



Asking Rate:

\$17.00 NNN

CONTACT US

BEN AND BENJI
COLLIERS DETROIT REAL ESTATE



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FOR LEASE

4052 Rochester Road Troy, MI

5,156 SF of Retail Space Available

Property Highlights

- Join FedEx-Kinkos, Luxe Massage, Accent Florist, Ridley's Bakery & Café, Urgent Care, and Troy Nails & Spa
- Well-Maintained and Managed Shopping Center
- Access from Rochester Road & Wattles Road
- Outside Seating Area
- Large 130-Space Parking Lot
- High-Trafficked Shopping Center

5,156 SF SPACE FOR LEASE

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Exterior Photo & Aerial Map



5,156 SF SPACE FOR LEASE

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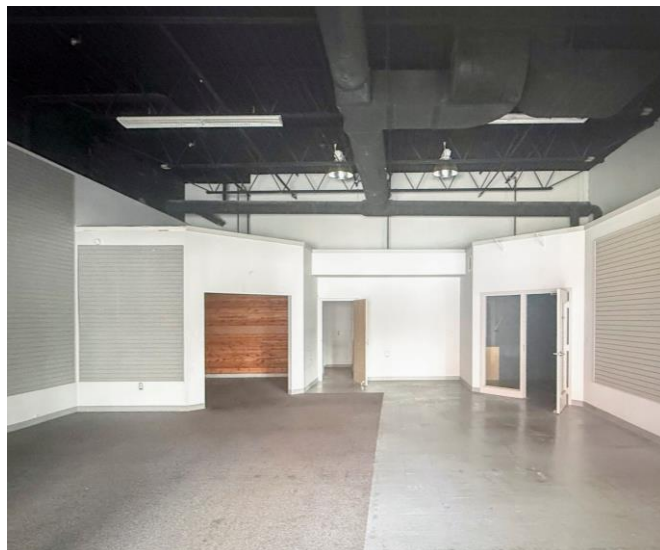
Exterior Photos



5,156 SF SPACE FOR LEASE

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Interior Photos



LEGEND

- ASPHALT
- CONCRETE
- GRASS
- PAVEMENT
- STORM
- WATER
- SEWER
- UTILITY
- WALL
- DOOR
- WINDOW
- ROOF
- LANDSCAPE
- PLANTING
- STREET LIGHT
- TRASH ENCLOSURE
- WATER SERVICE
- SEWER SERVICE
- UTILITY SERVICE
- WALL SERVICE
- DOOR SERVICE
- WINDOW SERVICE
- ROOF SERVICE
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- LANDSCAPE SERVICE
- PLANTING SERVICE
- STREET LIGHT SERVICE
- TRASH ENCLOSURE SERVICE

GRAPHIC SCALE 1"=20'

ROCHESTER ROAD (120' WIDE)

WATTLES ROAD (120' WIDE)

PROPOSED DEVELOPMENT

4060-5054
ONE STORY BLOCK &
BRICK COMMERCIAL BUILDING
W/ PEAKED ROOF
8,892 S.F.

4060-4048
ONE STORY BLOCK &
BRICK COMMERCIAL BUILDING
W/ PEAKED ROOF
14,711 S.F.

