



## TROY POINTE SHOPS

Type: Lease

3271-3299 ROCHESTER RD  
TROY, MI  
OAKLAND COUNTY

PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
AVAILABLE SPACE:	2,527 SF
RENT:	\$12.00/SF NNN
GLA:	24,858 SF
ZONING:	B-3
TENANT ROSTER:	Troy Deli, Cartridge World, Orchid Café, Weight Watchers, Great Hands, Burn Bootcamp, The Vapor Shoppe
TRAFFIC COUNT:	Rochester Rd = 53,600 CPD

### DESCRIPTION:

Located on the west side of Rochester Rd, just north of Big Beaver Rd. This community shopping center is located along one of Troy's prime corridors with high traffic counts and strong demographics.

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Radius:	1 Mile	3 Mile	5 Mile
Pop. Density:	9,481	91,242	255,501
Avg. HH Income:	\$91,870	\$83,825	\$92,400

**Tim Hortons**

**Orchid Cafe**  
2,508 SF 3301/3303

**The Vapor Shoppe**  
1,256 SF

**GREAT HANDS**  
1,256 SF 737 3297

**EMC**  
1,092 SF 41 3295

**burn bootcamp**  
7,216 SF 3279

**Cartridge World**

**ALLURE LASHES**

**THE SPRAY TAN BAR**

**Available**  
67

**TROY DEU**  
3,230 SF 3291/3293

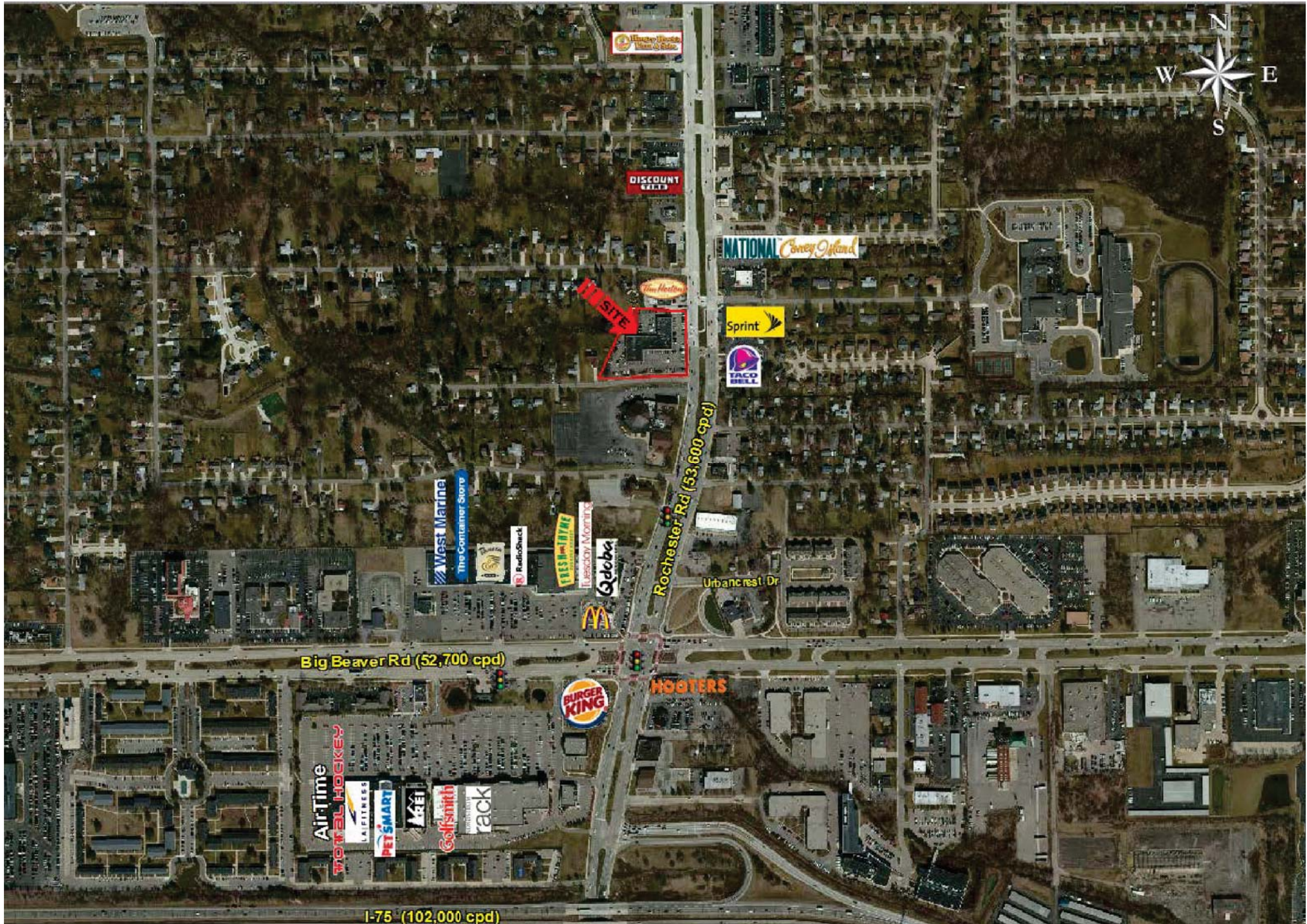
**WeightWatchers**  
2,543 SF 3271/3277

**Rochester Road**

**Harris Drive**







TROY, MI

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5632/-83.1290

RF1

## E Big Beaver Rd & Rochester Rd

Troy, MI 48083

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2016 Estimated Population	9,481	91,242	255,501
	2021 Projected Population	9,614	92,790	260,659
	2010 Census Population	8,792	89,190	251,331
	2000 Census Population	8,793	89,165	250,155
	Projected Annual Growth 2016 to 2021	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2016	0.5%	0.1%	0.1%
<b>HOUSEHOLDS</b>	2016 Estimated Households	3,712	37,802	106,702
