

FORMER MCDONALD'S

36895 DEQUINDRE RD, TROY, MI 48083



RETAIL PROPERTY FOR SALE OR LEASE



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LOCATION DESCRIPTION

Discover the vibrant energy of Troy, MI, at this prime retail location. Situated in a bustling commercial hub, the area offers a dynamic mix of shopping, dining, and entertainment options. Within minutes of the property, retail investors will find the upscale Somerset Collection, offering luxury brands and a premium shopping experience. Nearby, the popular Oakland Mall and diverse dining options cater to a broad consumer base. With easy access to major roadways and surrounded by a strong community, this location presents an exciting opportunity for retail investors seeking a prominent, high-traffic setting in the heart of Troy.

OFFERING SUMMARY

Asking Rent	\$34 PSF + NNN
Sale Price	\$2,500,000
Price/PSQF	\$474.11
Building Size	5,273 SF
Total Lot Size	1.29 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,495	35,950	106,541
Total Population	15,756	95,363	260,400
Average HH Income	\$104,979	\$104,222	\$103,732

PROPERTY HIGHLIGHTS

- The property features a 5,273-square-foot commercial building with a functional layout designed to accommodate a variety of potential business uses. Its flexible configuration provides prospective owners or tenants with multiple opportunities to utilize the existing improvements.
- Situated on approximately 1.29 acres, the property offers a sizable site relative to its 5,273-square-foot building footprint. The combination of building and land provides a substantial physical presence within the surrounding commercial area.
- The property is marketed with an asking rent of \$34.00 PSF + NNN, offering a defined leasing structure for prospective users or investors. The NNN structure can provide a straightforward framework for allocating certain property-related expenses between the landlord and tenant, subject to the final lease terms.
- The property is offered for an asking price of \$2,500,000, presenting an opportunity to acquire a standalone commercial property in the established Troy market. The asking price provides a clear basis for prospective purchasers to evaluate the asset in relation to its building size, land area, location, and potential use.
- Originally constructed in 1990, the property represents an established commercial building with a demonstrated history of functionality. The existing improvements provide a foundation for continued retail use while offering flexibility for a future owner or occupant to adapt the space to its specific requirements.
- The property benefits from a substantial population within its surrounding trade area, with 15,756 residents within 1 mile, 95,363 within 3 miles, and 260,400 within 5 miles. This provides access to a broad population base surrounding the property and supports its positioning within the Troy retail market.
- The surrounding area reports average household incomes of \$104,979 within 1 mile, \$104,222 within 3 miles, and \$103,732 within 5 miles. These income levels highlight an established consumer base within the property's immediate and extended trade areas.
- The property's surrounding retail environment includes a broad mix of recognizable national and regional businesses, with the OM's aerial and retailer maps identifying Lowe's, Shell, AT&T, CVS Pharmacy, T-Mobile, Verizon, AutoZone, Citizens Bank, and other retailers in the vicinity. This concentration of surrounding commercial activity reinforces the property's location within an established retail setting.

