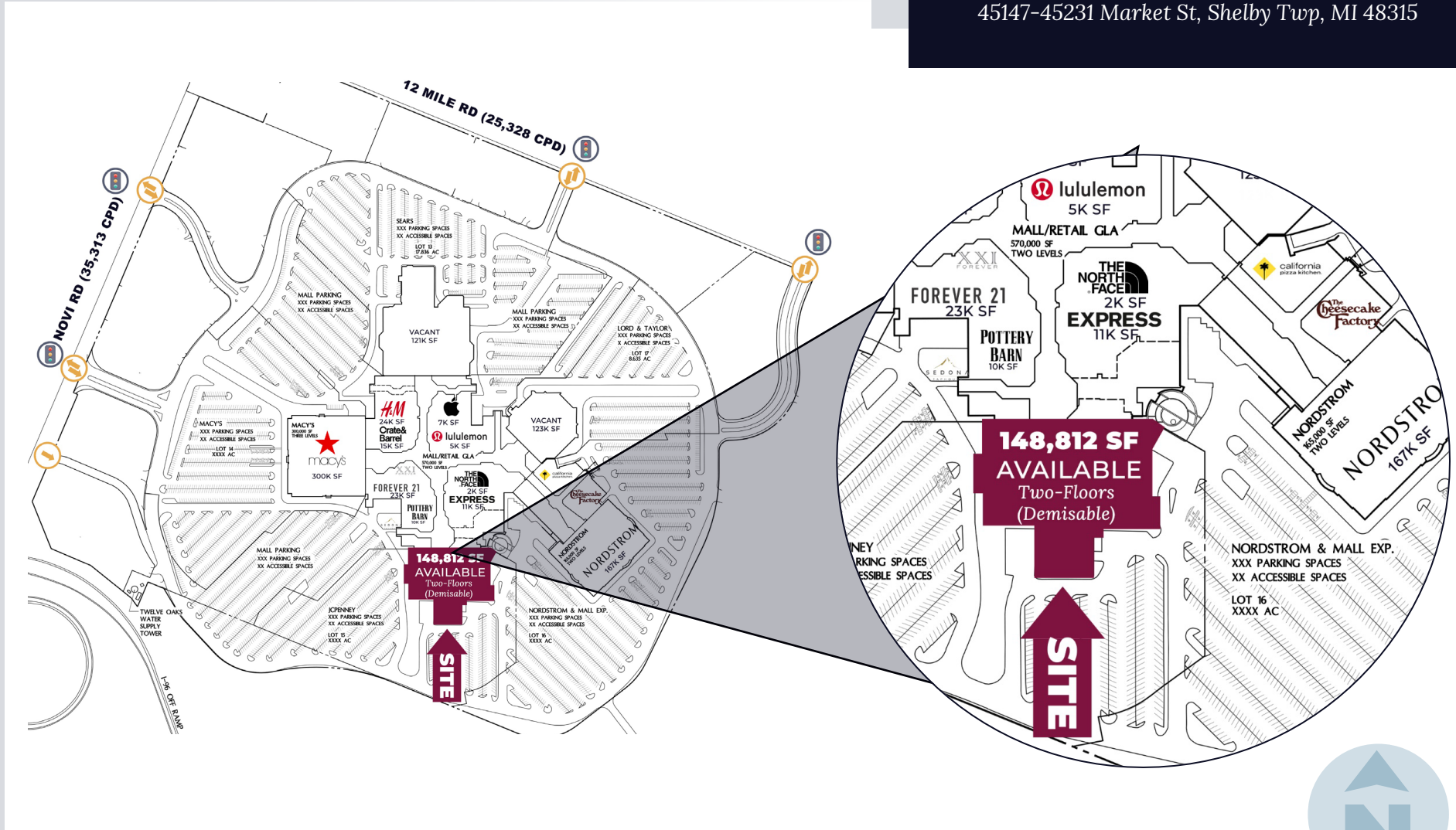
MACRO AERIAL



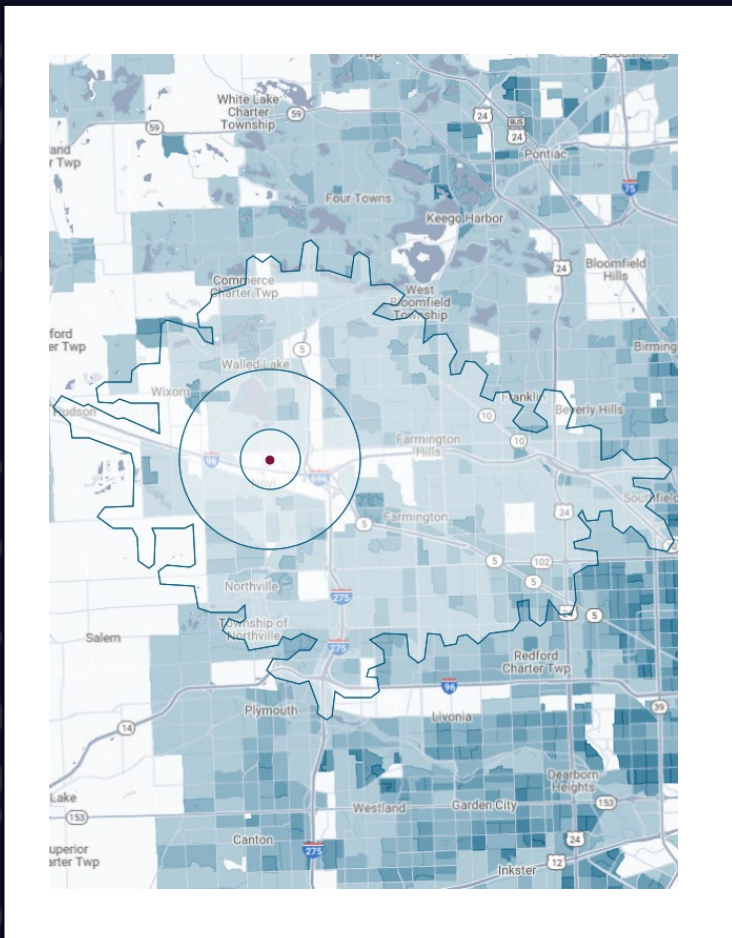
SITE PLAN

JCPENNEY TWELVE OAKS MALL

45147-45231 Market St, Shelby Twp, MI 48315



DEMOGRAPHICS



JCPENNEY TWELVE OAKS MALL

45147-45231 Market St, Shelby Twp, MI 48315

DEMOGRAPHICS

	1 MILE	3 MILE	20 MIN DT
POPULATION			
2023 Estimated Population	2,724	61,332	380,952
2028 Projected Population	3,359	68,322	391,060
2020 Census Population	2,194	59,749	383,224
2010 Census Population	1,633	52,959	355,570
Projected Annual Growth 2023 to 2028	4.7%	2.3%	0.5%
Historical Annual Growth 2010 to 2023	5.1%	1.2%	0.5%
HOUSEHOLDS			
2023 Estimated Households	1,299	28,198	168,750
2028 Projected Households	1,602	31,264	173,548
2020 Census Households	985	25,518	163,413
2010 Census Households	768	22,556	148,933
Projected Annual Growth 2023 to 2028	4.7%	2.2%	0.6%
Historical Annual Growth 2010 to 2023	5.3%	1.9%	1.0%
RACE			
2023 Est. White	53.2%	62.6%	63.1%
2023 Est. Black	7.4%	10.4%	20.7%
2023 Est. Asian or Pacific Islander	35.1%	22.0%	11.4%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%
2023 Est. Other Races	4.1%	4.9%	4.7%
INCOME			
2023 Est. Average Household Income	\$112,782	\$133,258	\$132,012
2023 Est. Median Household Income	\$99,310	\$111,060	\$103,118
2023 Est. Per Capita Income	\$53,957	\$61,313	\$58,614
BUSINESS			
2023 Est. Total Businesses	605	4,032	22,421
2023 Est. Total Employees	9,202	85,518	306,580

CONTACT US



**ANDREW C.
LUCKOFF**

Director

aluckoff@landmarkcres.com

248 488 2620



**MATTHEW D.
SWANTKO**

Principal

mswantko@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.