

FOR LEASE

# NEW DEVELOPMENT STRIP CENTER

1686 JOHN R RD, TROY, MI 48083

AVAILABLE  
3,000 SF



# PROPERTY DETAILS

<b>LOCATION:</b>	1686 John R. Rd, Troy, Mi 48083
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	Q4 2020
<b>RENT:</b>	\$17.00/SF
<b>NNN EXPENSE:</b>	\$5.00/SF
<b>BUILDING SIZE:</b>	4,950 SF
<b>AVAILABLE SPACE:</b>	3,000 SF (Includes Patio)
<b>LOT SIZE:</b>	1.26 AC
<b>ZONING:</b>	B-3
<b>TRAFFIC COUNT:</b>	John R Rd (22,862 CPD) Maple Rd (26,650 CPD)

## EXCLUSIVELY LISTED BY:



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\$17.00/SF

**RENT**

\$5.00/SF

**NNN**

## TENANT ROSTER

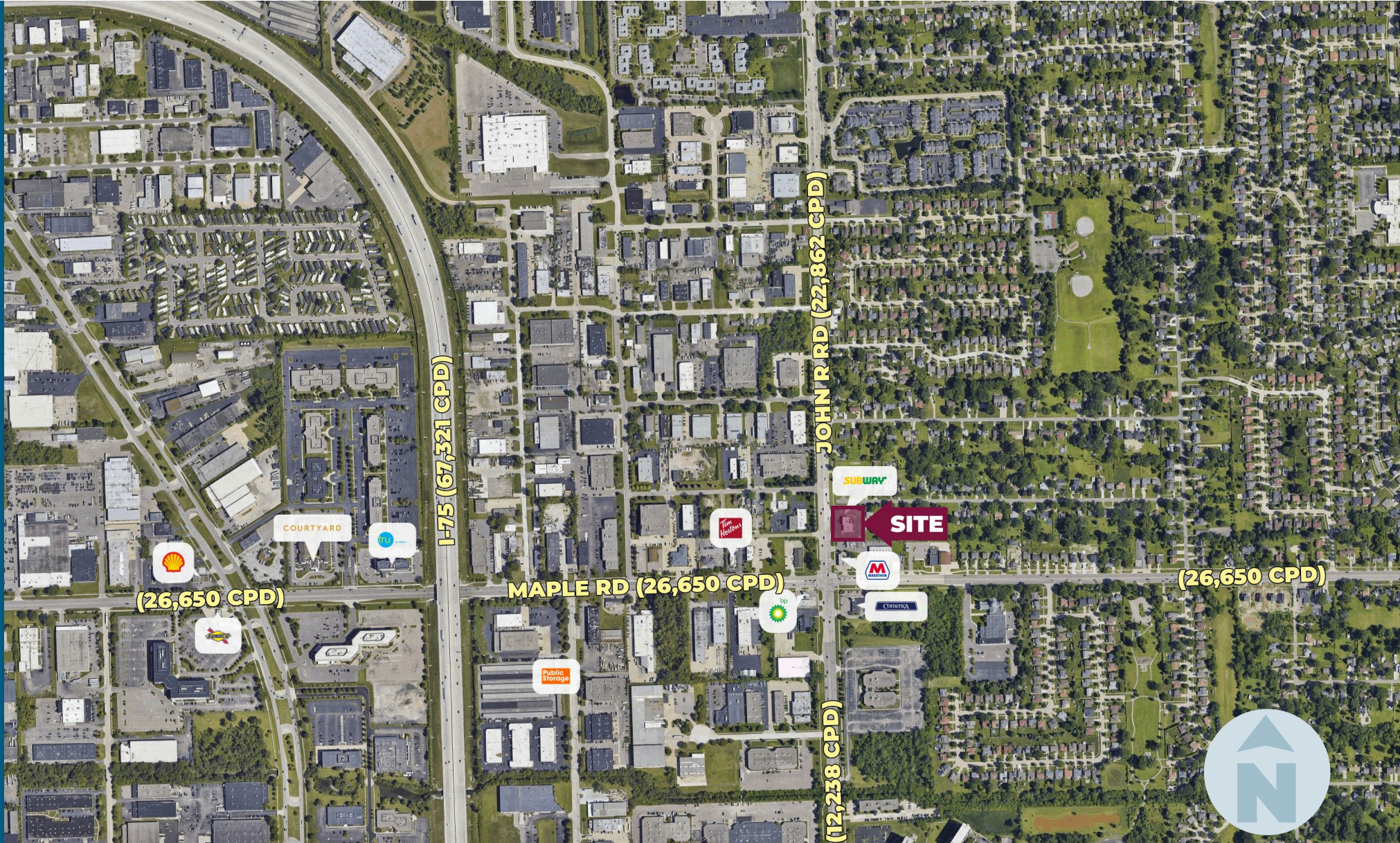


## HIGHLIGHTS

This planned retail center is prominently located on the northeast corner of John R Road and 15 Mile Road in Troy, Michigan. The site is situated in a densely populated area with exceptional demographics. The center will consist of retail and restaurant space and will also offer a drive-thru end-cap.

