

RETAIL PROPERTY // FOR LEASE

# RETAIL & MEDICAL SPACE AVAILABLE AT SUNSET PLAZA - ANCHORED BY KROGER & CVS

31 - 125 E LONG LAKE RD

TROY, MI 48085



- 2,000 - 3,641 SF of retail or medical space available
- Strategic & highly visible corner location on E Long Lake Rd at Livernois
- Anchored by national & high traffic anchor tenants: Kroger and CVS
- Excellent signage and branding opportunity
- Flexible space suitable for a range of commercial uses
- Strong area demographics w/ traffic counts of 40,500 VPD
- Ample parking for tenants and visitors
- Proximity to key local amenities and services



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$22.00 - 25.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	112,254 SF
<b>Available SF:</b>	2,000 - 3,641 SF
<b>Lot Size:</b>	8.98 Acres
<b>Number of Units:</b>	23
<b>Year Built:</b>	1973
<b>Zoning:</b>	B2
<b>Market:</b>	Detroit
<b>Submarket:</b>	Troy North
<b>Traffic Count:</b>	40,500

## PROPERTY OVERVIEW

Introducing prime lease opportunities at Sunset Plaza of Troy, a popular shopping destination known for its bustling atmosphere and prime location. Featuring 2,000 - 3,641 SF of versatile retail or medical space available, this strategic location offers high visibility on E Long Lake Rd at Livernois with over 40,500 views per day. Anchored by national retailers Kroger and CVS, this property presents an exceptional opportunity for businesses seeking a well-established and thriving commercial environment. Don't miss the chance to elevate your brand's presence and capitalize on this dynamic location.

## LOCATION OVERVIEW

Nestled within the vibrant retail landscape of Troy, Sunset Plaza offers a prime opportunity for retail tenants seeking to tap into the affluent surrounding area. The Troy community boasts a favorable demographic profile, thriving local businesses, and a steady flow of discerning consumers. With a mix of national retailers, dining destinations, and entertainment options nearby, the location presents an ideal setting for retailers to succeed.

## PROPERTY HIGHLIGHTS

- 2,000 - 3,641 SF of retail or medical space available
- Strategic & highly visible corner location on E Long Lake Rd at Livernois

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# LEASE SPACES



LIST OF TENANTS	
25	AAA of Michigan
31	Kroger
53	Happy Nails Salon
55	Mailboxes, Etc
57	Great Clips
65	Little Green Apple
67	Club Pilates
69	AVAILABLE
71	Sunset Plaza Cleaners
73	Lavida Massage
77	Evergreen Spa & Threading
79 - 83	Juliart Dance Studio
89	Chosid Management
91	Indian Spice Restaurant
101	AVAILABLE
107-111	Redwood Dental
113A	AVAILABLE
113B	Premium Hearing
115	Oakland Medical
121	Oakland Hills Veterinary
125	CVS

## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,000 - 3,641 SF	<b>Lease Rate:</b>	\$22.00 - \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
69 E Long Lake Rd	Available	3,000 SF	NNN	\$25.00 SF/yr	Former Jenny Craig
101 E Long Lake Rd	Available	2,000 SF	NNN	\$22.00 SF/yr	Former Optometrist
113A E Long Lake Rd	Available	3,641 SF	NNN	\$22.00 SF/yr	Vacant



