

# 1.2 ACRES MIXED-USE COMMERCIAL



## FOR SALE



**PRICE REDUCED: \$895,000**

## NW Corner of Crooks Rd & Wattles Rd

Troy, Michigan 48098

### Property Highlights

- Located on an Optimal Hard Corner on Crooks Rd & Wattles Rd
- Nestled in the Highly Populated City of Troy, Michigan with Great Visibility and High Traffic Counts and Located 5 Minutes from Somerset Collection Mall
- Other Notable Retailers Include: Somerset Collection Mall, PetSmart, LA Fitness, Nordstrom Rack
- Zoned: Neighborhood Node (NN) - Mixed Use Commercial. Prime Opportunity for Restaurants, Retail Stores, Offices, Mid Density Residential, etc.
- Sale Price: \$895,000 for 1.2 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,138	28,139	89,318
Total Population	6,354	70,187	213,019
Average HH Income	\$141,808	\$110,141	\$103,574

### TRAFFIC COUNTS

Crooks and W Wattles Rd South	21,522
Crooks and W Wattles Rd North	18,743
W Wattles Rd and Crooks Rd East	14,070

**NAI Farbman**

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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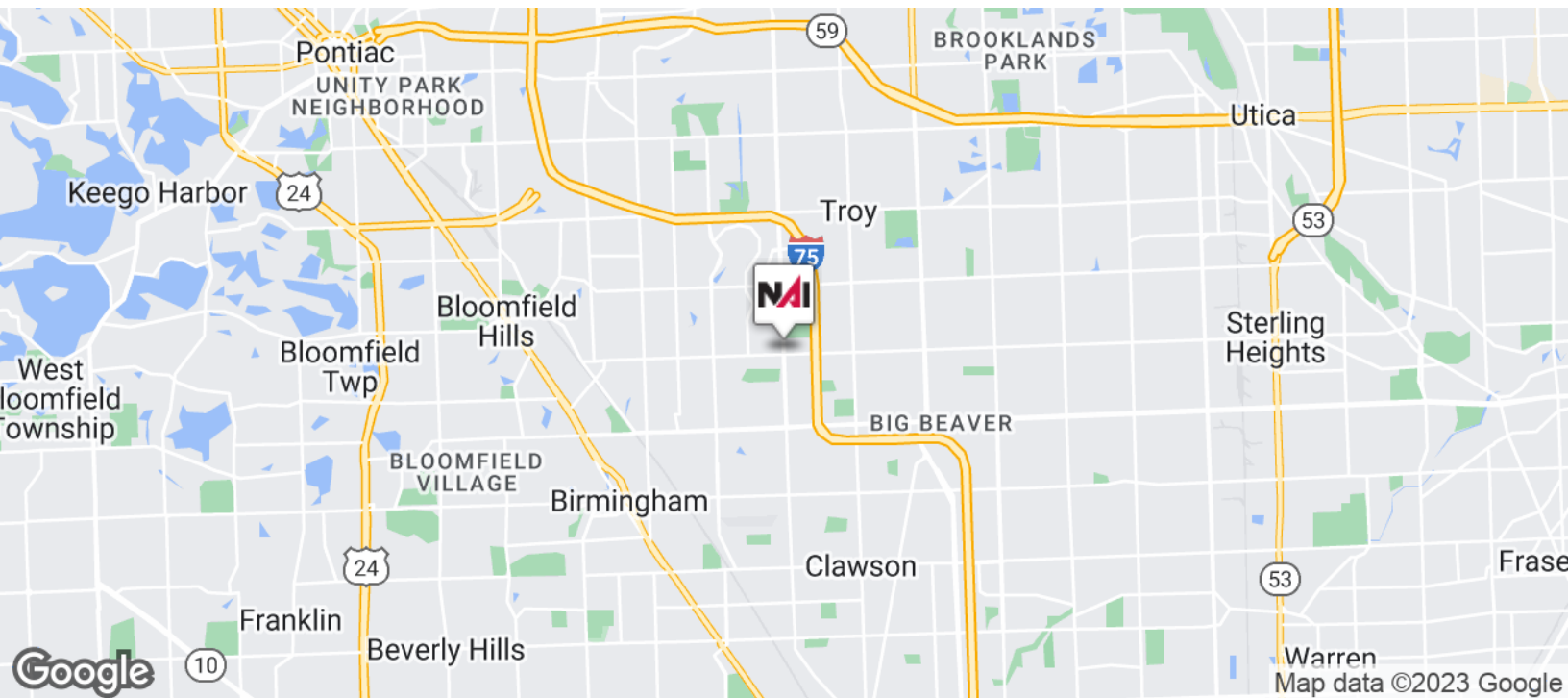
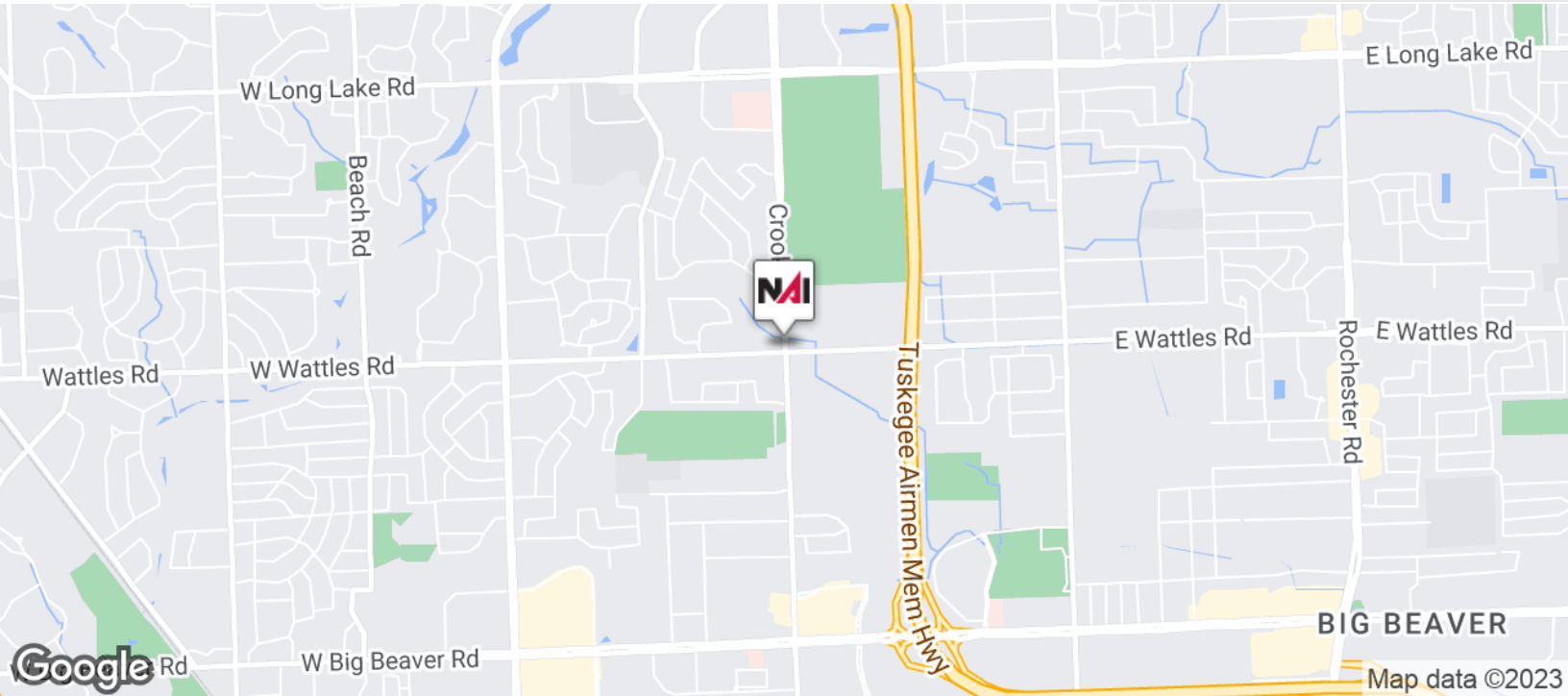
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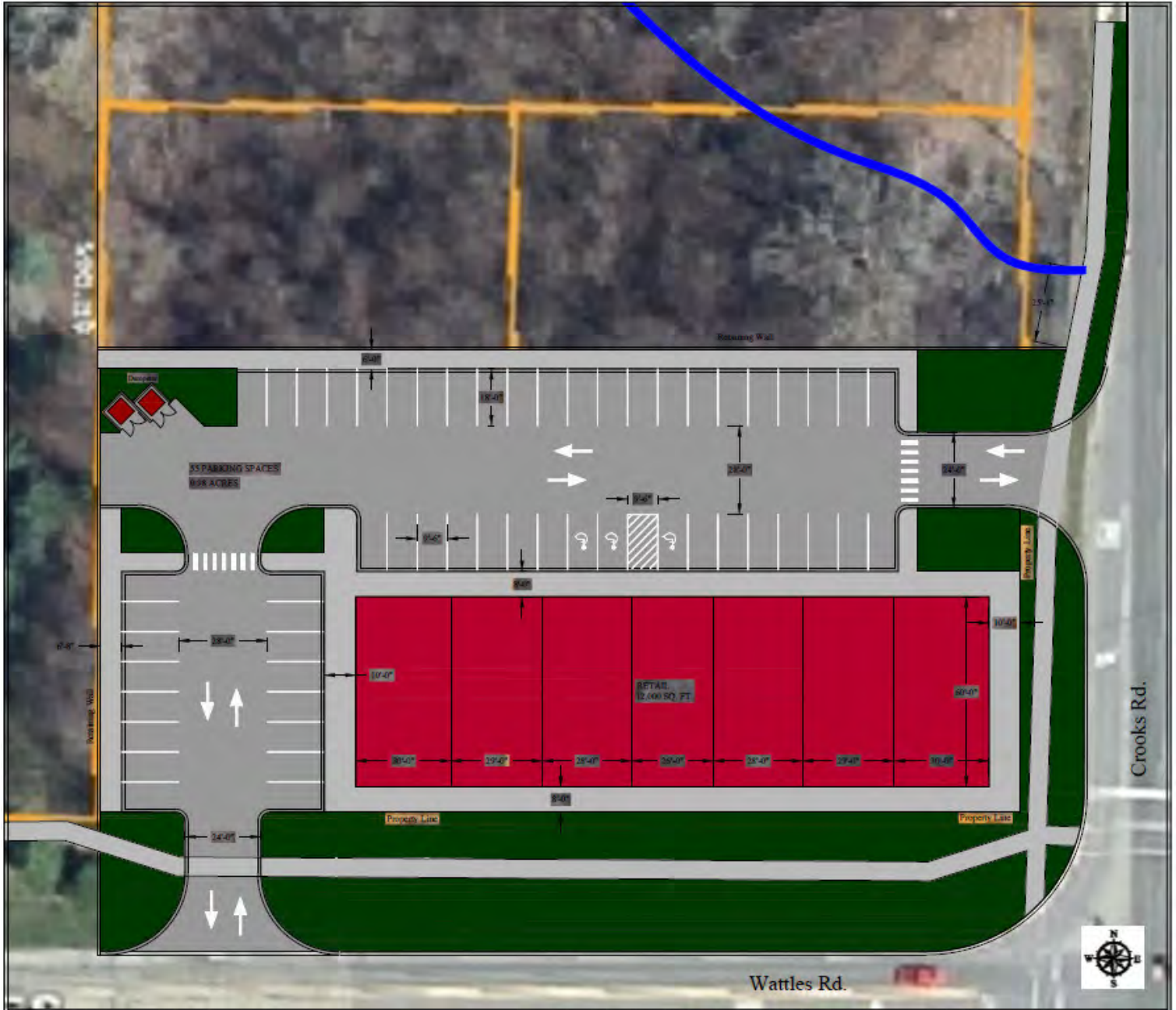
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# FOR SALE



