

FOR LEASE
TROY CITY CENTER

888 W. BIG BEAVER RD, TROY, MI 48084



PROPERTY DETAILS

\$32.00/SF NNN

\$7.00/SF

RENT

NNN

LOCATION:	888 W. Big Beaver, Troy, MI 48084	
PROPERTY TYPE:	Shopping Center	
DATE AVAILABLE:	Immediately	
RENT:	\$32.00/SF NNN	
NNN EXPENSE:	\$7.00/SF	
AVAILABLE SPACE:	2,571 SF	Former Massage Green
	5,601 SF	Former Red Effect
	8,172 SF	Contiguous Space
ZONING:	BB	
TRAFFIC COUNT:	Big Beaver (34,939 CPD) Crooks Rd (24,322 CPD)	

ANCHORS

- The Zen Apartments (272 Units)
- City Center Office Building (300,000 SF)

TENANT ROSTER

- Morton's Steak House
- Seasons 52
- Yard House
- Shake Shack
- Condado
- The Melting Pot
- The Hudson Café
- Pokeworks
- Kura Sushi
- Epic Smiles
- The Great Greek
- Fidelity Investments
- Two Hands Corn Dogs

HIGHLIGHTS

- Rare new construction and opportunity to locate in a prime position within the Somerset Collection Mall/Big Beaver Road trade area.
- Somerset Collection Mall (1.45M SF) is Michigan's premier super-regional luxury shopping mall. Situated within a regional trade area which draws customers from 20 miles away.
- This unique and advantageous opportunity is ideal for any high-profile commercial user.
- The site provides strong demographics with high incomes, impressive traffic counts and abundant parking which truly identifies this project as Troy's City Center.

EXCLUSIVELY LISTED BY:



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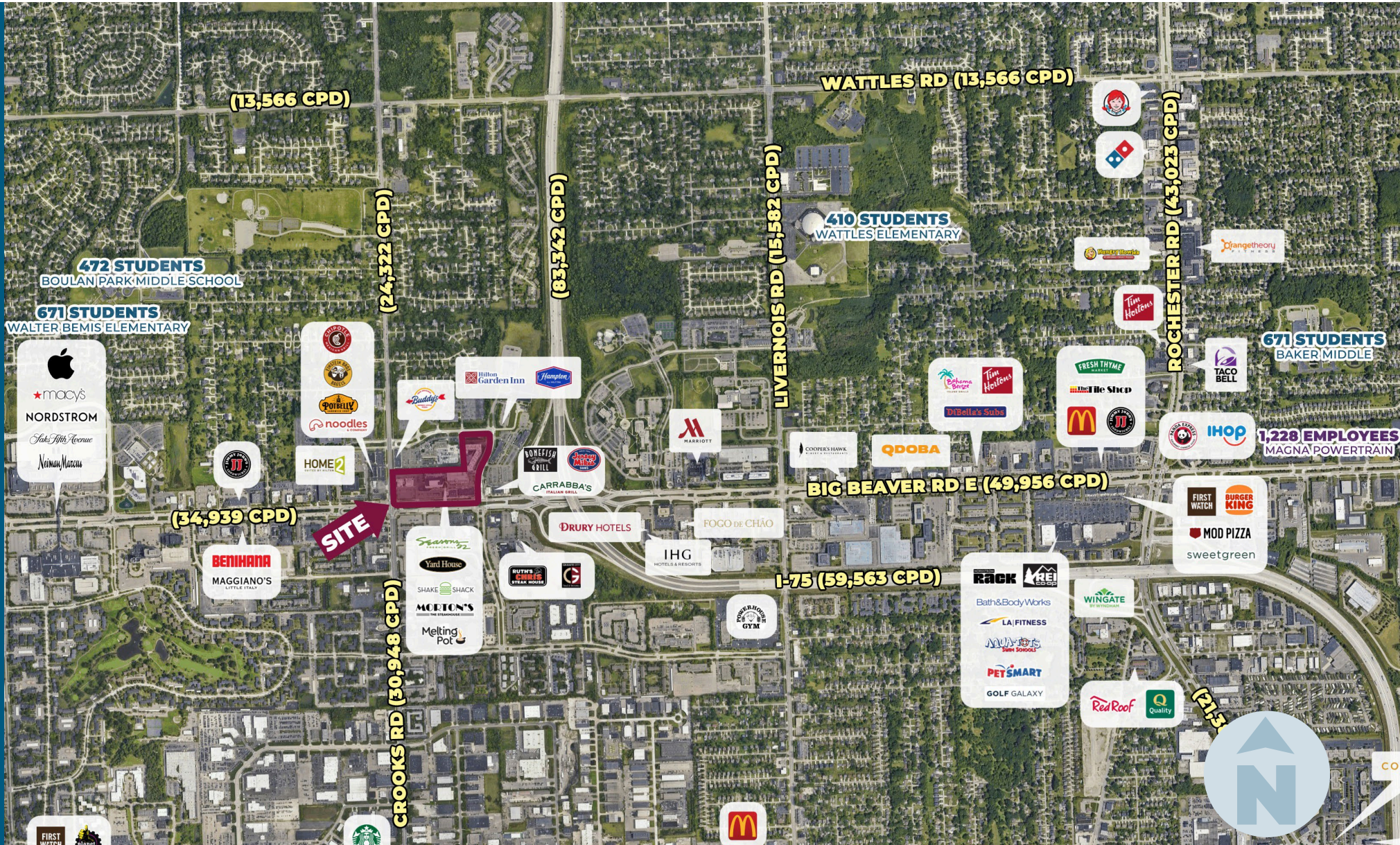


