

#0489 - TROY, MI | TROY, MI

3754 Rochester Road, Troy, MI 48083

FOR LEASE | 4,200 SF



! DO NOT DISTURB TENANT !

TENANT IS OPEN FOR BUSINESS. PLEASE DO NOT APPROACH OR CONTACT

Property Description

Located in the heart of Troy's premier commercial corridor, the property is surrounded by a dynamic mix of national retailers, restaurants, hotels, fitness centers, and major employers, generating strong daytime traffic and a steady consumer base. Its central location provides exceptional accessibility to Rochester Hills, Birmingham, Auburn Hills, and the greater Detroit metropolitan area, making it an ideal destination for a wide range of retail, restaurant, medical, and service-oriented users.

Offering Summary

Lease Rate:	Negotiable
Available SF:	4,200 SF
Lot Size:	1.55 Acres
Tax Rate:	\$6.10 /SF

Beth Calay

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Aerial Overview

INFORMATION SHOWN ON THIS FLYER WAS FURNISHED BY SOURCES DEEMED RELIABLE AND IS BELIEVED TO BE ACCURATE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBJECT TO CORRECTION. PRICES SUBJECT TO CHANGE WITHOUT NOTICE - KIN PROPERTIES INC.

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FREESTANDING BUILDING



27 PARKING SPACES



3 DRIVE-THRU LANES



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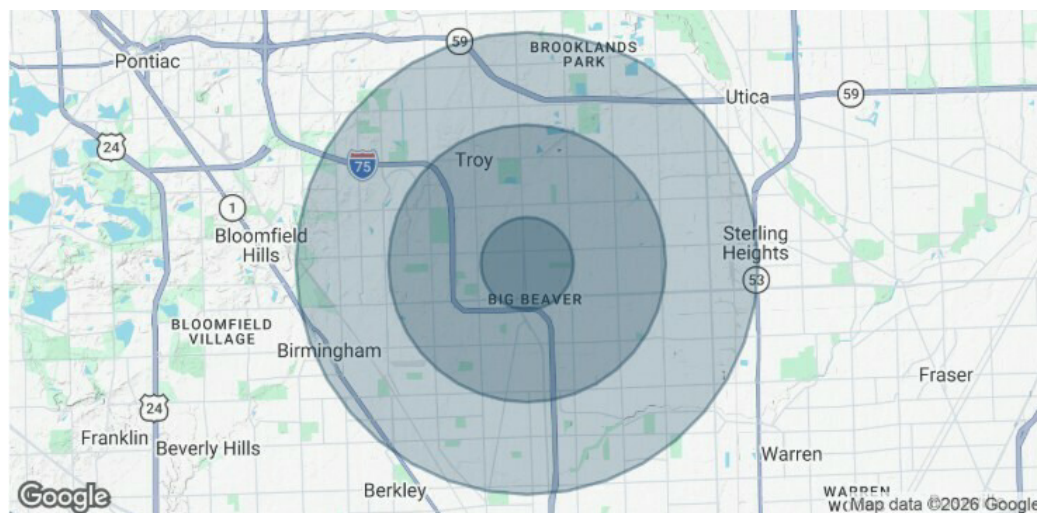
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Property Highlights

- High-visibility location on Rochester Road with 48,000+ vehicles per day
- Located across from a well-paid (7,600+) workforce/day
- Surrounded by national retailers, restaurants, and major employers
- Affluent Oakland County Demographics
- Strong demographics with affluent households and dense residential population



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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,238	96,614	242,078
Average Age	38.6	41.1	40.1
Average Age (Male)	36.0	40.2	40.0
Average Age (Female)	41.2	42.0	41.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,250	33,351	90,226
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$127,232	\$134,205	\$126,739
Average House Value	\$248,251	\$250,320	\$203,022

2020 American Community Survey (ACS)

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