

SHOPPES OF TROY

5296-5322 CROOKS ROAD, TROY, MI 48098

FLEXIBLE MEDICAL & RETAIL SPACE | 1,539-5,511 SF AVAILABLE

FOR LEASE



RYAN KATTOO

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Shoppes of Troy
Property Type	Retail
Property Subtype	Street Retail

Position your business in a high-traffic Troy retail corridor at 5296-5322 Crooks Road, alongside strong co-tenants including Chipotle and Beyond Juice.

The property offers a 1,539 SF fully built-out medical spa space and a 3,972 SF sublease currently configured for physical therapy, both in turnkey condition. Spaces can be combined for up to 5,511 SF, making it an ideal opportunity for medical, wellness, or service-oriented users seeking visibility, convenience, and immediate occupancy.



- Co-tenancy with national operators including Chipotle and Beyond Juice
- 1,539 SF fully built-out medical spa space – turnkey condition
- 3,972 SF sublease opportunity – built out for physical therapy use
- Spaces can be combined for a total of 5,511 SF
- Ideal for medical, wellness, or service-oriented users
- Excellent visibility and accessibility with strong surrounding demographics
- Ample on-site parking for customers and staff

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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334

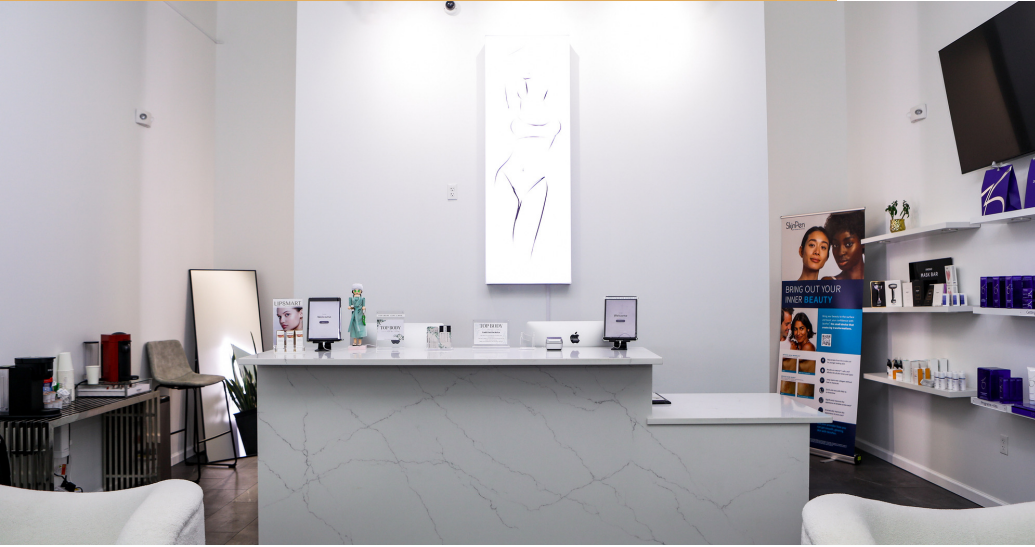


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BUILT OUT MED SPA PHOTOS



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SITE PLAN



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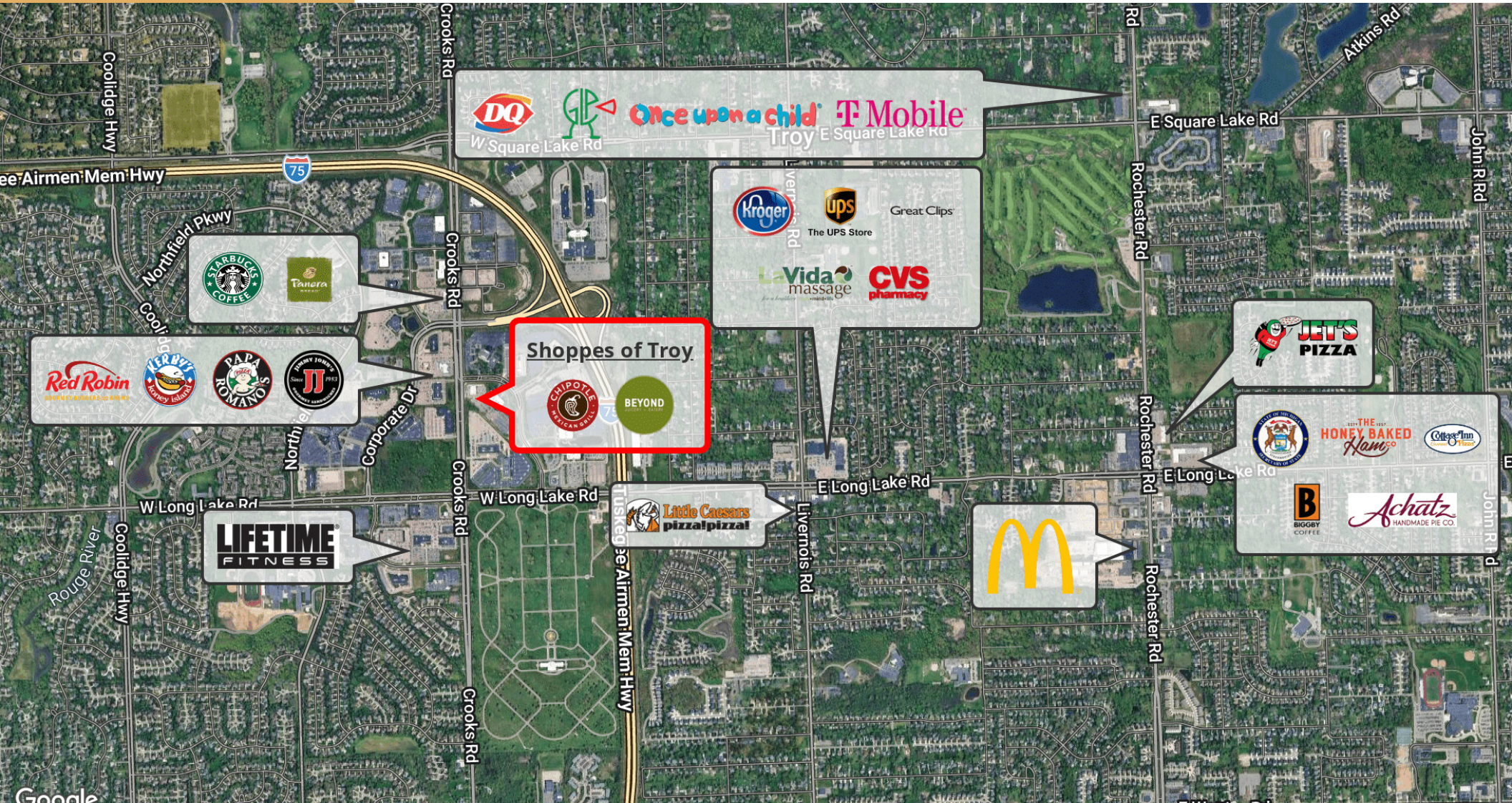