	2021 Projected Households	3,847	39,307	111,316
	2010 Census Households	3,336	35,846	101,871
	2000 Census Households	3,440	35,739	100,850
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.9%
	Historical Annual Growth 2000 to 2016	0.5%	0.4%	0.4%
<b>AGE</b>	2016 Est. Population Under 10 Years	13.0%	10.7%	10.5%
	2016 Est. Population 10 to 19 Years	13.5%	11.7%	11.6%
	2016 Est. Population 20 to 29 Years	12.9%	13.1%	13.1%
	2016 Est. Population 30 to 44 Years	22.6%	19.8%	19.3%
	2016 Est. Population 45 to 59 Years	21.1%	21.5%	22.2%
	2016 Est. Population 60 to 74 Years	12.6%	16.4%	16.1%
	2016 Est. Population 75 Years or Over	4.2%	6.8%	7.2%
	2016 Est. Median Age	36.7	40.5	40.8
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	50.6%	49.3%	49.1%
	2016 Est. Female Population	49.4%	50.7%	50.9%
	2016 Est. Never Married	28.2%	28.4%	29.5%
	2016 Est. Now Married	54.5%	52.9%	52.1%
	2016 Est. Separated or Divorced	12.9%	12.4%	12.4%
	2016 Est. Widowed	4.5%	6.3%	6.0%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	8.6%	6.5%	8.7%
	2016 Est. HH Income \$150,000 to \$199,999	11.0%	7.4%	7.9%
	2016 Est. HH Income \$100,000 to \$149,999	16.0%	17.4%	17.3%
	2016 Est. HH Income \$75,000 to \$99,999	14.8%	13.7%	13.6%
	2016 Est. HH Income \$50,000 to \$74,999	15.4%	17.2%	16.9%
	2016 Est. HH Income \$35,000 to \$49,999	13.2%	13.1%	12.8%
	2016 Est. HH Income \$25,000 to \$34,999	5.8%	7.2%	7.4%
	2016 Est. HH Income \$15,000 to \$24,999	8.8%	8.4%	7.7%
	2016 Est. HH Income Under \$15,000	6.5%	9.1%	7.7%
	2016 Est. Average Household Income	\$91,870	\$83,825	\$92,400
	2016 Est. Median Household Income	\$79,465	\$71,100	\$75,807
	2016 Est. Per Capita Income	\$35,975	\$34,757	\$38,621
2016 Est. Total Businesses	1,152	7,117	16,211	
2016 Est. Total Employees	15,303	92,919	223,033	

