

# FOR LEASE



3271-3299 Rochester Road | **Troy, MI**

## TROY POINTE PLAZA

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	3271-3299 Rochester Road
<b>City/Township</b>	Troy, MI
<b>Building Size</b>	24,858 SF
<b>Space Available</b>	2,527 SF
<b>Parking</b>	182 Spaces
<b>Asking Rental Rate</b>	\$20.00 PSF
<b>Estimated NNN's</b>	\$5.76 PSF

## DEMOGRAPHICS (5-MILE RADIUS)

	250,398 PEOPLE		\$115,089 AVG. HOUSEHOLD INCOME
	102,040 HOUSEHOLDS		\$3.6 B OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

- Site provides ample parking along with exceptional ingress and egress throughout the entire plaza.
- Excellent demographics and daytime population within the immediate trade area.
- Many national and regional tenants are operating at this site.
- Pylon signage available along the heavily traveled Rochester Road.

## AREA TENANTS



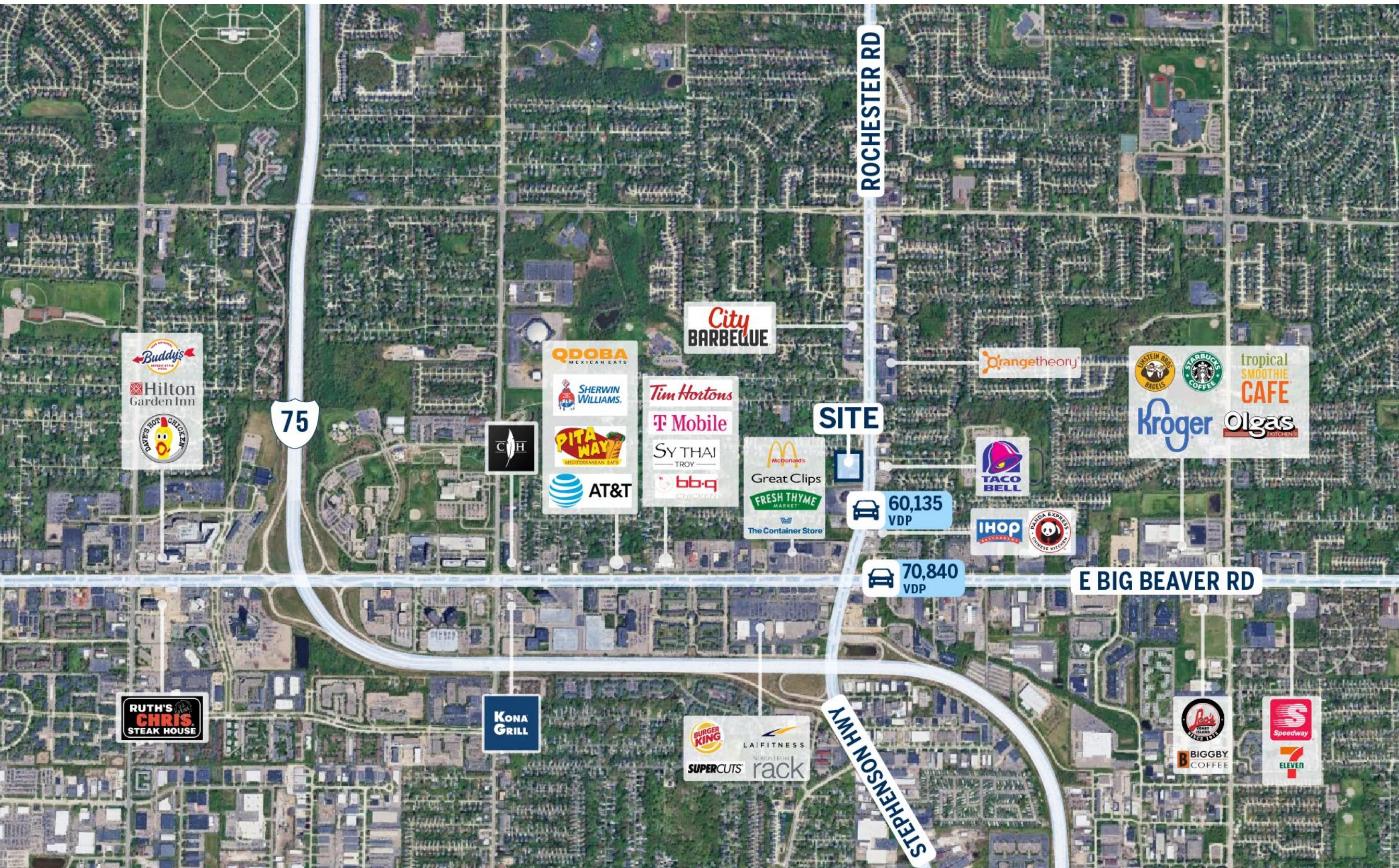
## SITE PLAN



# PHOTOS



# AERIAL



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	10,480	89,527	254,978
2024 Population	10,000	88,289	250,398
2029 Population Projection	9,840	87,431	247,715
Annual Growth 2020-2024	-1.1%	-0.3%	-0.5%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
HOUSEHOLDS			
2020 Households	3,968	35,650	103,817
2024 Households	3,758	35,105	102,040
2029 Household Projection	3,691	34,752	100,953
Annual Growth 2020-2024	0.0%	0.4%	0.3%
Annual Growth 2024-2029	-0.4%	-0.2%	-0.2%
Avg Household Size	2.60	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$120,712	\$111,471	\$115,089
Median Household Income	\$97,050	\$90,381	\$90,695

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$347,458	\$284,937	\$290,966
Median Year Built	1976	1974	1971
Owner Occupied Households	2,336	24,163	72,137
Renter Occupied Households	1,356	10,589	28,816
HOUSING COMPOSITION			
1-Person Households	933	10,380	31,812
2-Person Households	1,128	10,878	32,559
3-Person Households	636	5,352	15,190
4-Person Households	739	5,615	14,322
5-Person Households	217	1,971	5,636
6-Person Households	82	648	1,799
7-Person Households	23	260	721
EMPLOYMENT			
Civilian Employed	5,108	45,961	132,817
Civilian Unemployed	90	1,022	3,009
Civilian Non-Labor Force	2,861	26,138	71,966

# FOR LEASE | THIRTEEN & SCHOENHERR PLAZA



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