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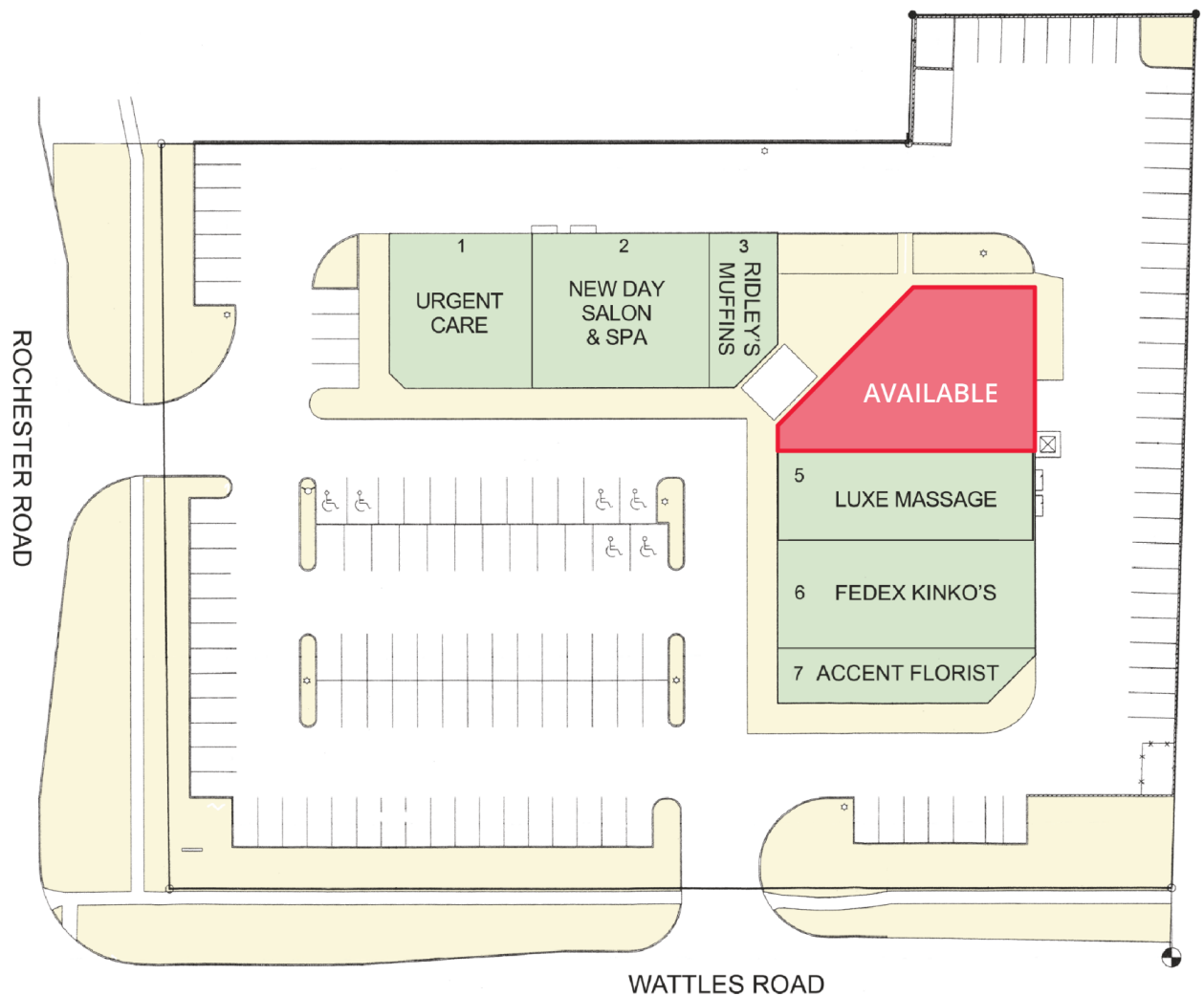
LOT 237