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TRADE AERIAL



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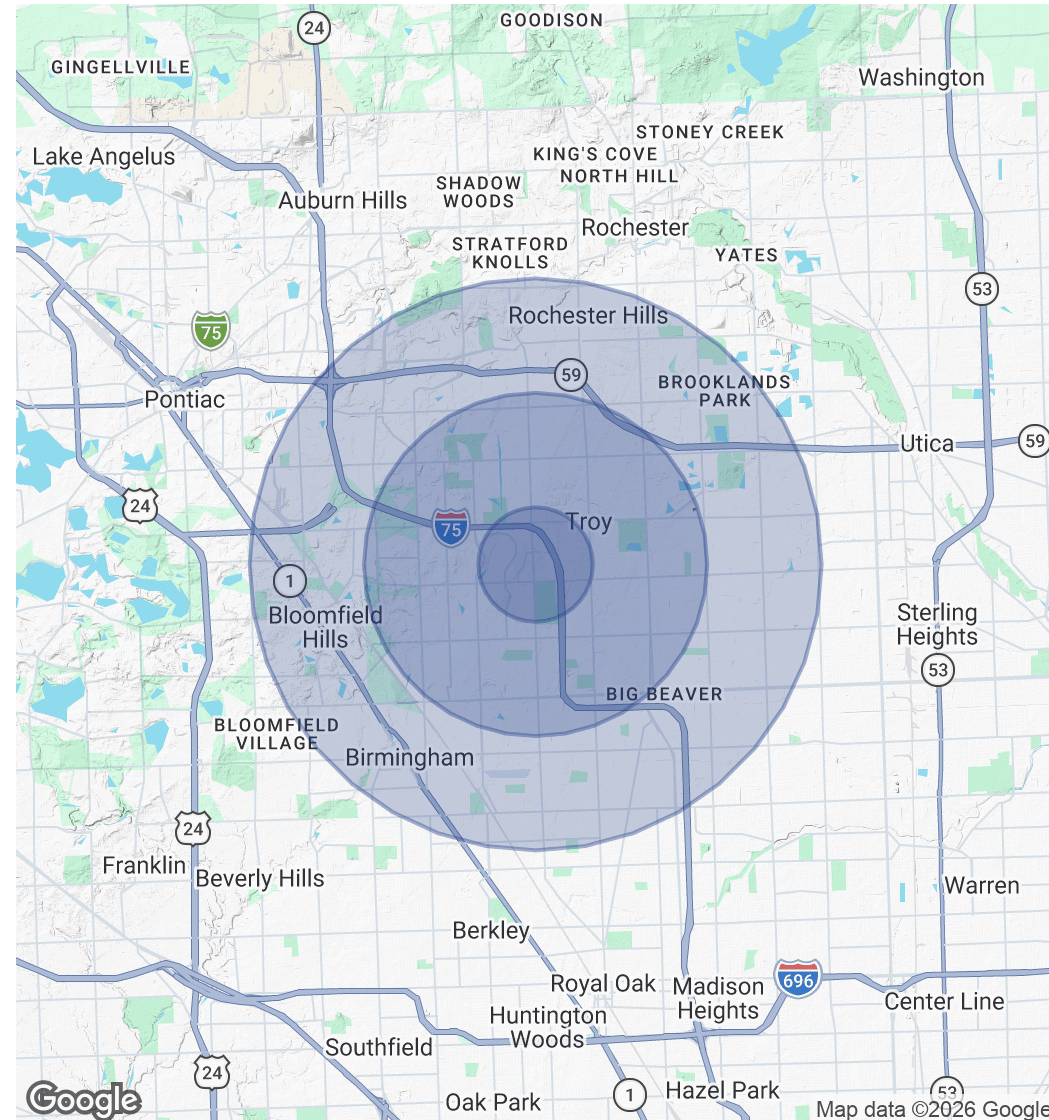
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,566	67,416	205,223
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,148	25,333	82,230
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$178,991	\$173,351	\$151,276
Average House Value	\$480,147	\$490,138	\$454,813

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,929	42,190	140,891
Total Population - Black	176	2,608	9,871
Total Population - Asian	2,167	17,837	38,891
Total Population - Hawaiian	0	4	11
Total Population - American Indian	0	30	303
Total Population - Other	35	805	3,031

2020 American Community Survey (ACS)



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BROKER



RYAN KATTOO

Principal

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