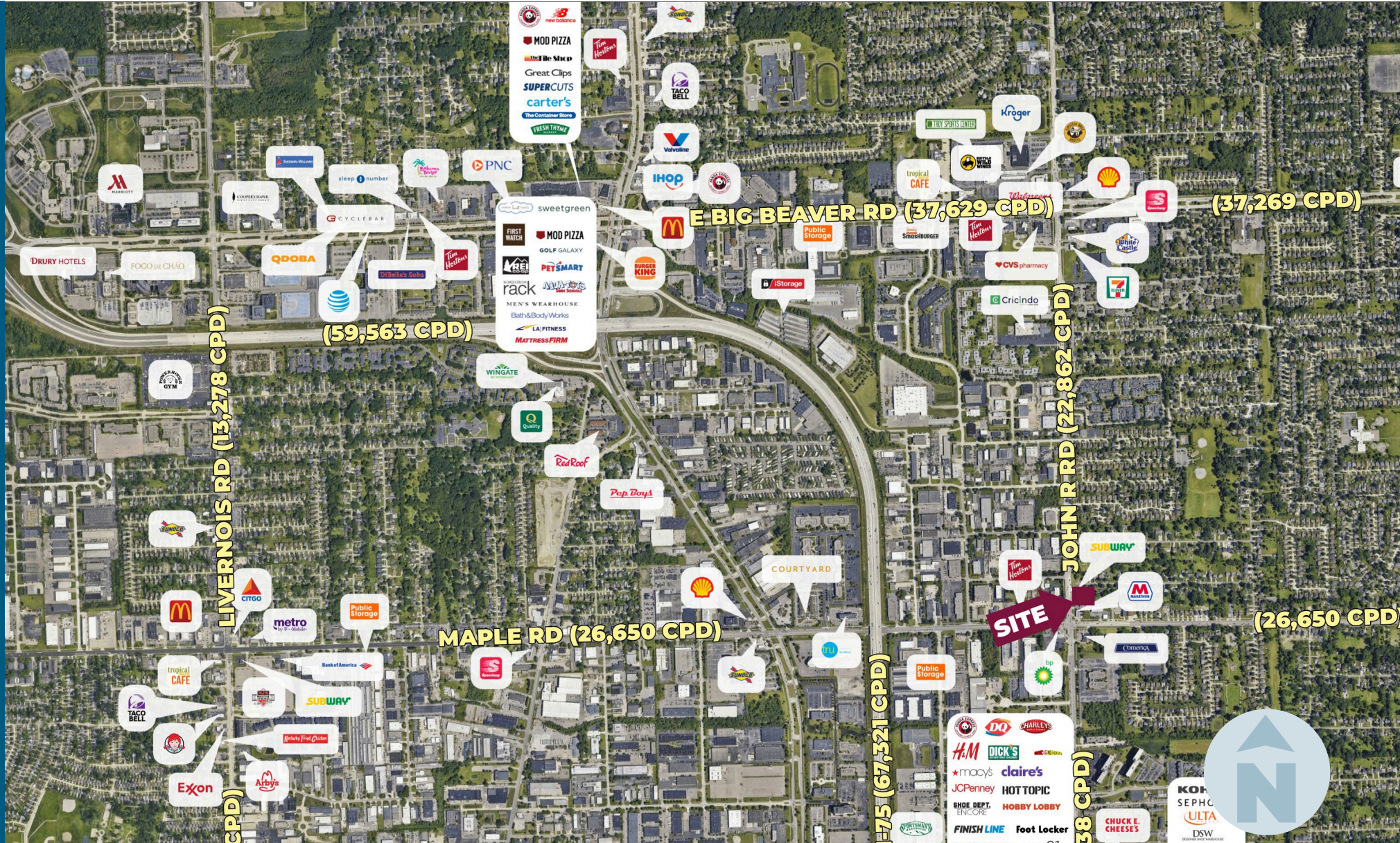


# MICRO AERIAL



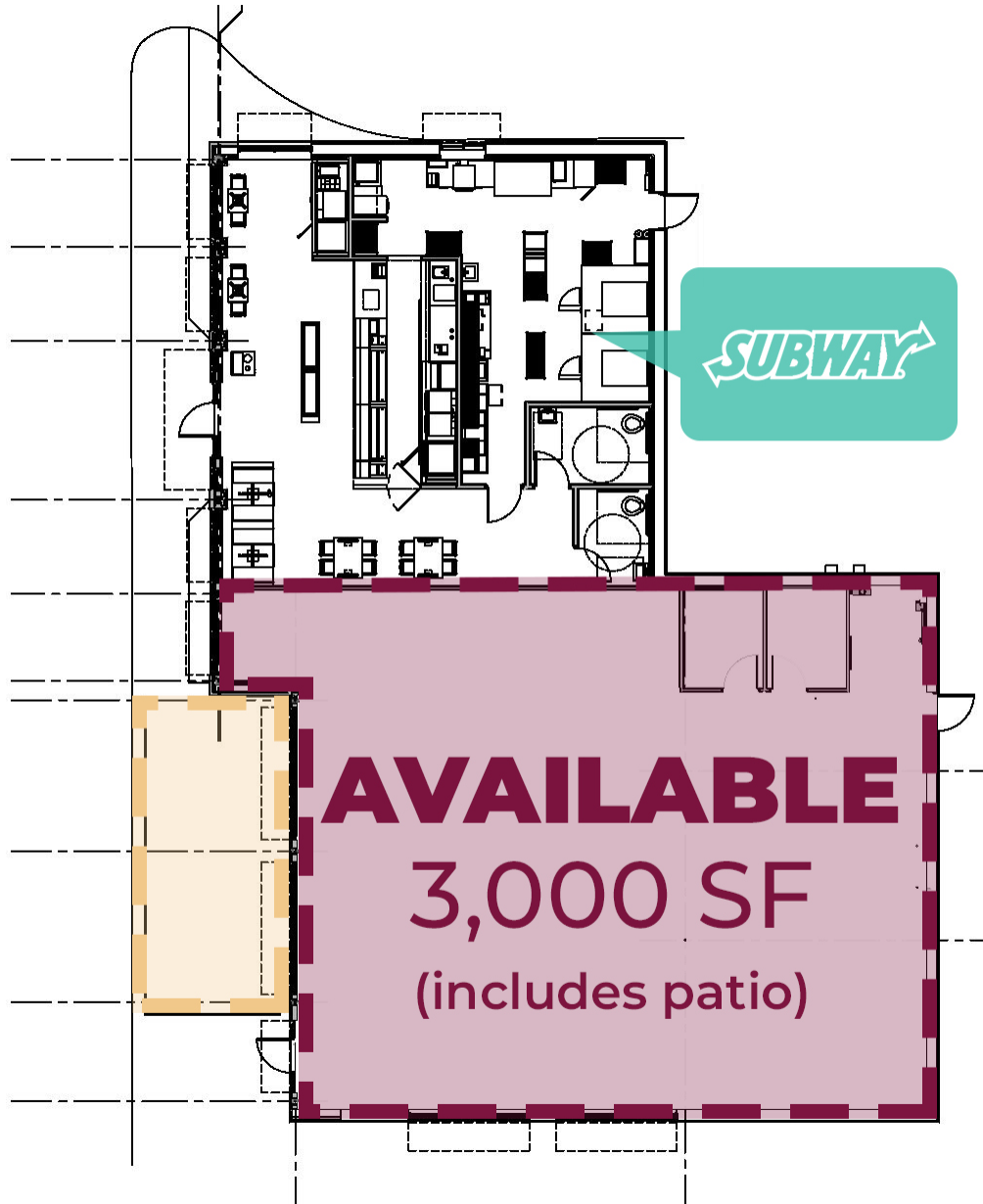


# MACRO AERIAL

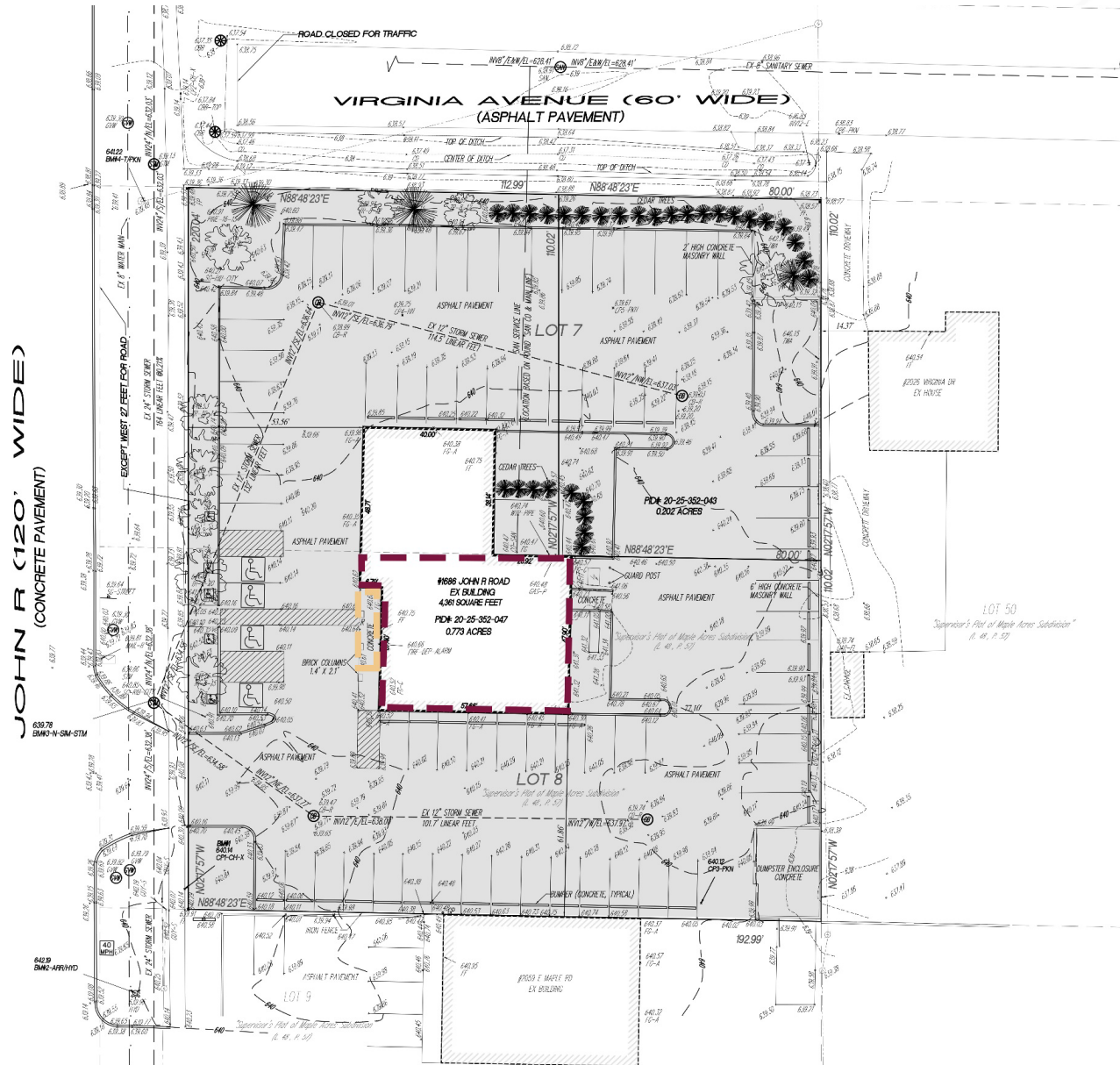




# FLOOR PLAN



# SURVEY



SITE PHOTOS





# SITE PHOTOS



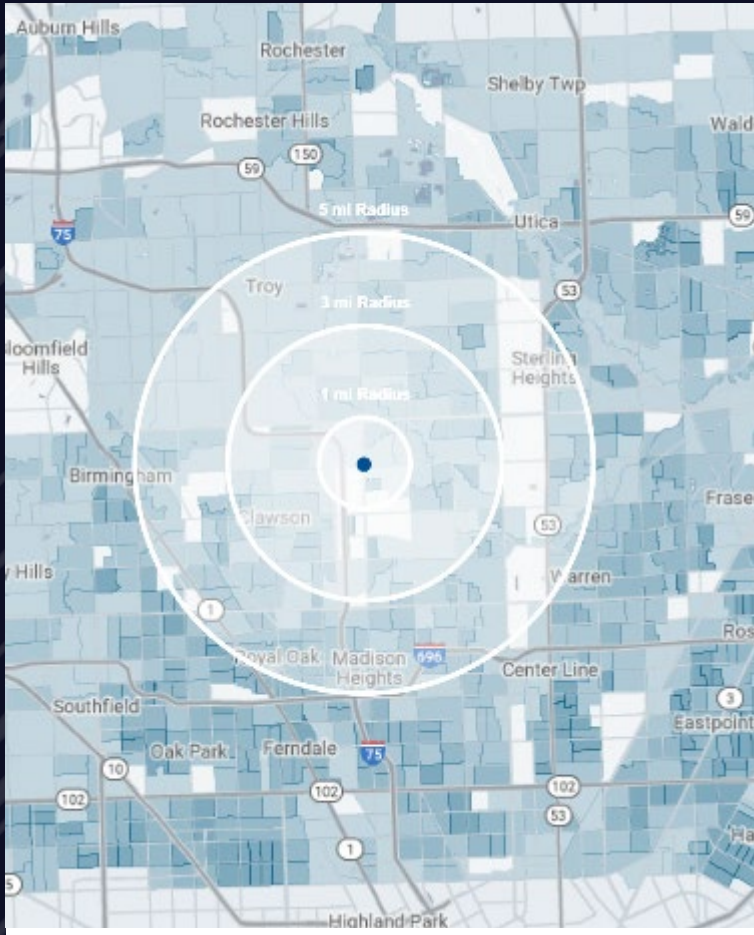


# SITE PHOTOS





# DEMOGRAPHICS



## NEW DEVELOPMENT STRIP CENTER

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# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,454	