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E Big Beaver Rd & Rochester Rd Troy, MI 48083		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2016 Est. White	64.7%	74.6%	79.8%
	2016 Est. Black	7.2%	5.0%	5.4%
	2016 Est. Asian or Pacific Islander	23.5%	17.1%	11.8%
	2016 Est. American Indian or Alaska Native	0.4%	0.2%	0.2%
	2016 Est. Other Races	4.2%	3.0%	2.8%
<b>HISPANIC</b>	2016 Est. Hispanic Population	386	2,355	6,027
	2016 Est. Hispanic Population	4.1%	2.6%	2.4%
	2021 Proj. Hispanic Population	5.0%	3.3%	3.0%
	2010 Hispanic Population	3.7%	2.3%	2.1%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	6,356	65,173	183,084
	2016 Est. Elementary (Grade Level 0 to 8)	4.6%	4.7%	3.9%
	2016 Est. Some High School (Grade Level 9 to 11)	4.4%	4.5%	4.5%
	2016 Est. High School Graduate	17.4%	19.6%	20.0%
	2016 Est. Some College	18.4%	17.7%	17.8%
	2016 Est. Associate Degree Only	5.4%	8.0%	7.9%
	2016 Est. Bachelor Degree Only	24.9%	25.7%	25.9%
	2016 Est. Graduate Degree	24.9%	19.8%	20.1%
<b>HOUSING</b>	2016 Est. Total Housing Units	3,819	39,033	110,589
	2016 Est. Owner-Occupied	61.4%	64.8%	69.8%
	2016 Est. Renter-Occupied	35.8%	32.0%	26.6%
	2016 Est. Vacant Housing	2.8%	3.2%	3.5%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	2.3%	2.2%	2.9%
	2010 Homes Built 2000 to 2004	6.0%	4.6%	4.8%
	2010 Homes Built 1990 to 1999	11.6%	10.6%	11.0%
	2010 Homes Built 1980 to 1989	11.0%	10.7%	9.8%
	2010 Homes Built 1970 to 1979	30.0%	28.5%	20.5%
	2010 Homes Built 1960 to 1969	12.7%	16.2%	15.5%
	2010 Homes Built 1950 to 1959	13.2%	15.4%	19.4%
	2010 Homes Built Before 1949	13.1%	11.7%	16.1%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.7%	0.4%	0.7%
	2010 Home Value \$500,000 to \$999,999	0.9%	1.8%	2.8%
	2010 Home Value \$400,000 to \$499,999	1.7%	2.1%	2.5%
	2010 Home Value \$300,000 to \$399,999	7.9%	6.9%	7.6%
	2010 Home Value \$200,000 to \$299,999	24.9%	21.1%	19.5%
	2010 Home Value \$150,000 to \$199,999	19.2%	25.1%	22.9%
	2010 Home Value \$100,000 to \$149,999	14.1%	18.9%	19.3%
	2010 Home Value \$50,000 to \$99,999	14.2%	14.9%	15.6%
	2010 Home Value \$25,000 to \$49,999	4.6%	4.5%	4.5%
	2010 Home Value Under \$25,000	11.7%	4.4%	4.6%
	2010 Median Home Value	\$154,251	\$168,950	\$170,315
2010 Median Rent	\$816	\$785	\$810	

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Troy, MI 48083				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	7,435	74,987	210,632
	2016 Est. Civilian Employed	66.3%	62.8%	63.4%
	2016 Est. Civilian Unemployed	2.9%	2.7%	2.6%
	2016 Est. in Armed Forces	0.4%	0.1%	-
	2016 Est. not in Labor Force	30.3%	34.4%	33.9%
	2016 Labor Force Males	50.0%	48.7%	48.5%
	2016 Labor Force Females	50.0%	51.3%	51.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,816	41,502	118,303
	2010 Mgmt, Business, & Financial Operations	18.1%	16.7%	18.0%
	2010 Professional, Related	27.9%	29.4%	28.2%
	2010 Service	13.6%	14.8%	14.1%
	2010 Sales, Office	24.8%	24.5%	25.0%
	2010 Farming, Fishing, Forestry	0.2%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.1%	5.2%	5.1%
	2010 Production, Transport, Material Moving	9.3%	9.3%	9.4%
	2010 White Collar Workers	70.9%	70.6%	71.3%
	2010 Blue Collar Workers	29.1%	29.4%	28.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	89.5%	86.8%	87.0%
	2010 Drive to Work in Carpool	6.1%	7.0%	6.6%
	2010 Travel to Work by Public Transportation	0.4%	0.9%	0.8%
	2010 Drive to Work on Motorcycle	0.1%	-	-
	2010 Walk or Bicycle to Work	1.1%	1.4%	1.6%
	2010 Other Means	0.2%	0.3%	0.3%
	2010 Work at Home	2.6%	3.6%	3.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	23.6%	25.9%	25.6%
	2010 Travel to Work in 15 to 29 Minutes	41.0%	40.3%	40.9%
	2010 Travel to Work in 30 to 59 Minutes	30.0%	30.2%	29.9%
	2010 Travel to Work in 60 Minutes or More	5.4%	3.7%	3.6%
	2010 Average Travel Time to Work	22.1	21.5	21.6
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$246 M	\$2.35 B	\$7.07 B
	2016 Est. Apparel	\$8.69 M	\$82.0 M	\$248 M
	2016 Est. Contributions, Gifts	\$18.3 M	\$167 M	\$519 M
	2016 Est. Education, Reading	\$10.5 M	\$95.7 M	\$295 M
	2016 Est. Entertainment	\$14.0 M	\$132 M	\$400 M
	2016 Est. Food, Beverages, Tobacco	\$36.7 M	\$354 M	\$1.06 B
	2016 Est. Furnishings, Equipment	\$8.71 M	\$82.0 M	\$249 M
	2016 Est. Health Care, Insurance	\$20.8 M	\$202 M	\$604 M
	2016 Est. Household Operations, Shelter, Utilities	\$76.2 M	\$726 M	\$2.19 B
	2016 Est. Miscellaneous Expenses	\$3.53 M	\$34.2 M	\$102 M
	2016 Est. Personal Care	\$3.18 M	\$30.4 M	\$91.3 M
	2016 Est. Transportation	\$45.7 M	\$441 M	\$1.32 B

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