<p>Concept for Retail</p>	<p>Building Footprint - 12,000 Sq. ft. Parking Spaces - 55</p>	<p>Date Drawn: 01/13/17</p>
<p>Choice Development Corporation 2265 Livernois Road #500 Troy, MI 48085</p>	<p>Drive-thru stacking - NA Site Area - 0.98 Acres Site Access - Wattles Rd. &amp; Crooks Rd.</p>	<p>Option: C</p>



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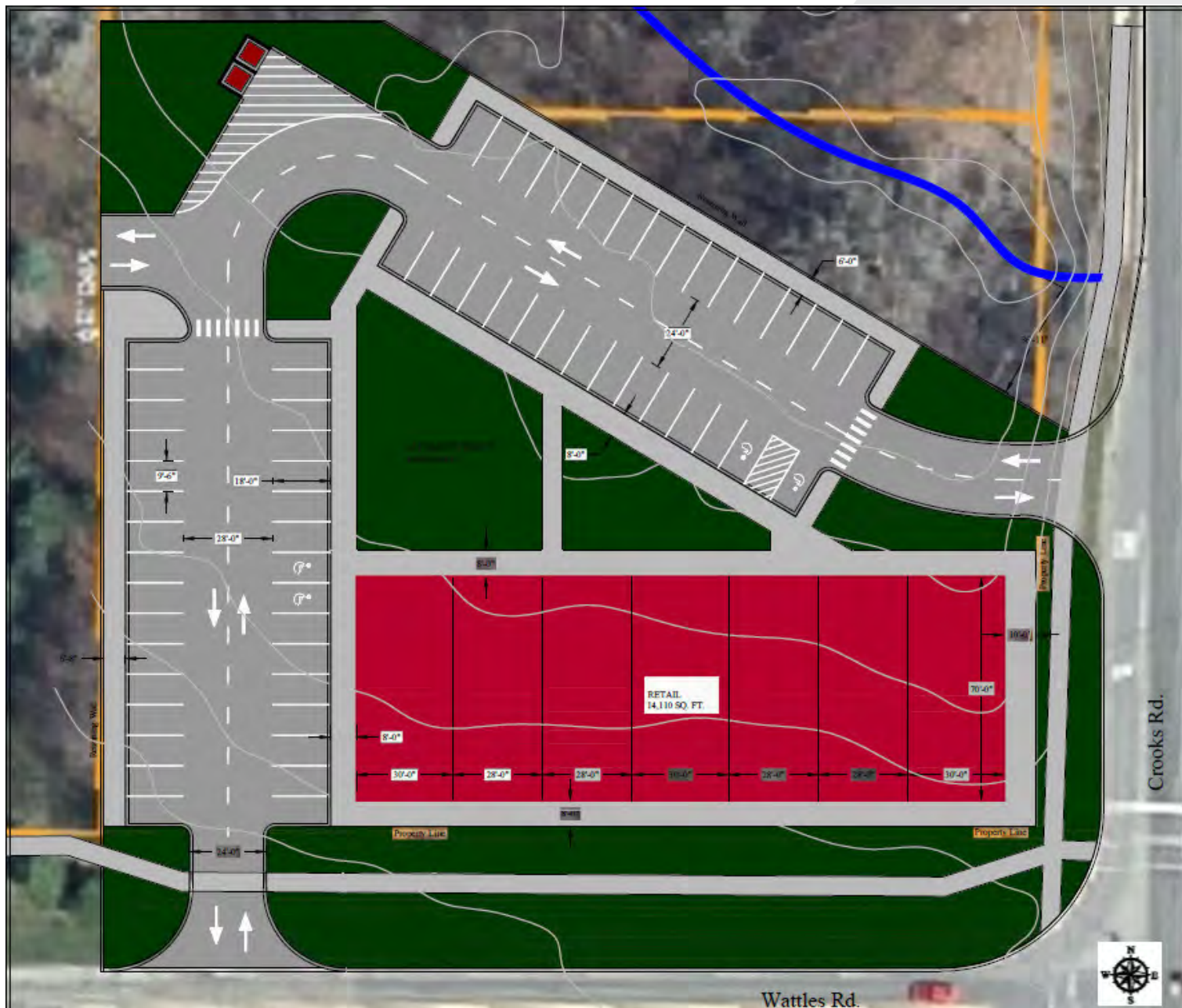
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# 1.2 ACRES MIXED-USE COMMERCIAL



## FOR SALE



Concept for Retail

Choice Development Corporation  
2265 Livernois Road #500 Troy, MI 48085

Building Footprint -	14,110 Sq. ft.
Parking Spaces -	63
Drive-thru stacking -	NA
Site Area -	1.40 Acres
Site Access -	Wattles Rd. & Crooks Rd.