109,336	274,162
2028 Projected Population	8,549	109,023	274,574
2020 Census Population	8,526	109,784	275,155
2010 Census Population	7,606	105,915	264,661
Projected Annual Growth 2023 to 2028	0.2%	-	-
Historical Annual Growth 2010 to 2023	0.9%	0.2%	0.3%

## HOUSEHOLDS

2023 Estimated Households	3,887	43,794	116,166
2028 Projected Households	3,949	43,932	117,003
2020 Census Households	3,866	43,375	115,151
2010 Census Households	3,435	41,109	109,362
Projected Annual Growth 2023 to 2028	0.3%	-	0.1%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.5%

## RACE

2023 Est. White	71.9%	74.8%	75.6%
2023 Est. Black	6.6%	6.2%	6.5%
2023 Est. Asian or Pacific Islander	14.3%	14.5%	13.5%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2023 Est. Other Races	7.0%	4.4%	4.3%

## INCOME

2023 Est. Average Household Income	\$82,662	\$106,328	\$117,393
2023 Est. Median Household Income	\$69,010	\$83,870	\$90,532
2023 Est. Per Capita Income	\$38,283	\$42,649	\$49,796

## BUSINESS

2023 Est. Total Businesses	821	6,511	15,190
2023 Est. Total Employees	17,461	90,780	219,832



## CONTACT US



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