LOT

5,156 SF SPACE FOR LEASE

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Tenant Site Plan

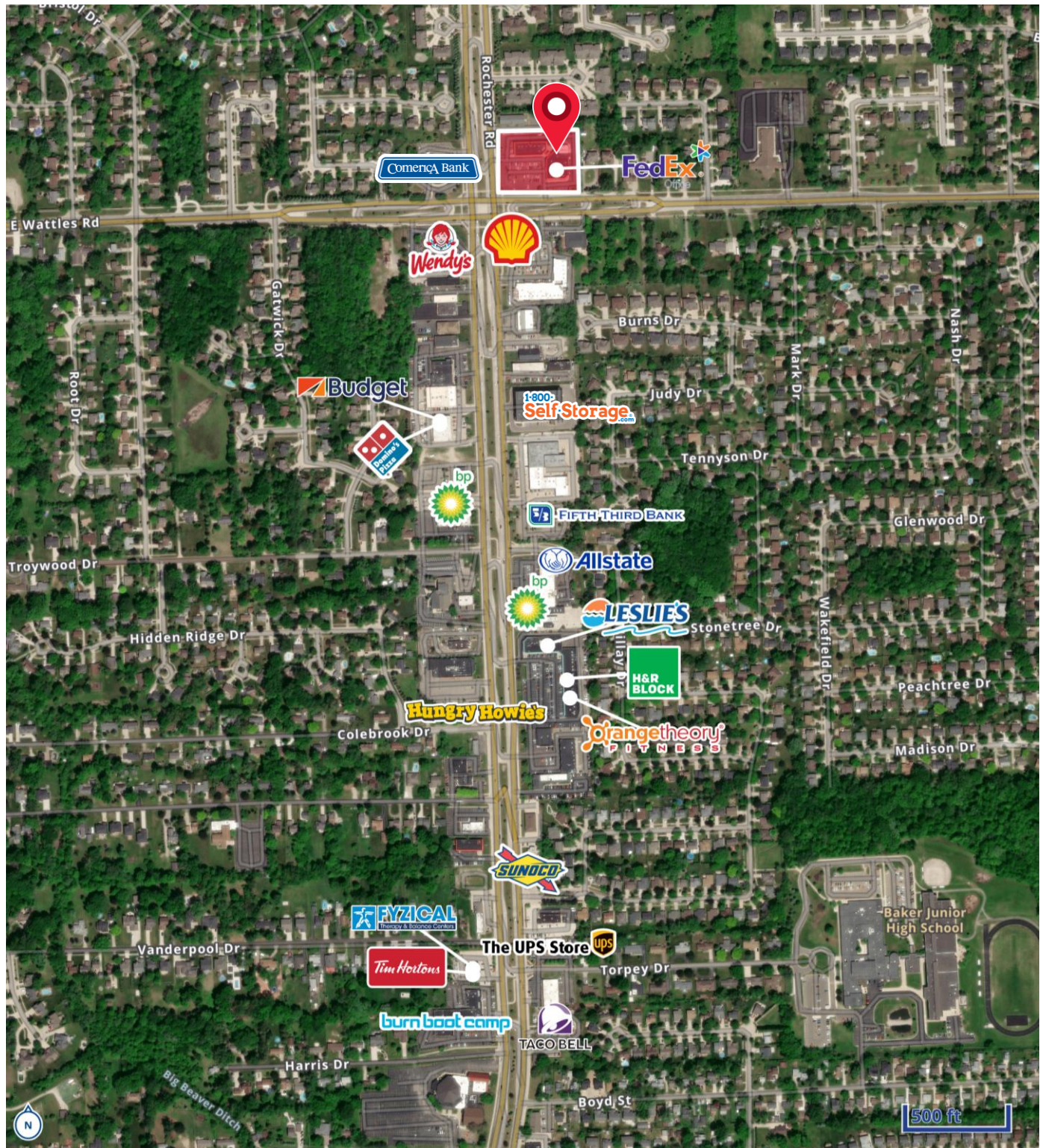


NO.	TENANT	SF
1	URGENT CARE	2,400
2	NEW DAY SALON & SPA	3,600
3	RIDLEY'S MUFFINS	2,872
4	AVAILABLE	5,156
5	LUXE MASSAGE	3,000
6	FEDEX KINKO'S	4,500
7	ACCENT FLORIST	1,820