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# ADDITIONAL PHOTOS



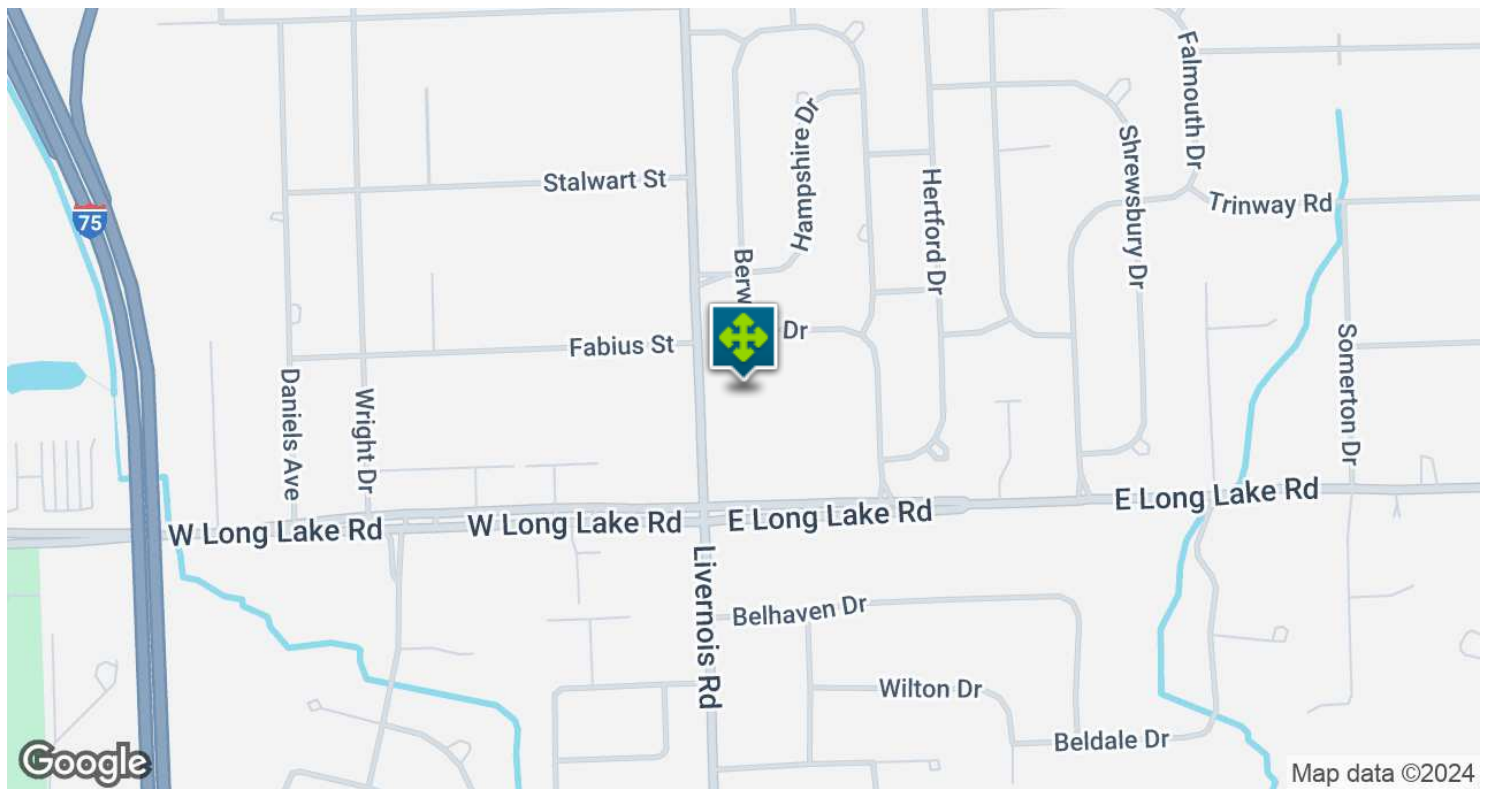
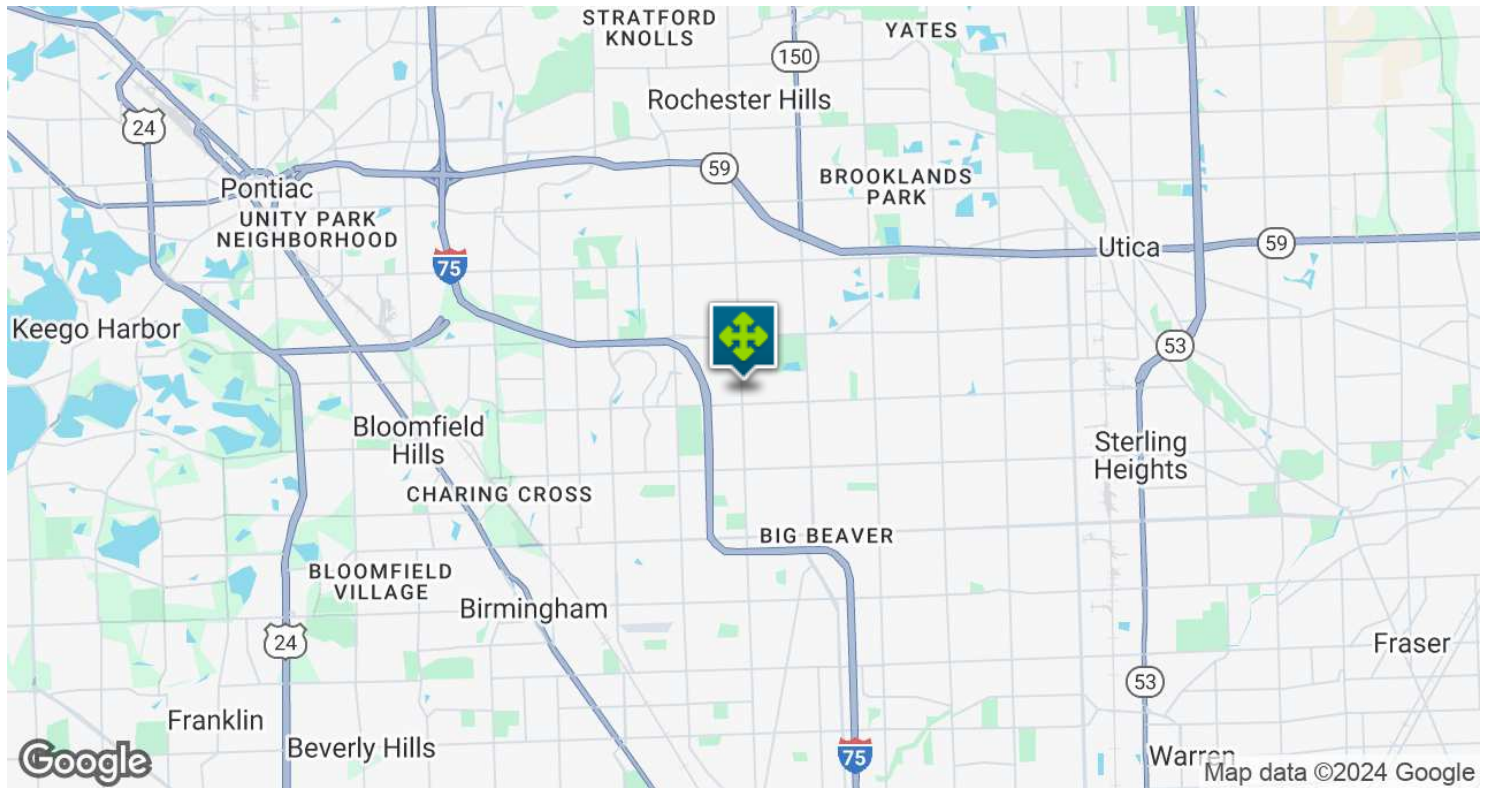
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# RETAILER MAP