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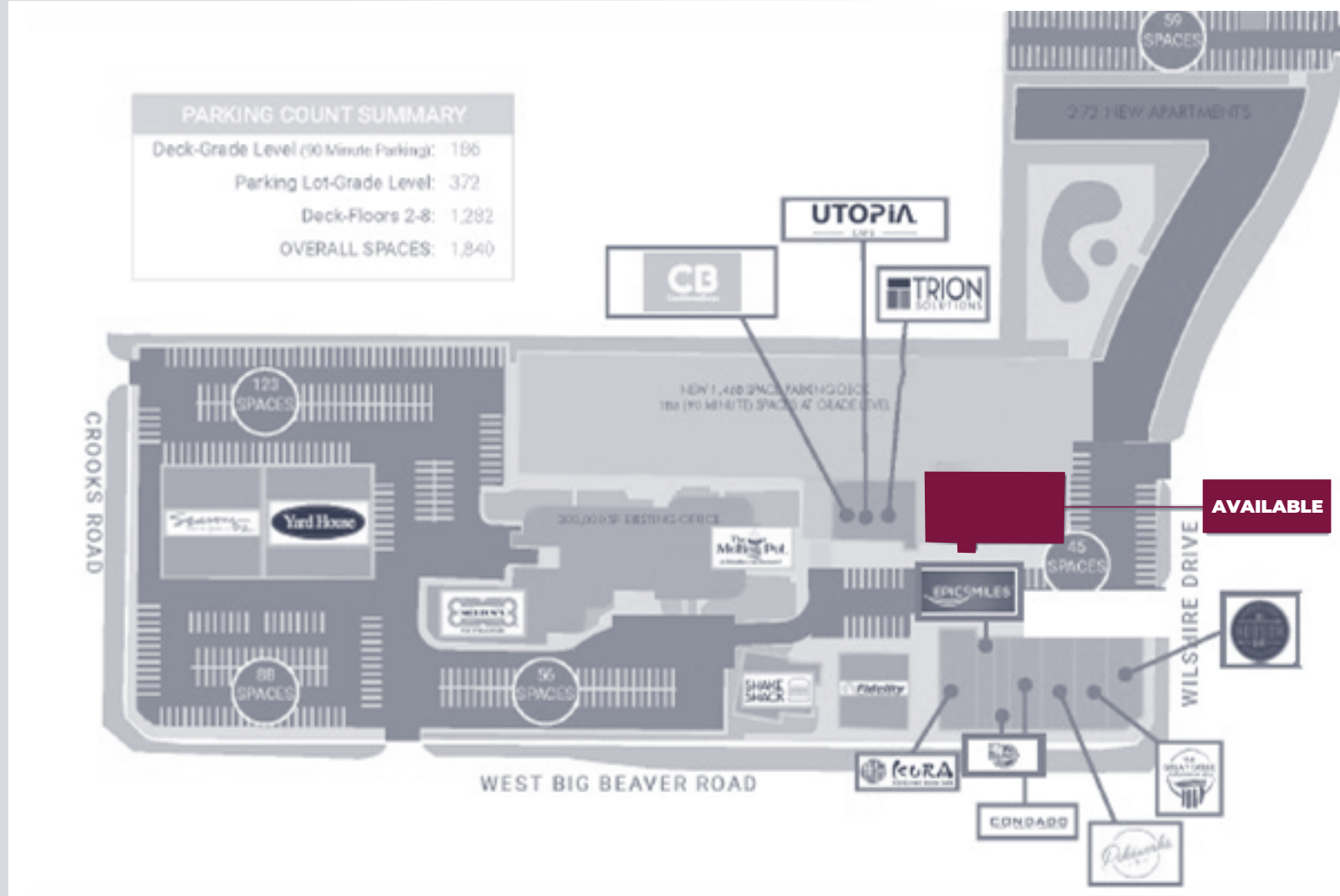
MICRO AERIAL



