

FOR SALE | \$1,950,000

Former Bank Branch For Sale

1495 CROOKS RD. TROY, MI

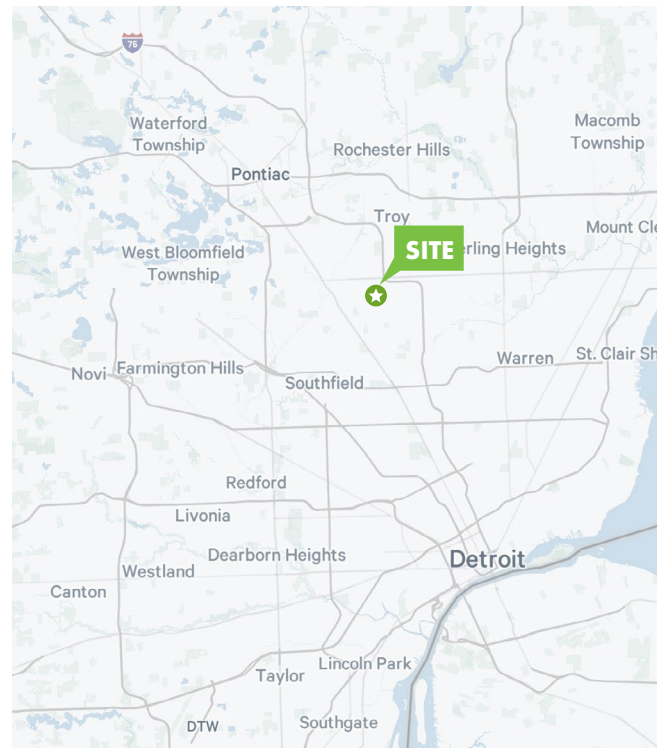
RETAIL

AVAILABLE SEPTEMBER 2026



PROPERTY INFO

- + 4,371 SF
- + Year Built – 1977
- + 1.36 acres
- + 2025 R. E. Taxes - \$17,517.55
- + Located at the southwest corner of Crooks and Maple
- + Signalized intersection location
- + Full movement turning from all directions
- + Free standing building with multiple curb cuts
- + 54 parking spaces, parking ratio of 12.35 / 1,000
- + Zoned MR Maple Road District in the City of Troy
- + Major commercial intersection of Troy
- + Traffic Counts: - Maple Road – 28,611 VPD
- + - Crooks – 36,702 VPD
- + Potential for either redevelopment or adaptive / reuse
- + DO NOT CONTACT BANK EMPLOYEES DURING BUSINESS OPERATIONS



CONTACT INFO

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CBRE

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PROPERTY INFO

- + Exceptional development location in Troy
- + Large parcel with excellent street presence
- + Outstanding speed to market opportunity
- + Limited available, free-standing retail buildings in the market
- + Ideal opportunity for multiple types of uses
- + Highly sought after trade area
- + Diverse trade area population base

Exceptional Demographics in a 3-Mile Radius

Businesses	7,972
Employees	99,385
Population	101,365
Households	47,549
Avg. HH Income	\$143,981



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PROPERTY INFO

- + Speed to market opportunity in sought after trade area
- + Large parcel and free standing building with excellent street visibility
- + Close proximity to major retail, health care and employment clusters
- + Excellent opportunity in a tight market with significant barriers to entry

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