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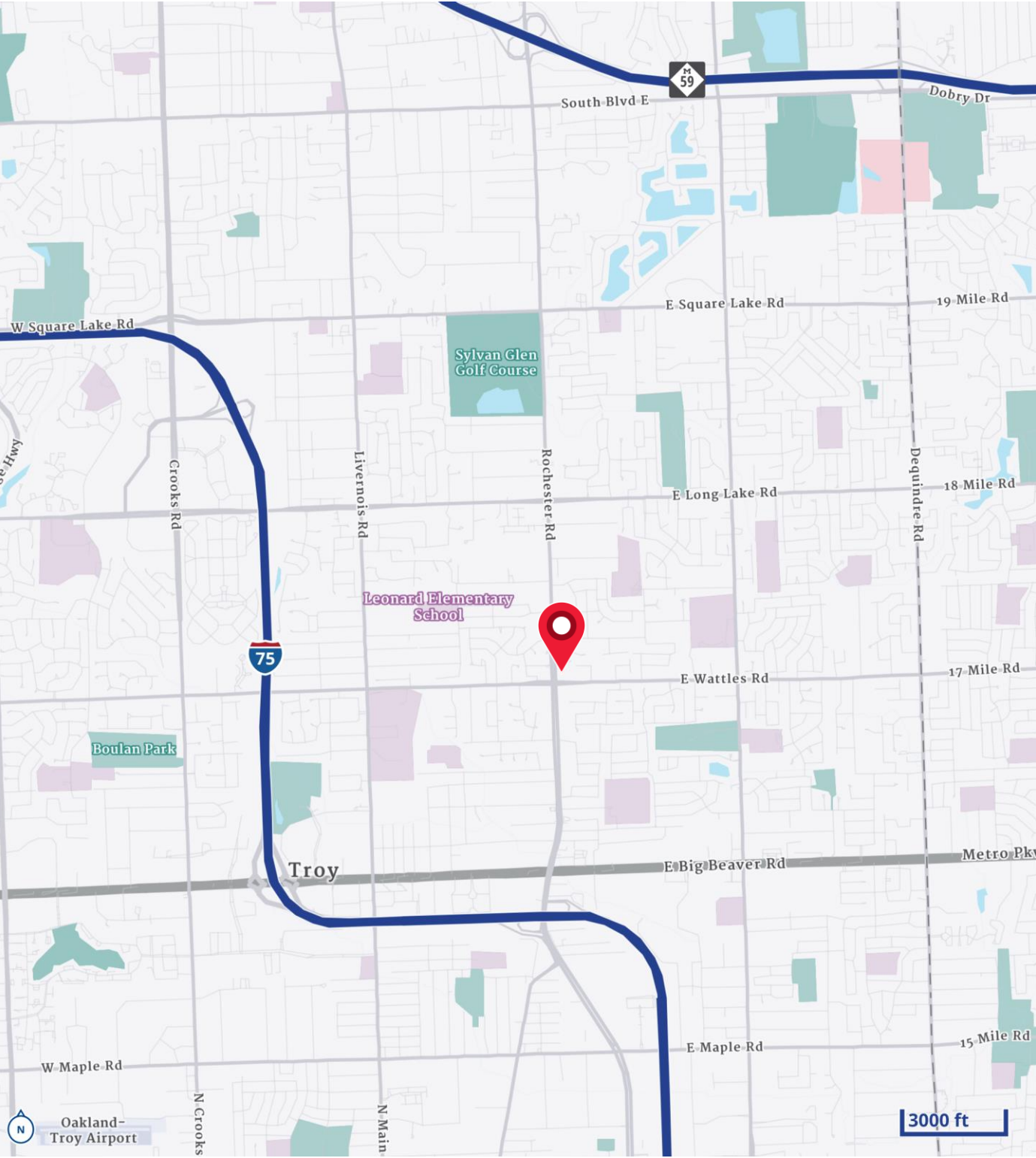
Merchant Map



FOR SALE OR LEASE



Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	9,789	85,836	240,552
Total Households	3,400	33,449	99,099
Total Family Households	2,754	23,180	61,998
Average Household Size	2.86	2.55	2.41
Median Age	41.9	42.5	41.1
Population Age 25+	6,709	62,046	176,442
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.17%	0.53%	0.47%
2020 – 2023 Population: Annual Growth Rate (CAGR)	-0.47%	0.30%	0.13%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.35%	0.04%	0.02%
Households	0.09%	0.56%	0.49%
Families	-0.02%	0.35%	0.27%
Median Household Income	2.62%	2.12%	2.09%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	4,917 / 50.2%	43,194 / 50.3%	120,843 / 50.2%
Female Population / % Female	4,872 / 49.8%	42,642 / 49.7%	119,709 / 49.8%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$137,780	\$105,833	\$98,727
Average Household Income	\$183,171	\$140,168	\$132,817
Per Capita Income	\$63,131	\$54,266	\$54,688
SUMMARY BUSINESS DATA			
Total Businesses	385	5,383	12,765
Total Daytime Population	9,318	122,515	303,721
Daytime Population: Workers	4,332	80,609	191,057
Daytime Population: Residents	4,986	41,906	112,664

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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