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# LOCATION MAP

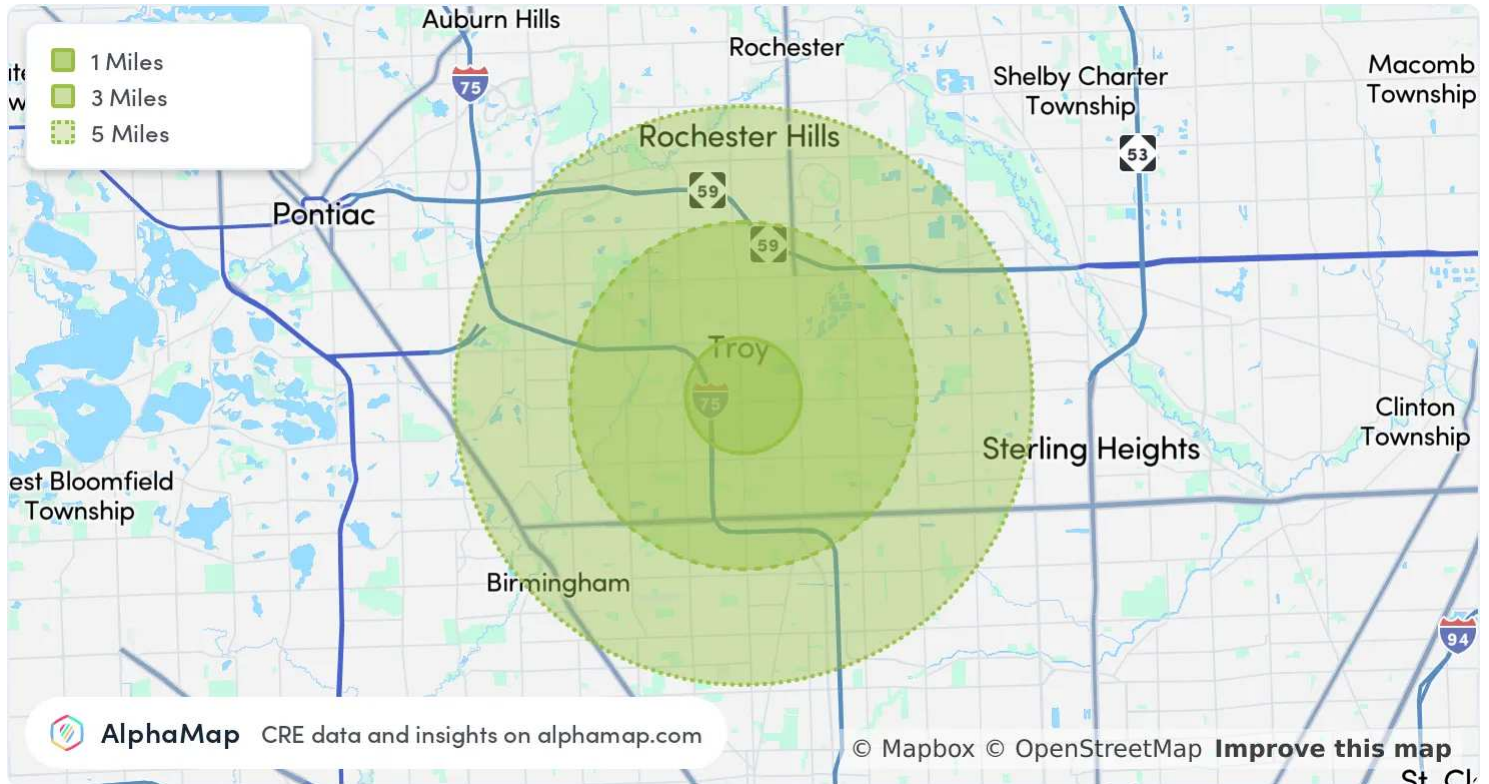


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# AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,085	76,425	226,633
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,143	28,054	91,622
Persons per HH	2.8	2.7	2.5
Average HH Income	\$169,873	\$165,125	\$139,700
Average House Value	\$444,829	\$455,591	\$414,056
Per Capita Income	\$60,668	\$61,157	\$55,880

Map and demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



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