

TROY MARKETPLACE

662 E. BIG BEAVER RD, TROY, MI 48083



CREATIVE
COMMERCIAL REAL ESTATE, INC.

MICHAEL S. DUDASH

Creative Commercial Real Estate, Inc.
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39,505 SF SUBLEASE

(Lease Expiration: October 31, 2037)

 [CLICK FOR DETAILS](#)



RETAIL OPPORTUNITY

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PROPERTY DETAILS

Property Address	686-880 E. Big Beaver Rd
City/Township	Troy
Shopping Center Size	275,415 SF
Space Available	39,505 SF
Asking Rental Rate	Contact Broker
Parking	Ample Spaces

AREA TENANTS



FOR MORE INFORMATION PLEASE CONTACT:

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- ◆ Dynamic town center strategically located at the southwest corner of Big Beaver and Rochester Roads in one of northwest Detroit's most desirable sub-markets.
- ◆ Supported by both a stable residential base and large business community.
- ◆ REI and Nordstrom add a unique-to-market regional draw.
- ◆ Creation of a street-side retail district featuring new-to-market restaurants and service uses in the recently added 27,000 SF of GLA.
- ◆ Located within the Somerset Collection trade area which is the top performing regional mall in Michigan.
- ◆ Troy is one of the largest cities in Oakland County, with a population of over 94,000 and an average household income of \$123,115 within in 3 miles.
- ◆ Troy has over 40 Million SF of retail, office, and industrial space combined and over 2,300 first-class hotel rooms.
- ◆ Troy high schools were ranked in the top 4% for performance of U.S. high schools.

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SITE PLAN

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Creative Commercial Real Estate, Inc. makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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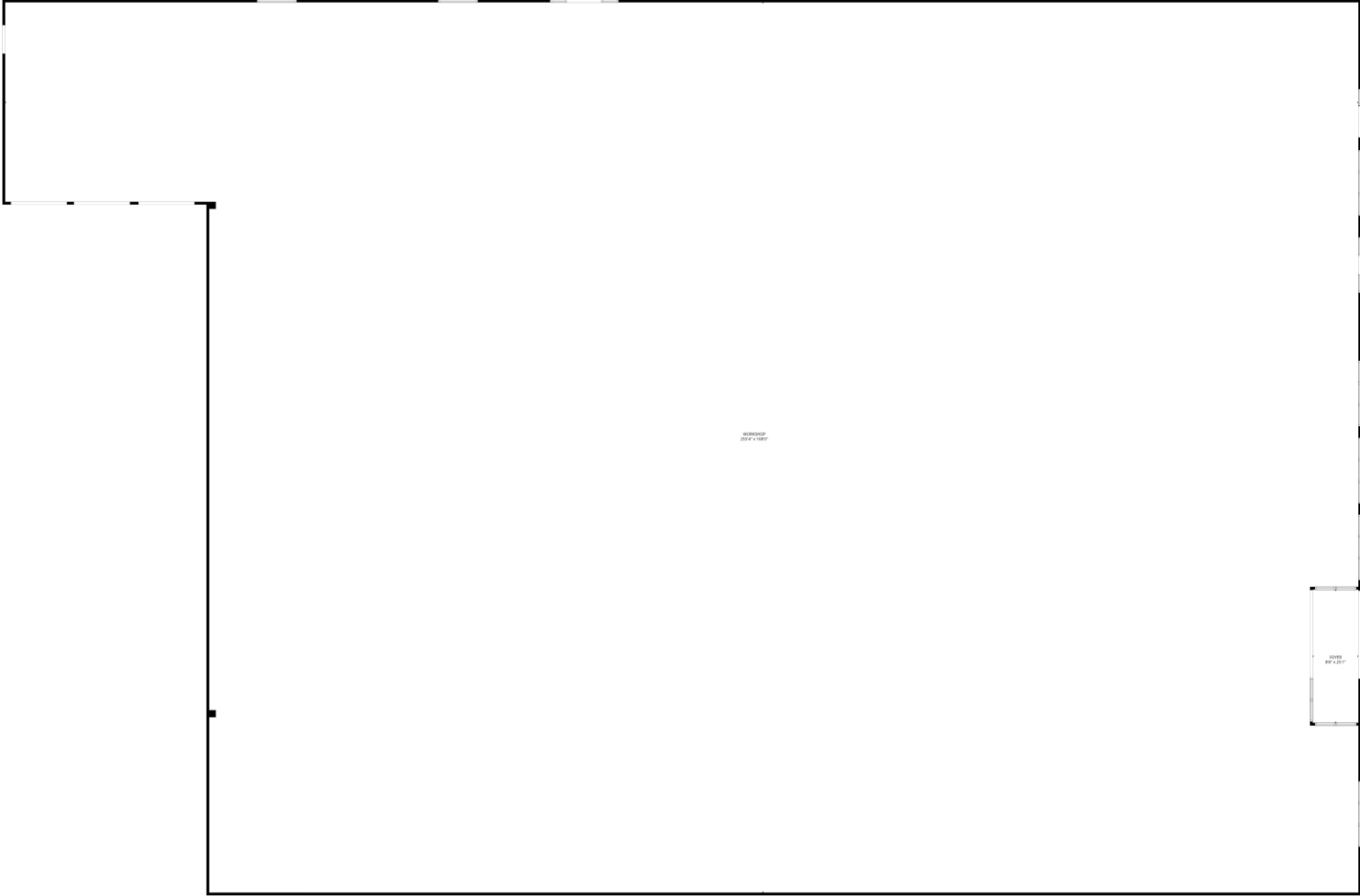


RETAILERS AERIAL MAP

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TOTAL: 0 sq. ft
1st floor: 0 sq. ft
EXCLUDED AREAS: WORKSHOP: 37652 sq. ft, FOYER: 217 sq. ft, WALLS: 424 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	37,240	268,103	1,032,051
2024 Population	38,275	268,387	1,049,503
2029 Population Projection	39,173	272,586	1,067,017
Annual Growth 2020-2024	0.6%	0%	0.3%
Annual Growth 2024-2029	0.5%	0.3%	0.3%
Median Age	41.1	41.8	41.4
Bachelor's Degree or Higher	54%	49%	38%
U.S. Armed Forces	1	159	512

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020 Households	15,408	110,240	427,568
2024 Households	15,837	110,771	435,823
2029 Household Projection	16,217	112,686	443,597
Annual Growth 2020-2024	0.9%	0.3%	0.5%
Annual Growth 2024-2029	0.5%	0.3%	0.4%
Owner Occupied Households	10,560	80,713	294,600
Renter Occupied Households	5,657	31,973	148,997
Avg Household Size	2.4	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer	\$537.5M	\$3.8B	\$13.4B

INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	\$120,787	\$124,278	\$105,625
Median Household Income	\$95,434	\$96,761	\$77,599
< \$25,000	1,664	11,458	63,678
\$25,000 - 50,000	1,900	14,508	73,613
\$50,000 - 75,000	2,687	17,316	75,075
\$75,000 - 100,000	2,040	13,905	53,343
\$100,000 - 125,000	1,937	12,527	44,837
\$125,000 - 150,000	1,349	8,693	29,722
\$150,000 - 200,000	1,831	13,874	42,172
\$200,000+	2,429	18,491	53,384

HOUSING	2 MILES	5 MILES	10 MILES
Median Home Value	\$318,854	\$331,642	\$271,148
Median Year Built	1974	1970	1967

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