MACRO AERIAL



SITE PLAN



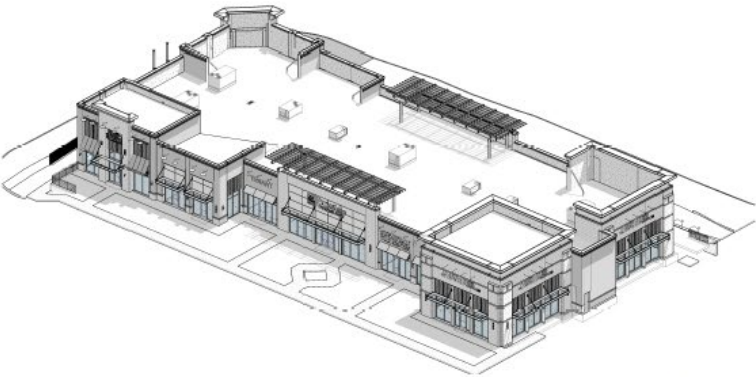
FLOOR PLAN



ELEVATIONS



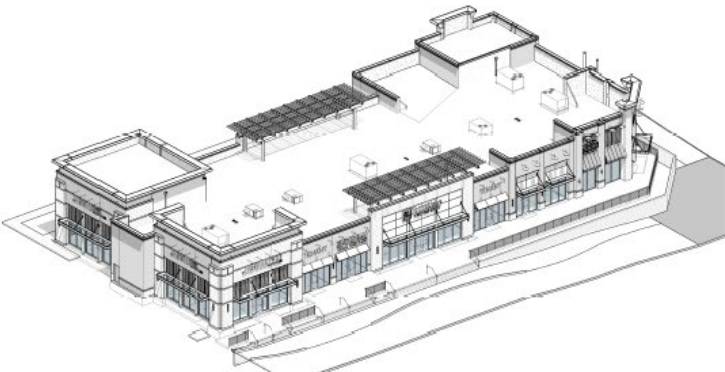
Isometric View Looking S.W.



Isometric View Looking S.E.



Isometric View Looking N.W.



Isometric View Looking N.E.

SITE PHOTOS



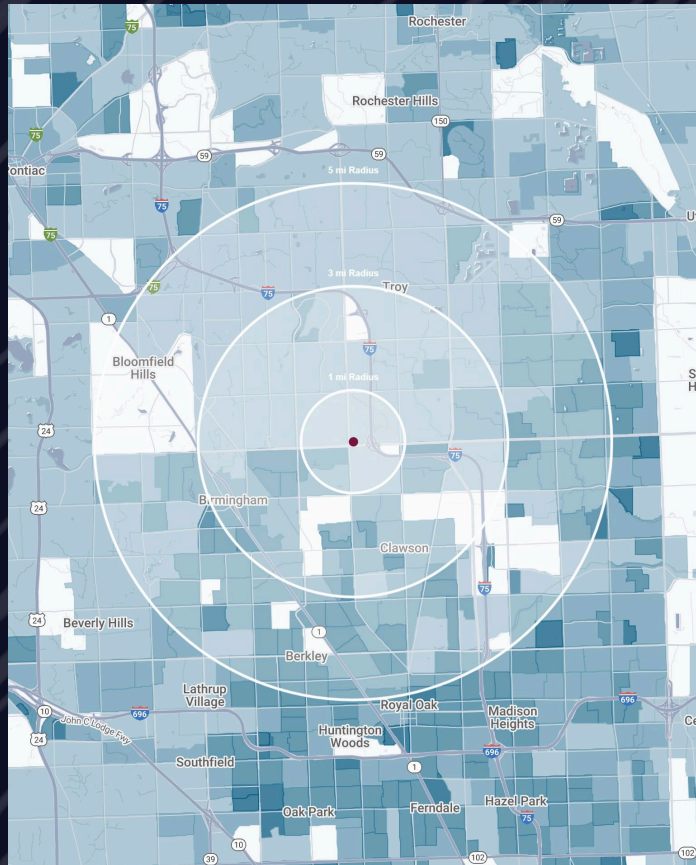
SITE PHOTOS



PYLON SIGN



DEMOGRAPHICS



TROY CITY CENTER

888 W. Big Beaver, Troy, MI 48084

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	9,444	85,445	246,714
2029 Projected Population	9,773	85,857	245,279
2020 Census Population	8,234	84,279	249,234
2010 Census Population	7,598	79,103	237,700
Projected Annual Growth 2024 to 2029	0.7%	-	-0.1%
Historical Annual Growth 2010 to 2024	1.7%	0.6%	0.3%

HOUSEHOLDS

2024 Estimated Households	4,265	38,010	105,405
2029 Projected Households	4,355	37,812	103,899
2020 Census Households	3,705	36,565	103,919
2010 Census Households	3,430	34,096	98,232
Projected Annual Growth 2024 to 2029	0.4%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2024	1.7%	0.8%	0.5%

RACE

2024 Est. White	51.0%	71.7%	75.9%
2024 Est. Black	6.0%	4.4%	6.2%
2024 Est. Asian or Pacific Islander	38.6%	19.3%	13.6%
2024 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2024 Est. Other Races	4.2%	4.4%	4.3%

INCOME

2024 Est. Average Household Income	\$141,726	\$157,453	\$159,249
2024 Est. Median Household Income	\$110,865	\$121,520	\$120,501
2024 Est. Per Capita Income	\$64,014	\$70,094	\$68,114

BUSINESS

2024 Est. Total Businesses	1,917	8,508	15,594
2024 Est. Total Employees	31,404	136,956	201,467

CONTACT US



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