



**BUILD-TO-SUIT OPPORTUNITY**

# FOR SALE

**6493 & 6511 Rochester Road  
Troy, MI 48085**



## .65 ACRES | ZONED OFFICE

- 190 Ft Frontage on Rochester Rd
- 40,000+ Average Daily Traffic Count
- Flexible Building Footprint for Various Healthcare or Professional Uses\*
- Parking Sized for Code-Compliant Small Medical Office Building\*
- Medical Office is Permitted Use By Right Under Office (O) Zoning
- Low Environmental Risk Due to Previous Long-standing Residential Use Prior to 2021
- Rezoning, Parcel Combination, and Demolition Complete
- Existing City Water (12" Main), Sanitary Sewer (12"), Storm on Rochester (54") and De Etta (24")\*\*

*\*Full Site Plan to be Approved by Buyer. Final Parking Count Subject to Buyer's Site Plan.*

*\*\*Utility Availability, Capacity, Sizing, and Connection Points to be Independently Verified by Buyer.*



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## PROPERTY FEATURES:

- Suited for a healthcare practice, including dental, vision, primary care, veterinary, etc.
- Keep your patients and team in the Rochester Rd Corridor
- Ground-up construction ready
- Design your building to fit your specialty
- Healthcare-grade parking layout and direct Rochester Rd visibility

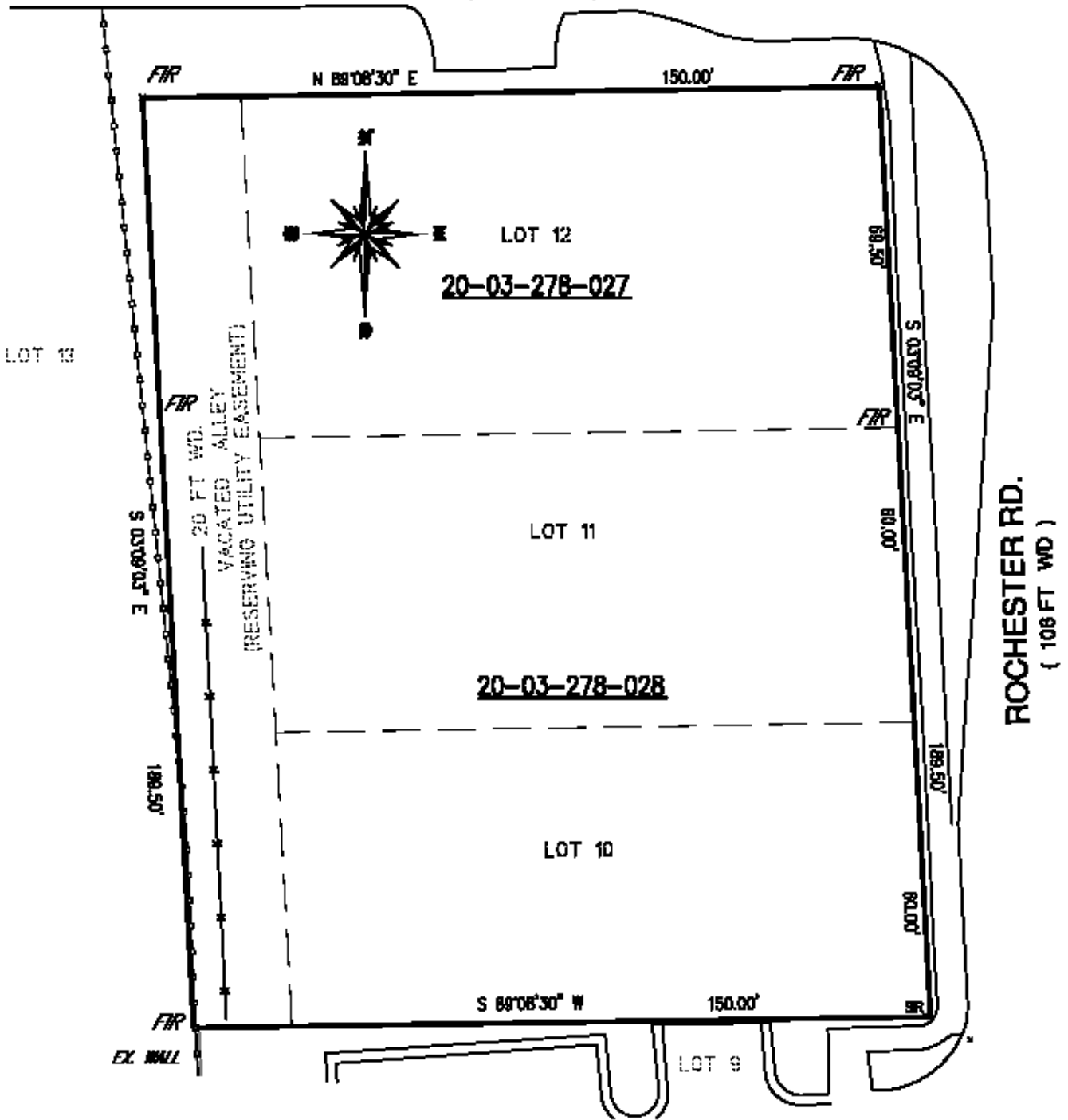
## LOCATION HIGHLIGHTS:

- Located in Troy in Rochester Rd Corridor
- 190 Ft Frontage on Rochester Rd between South Blvd and E Square Lake Rd
- Easy highway access via I-75 and M-59



# Parcel Combination

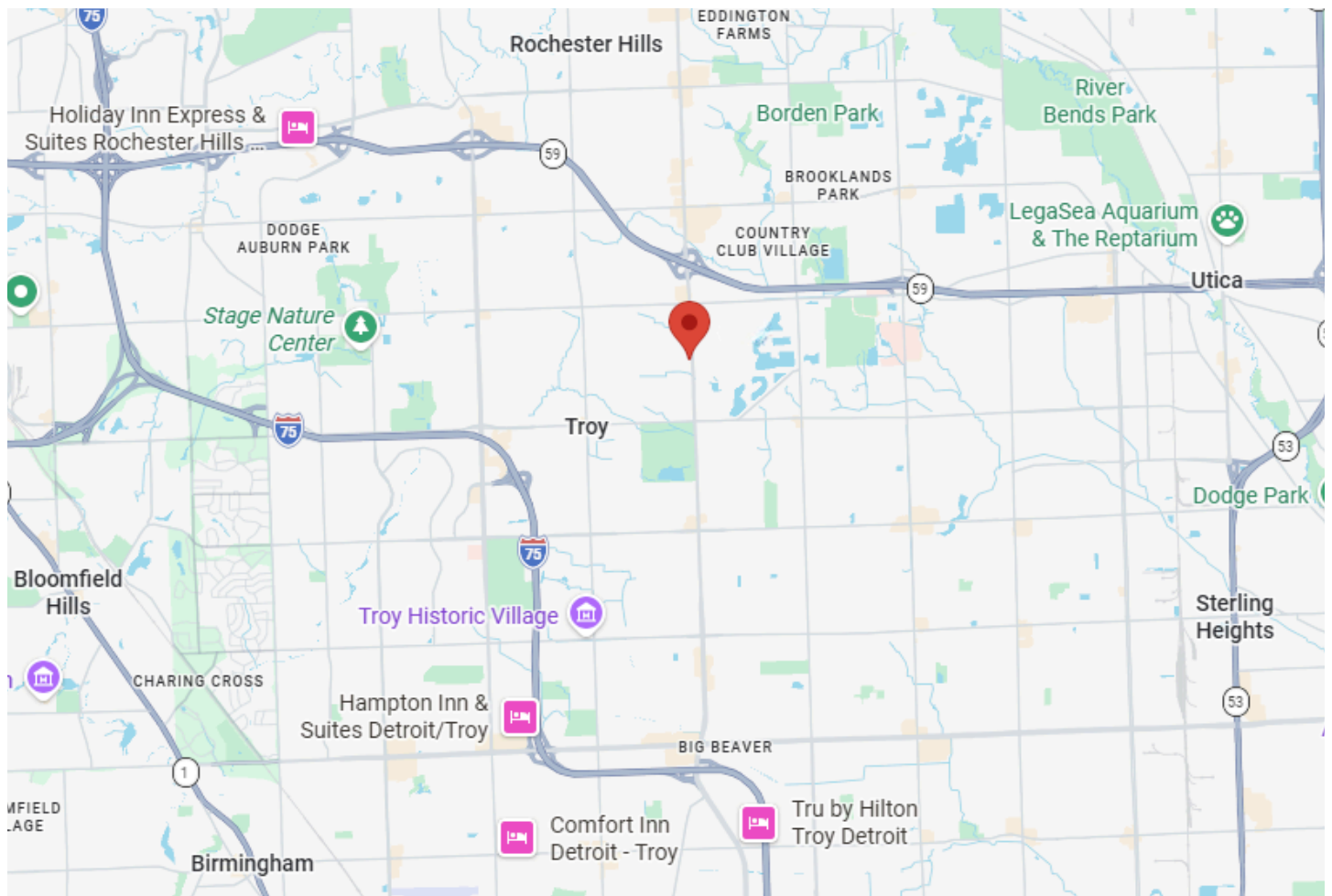
( 50 FT WD )



## DEMOGRAPHICS:

- 2-Mile Population: 29,205
- 5-Mile Population: 209,615
- 2-Mile Median Age: 43.6
- 5-Mile Median Age: 42.1
- 2-Mile Bachelor's Degree+: 55%
- 5-Mile Bachelor's Degree+: 49%
- 2-Mile Avg Retail Spending Per Capita: \$14,847
- 5-Mile Avg Retail Spending Per Capita: \$13,931
- 2-Mile Number of Households: 10,551
- 5-Mile Number of Households: 81,499
- 2-Mile Avg Household Income: \$151,278
- 5-Mile Avg Household Income: \$128,150
- 2-Mile Median Home Value: \$407,001
- 5-Mile Median Home Value: \$360,394
- 2-Mile Daytime Employment: 20,650
- 5-Mile Daytime Employment: 137,506

*Demographic data provided by CoStar.*



*The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the buyer's responsibility to confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only. Buyers and their advisors should conduct an independent investigation of the property to determine its suitability for their needs. Subject to errors, omissions, change of price, prior sale, withdrawal without notice, and other terms and conditions. Mirlo Real Estate Partners represents the seller exclusively in this transaction.*