

FOR LEASE
NEW CONSTRUCTION
3130-3132 ROCHESTER RD, TROY, MI



PROPERTY DETAILS

LOCATION:	3130-3132 Rochester RD, Troy, MI
PROPERTY TYPE:	Shopping Center
RENT:	\$25.00/SF
NNN EXPENSE:	\$6.00/NNN
BUILDING SIZE:	9,500 SF
BUILDING DIMENSIONS:	77 Ft Depths Frontage- Irregular
LOT SIZE:	1.37 AC
AVAILABLE SPACE:	1,814 SF
ZONING:	General Business
GLA:	1,814 SF
TRAFFIC COUNT:	Rochester Rd (49,133 CPD)

\$25.00/SF

\$6.00/SF

RENT

NNN

ANCHORS



HIGHLIGHTS

- End-Cap Space Available
- New Construction Center
- Monument Signage
- Dense Retail Corridor
- High Traffic Counts

EXCLUSIVELY LISTED BY:

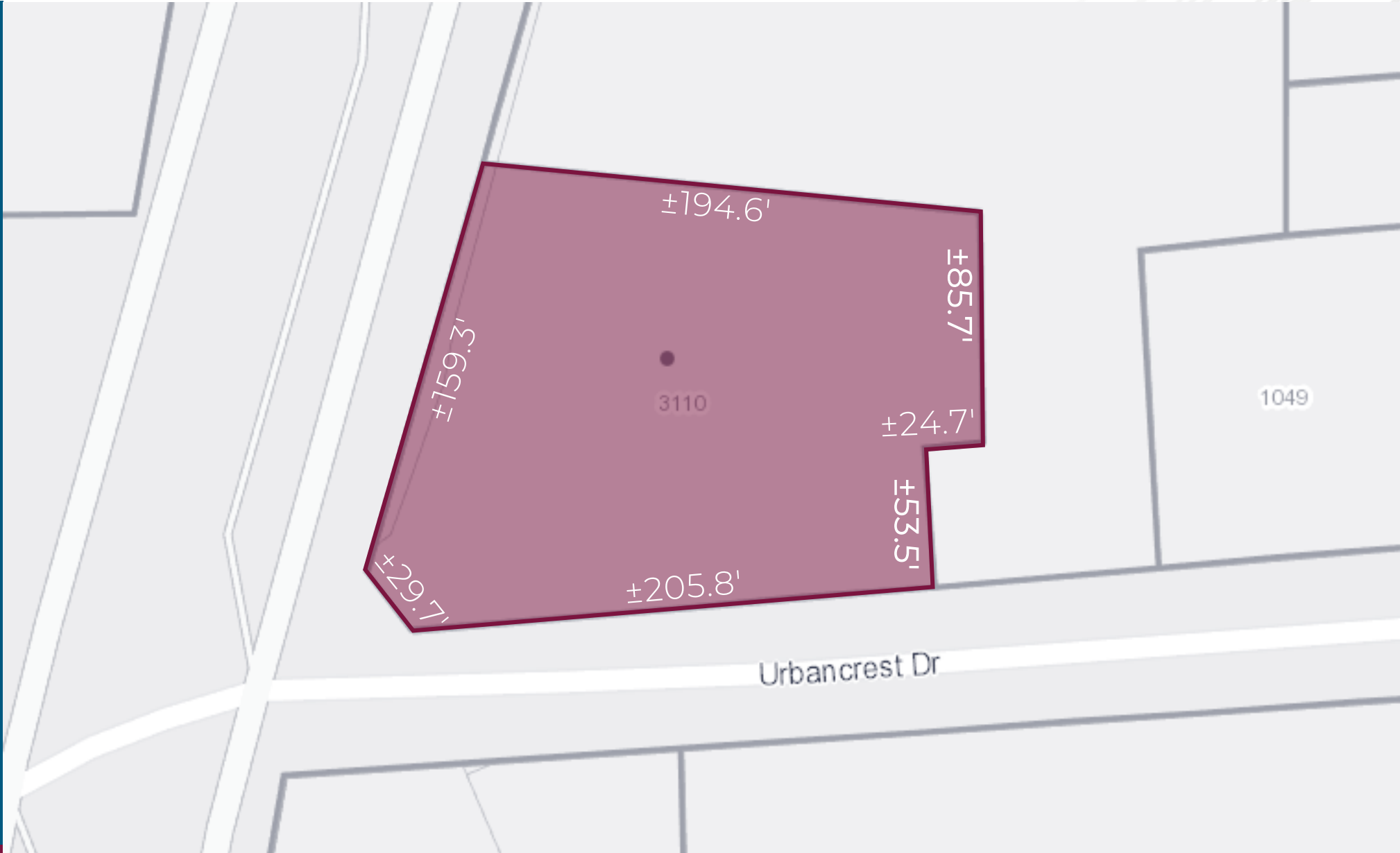


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MICRO AERIAL



PLAT



PLANS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



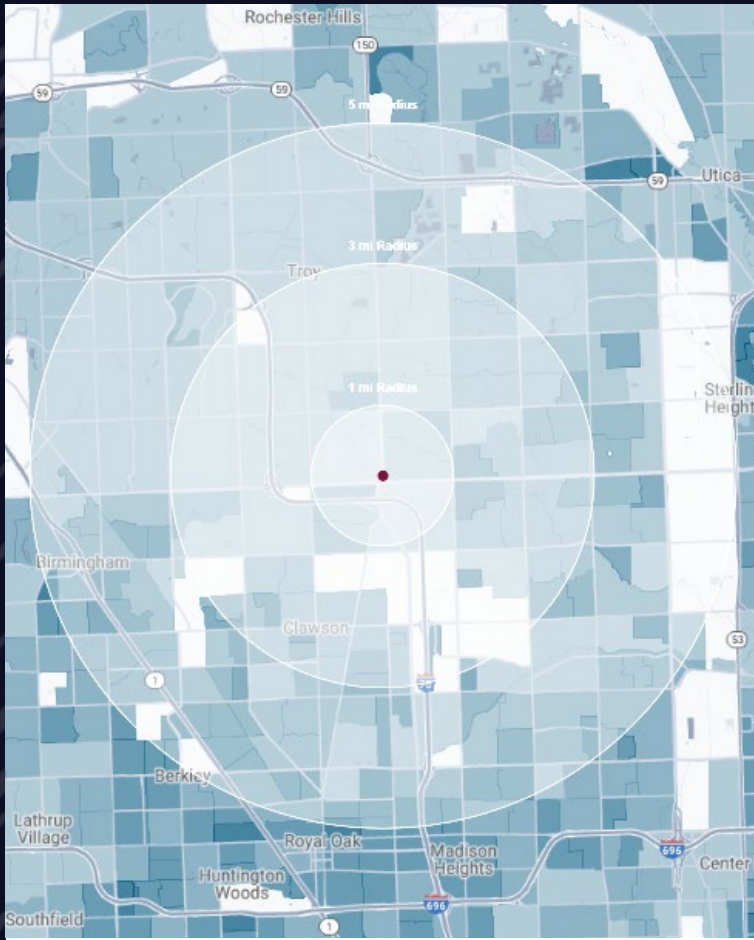
SITE PHOTOS



SITE PHOTOS



DEMOGRAPHICS



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Troy, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	10,458	90,246	252,957
2028 Projected Population	10,281	86,382	242,542
2020 Census Population	10,694	92,094	258,992
2010 Census Population	9,399	87,218	248,050
Projected Annual Growth 2023 to 2028	-0.3%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	0.9%	0.3%	0.2%

HOUSEHOLDS

2023 Estimated Households	4,206	36,293	103,813
2028 Projected Households	4,126	34,450	98,747
2020 Census Households	4,088	36,887	105,799
2010 Census Households	3,518	34,527	100,308
Projected Annual Growth 2023 to 2028	-0.4%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2023	1.5%	0.4%	0.3%

RACE

2023 Est. White	63.4%	70.8%	74.3%
2023 Est. Black	7.4%	6.4%	7.0%
2023 Est. Asian or Pacific Islander	23.6%	18.2%	14.2%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2023 Est. Other Races	5.5%	4.5%	4.3%

INCOME

2023 Est. Average Household Income	\$117,395	\$132,214	\$144,940
2023 Est. Median Household Income	\$98,453	\$98,206	\$105,517
2023 Est. Per Capita Income	\$47,266	\$53,237	\$59,540

BUSINESS

2023 Est. Total Businesses	1,150	6,943	14,898
2023 Est. Total Employees	18,365	107,704	206,310

CONTACT US



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