ADDITIONAL PHOTOS

FORMER MCDONALD'S





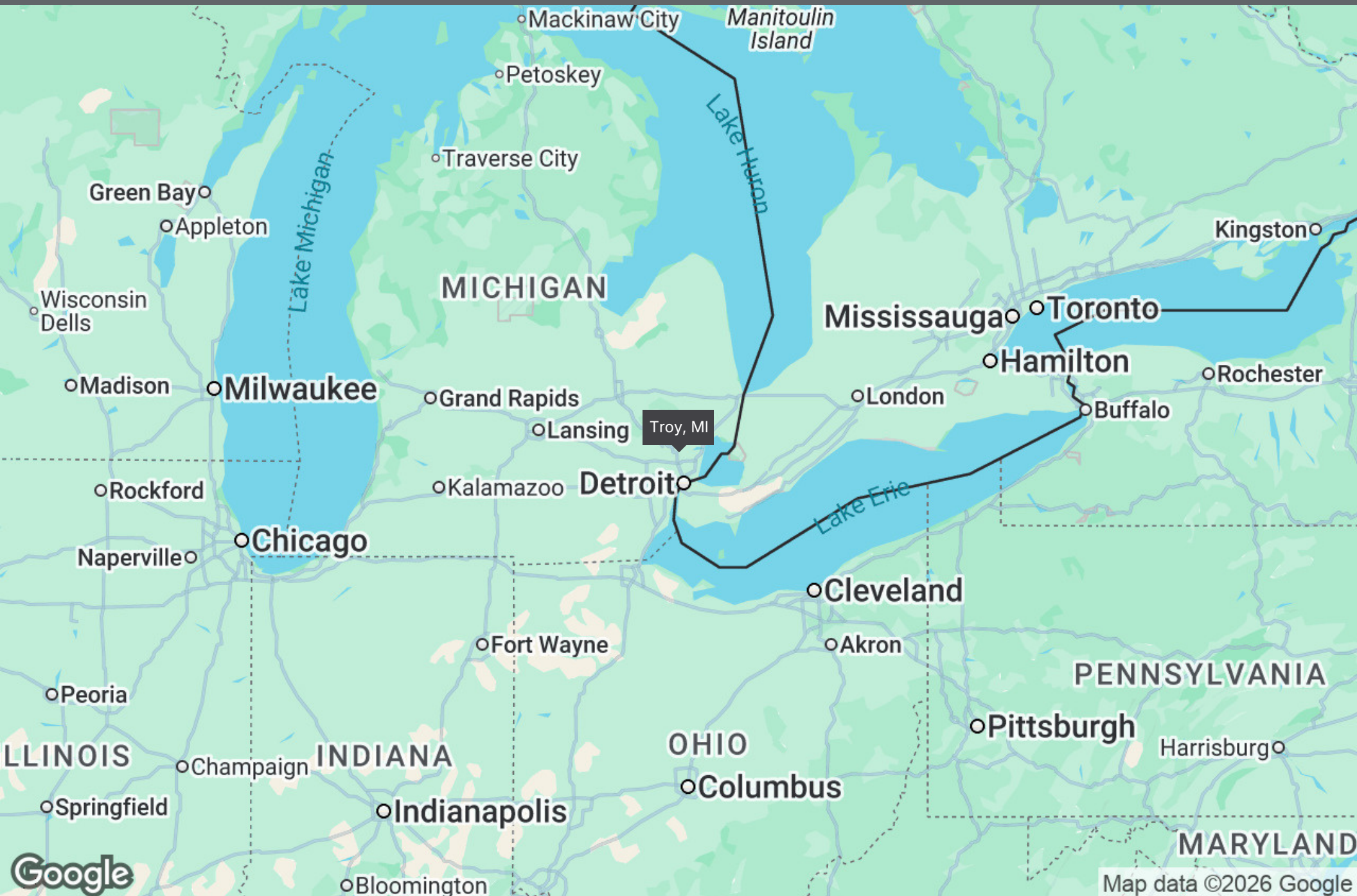
RETAILER MAP

FORMER MCDONALD'S



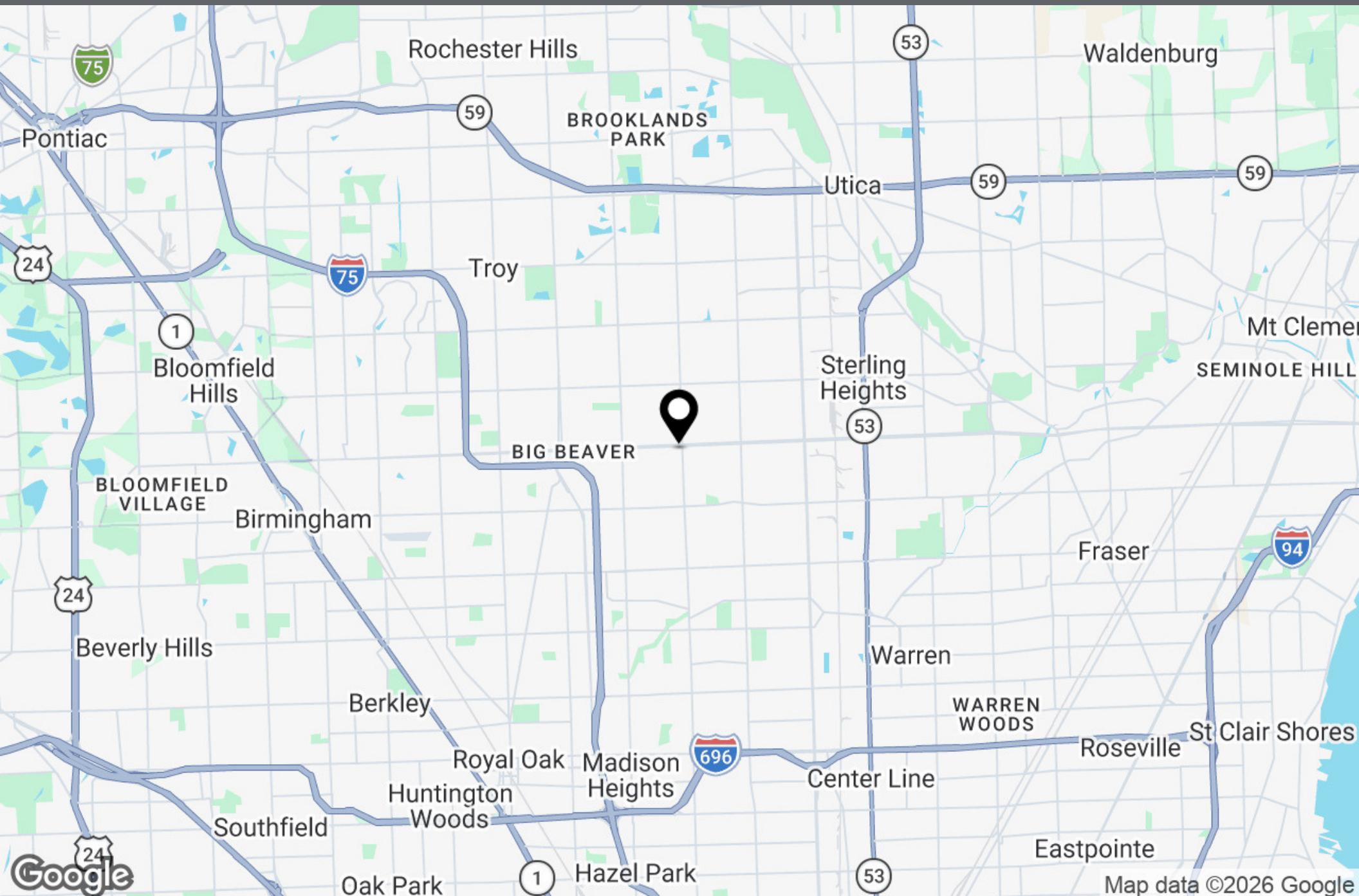
REGIONAL MAP

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LOCATION MAP

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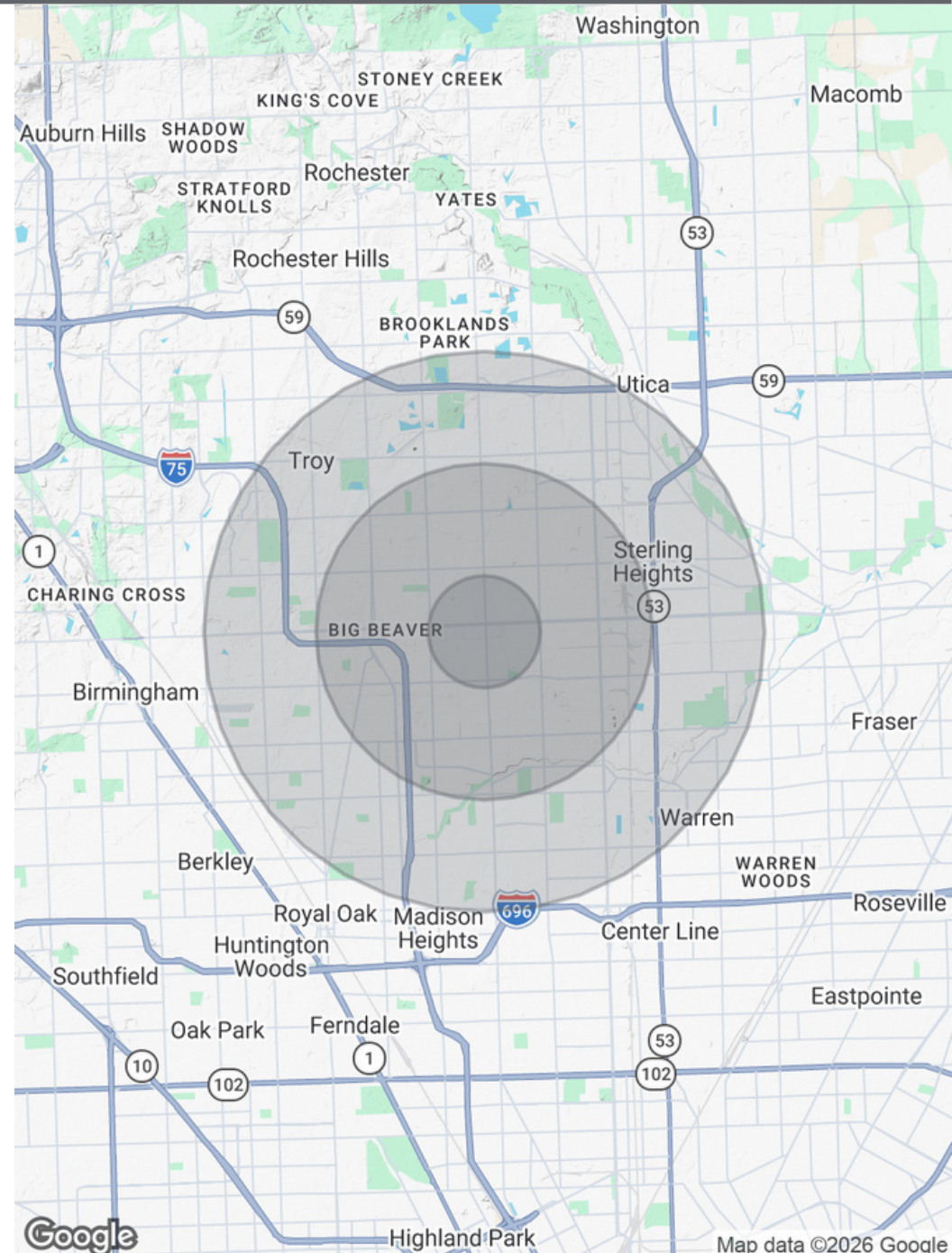


DEMOGRAPHICS MAP & REPORT

FORMER MCDONALD'S

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,756	95,363	260,400
Average Age	39.6	41.2	41.4
Average Age (Male)	38.0	39.7	40.1
Average Age (Female)	41.5	42.5	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,495	35,950	106,541
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$104,979	\$104,222	\$103,732
Average House Value	\$280,624	\$305,268	\$291,708
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,503	68,340	191,118
Total Population - Black	756	5,920	17,469
Total Population - Asian	2,751	15,629	36,452
Total Population - Hawaiian	0	103	161
Total Population - American Indian	25	146	340
Total Population - Other	248	1,117	3,013

2023 American Community Survey (ACS)





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