Date : 01/25/17

Option: F



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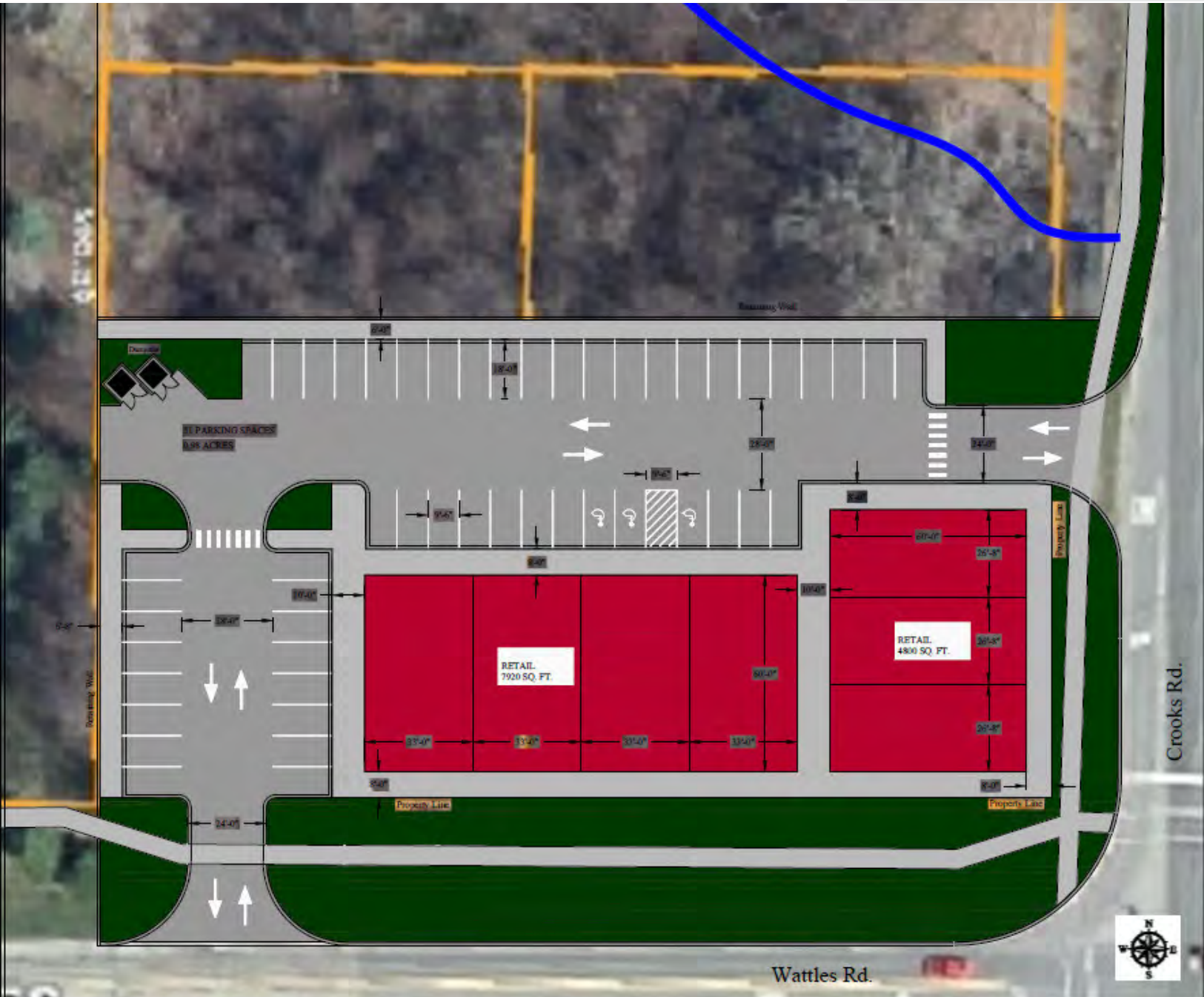
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## FOR SALE



Concept for Retail

Choice Development Corporation

Building Footprint -	7920 Sq. ft. & 4800 Sq. ft.
Parking Spaces -	51
Drive-thru stacking -	NA
Site Area -	0.98 Acres

Date Drawn: 01/13/17

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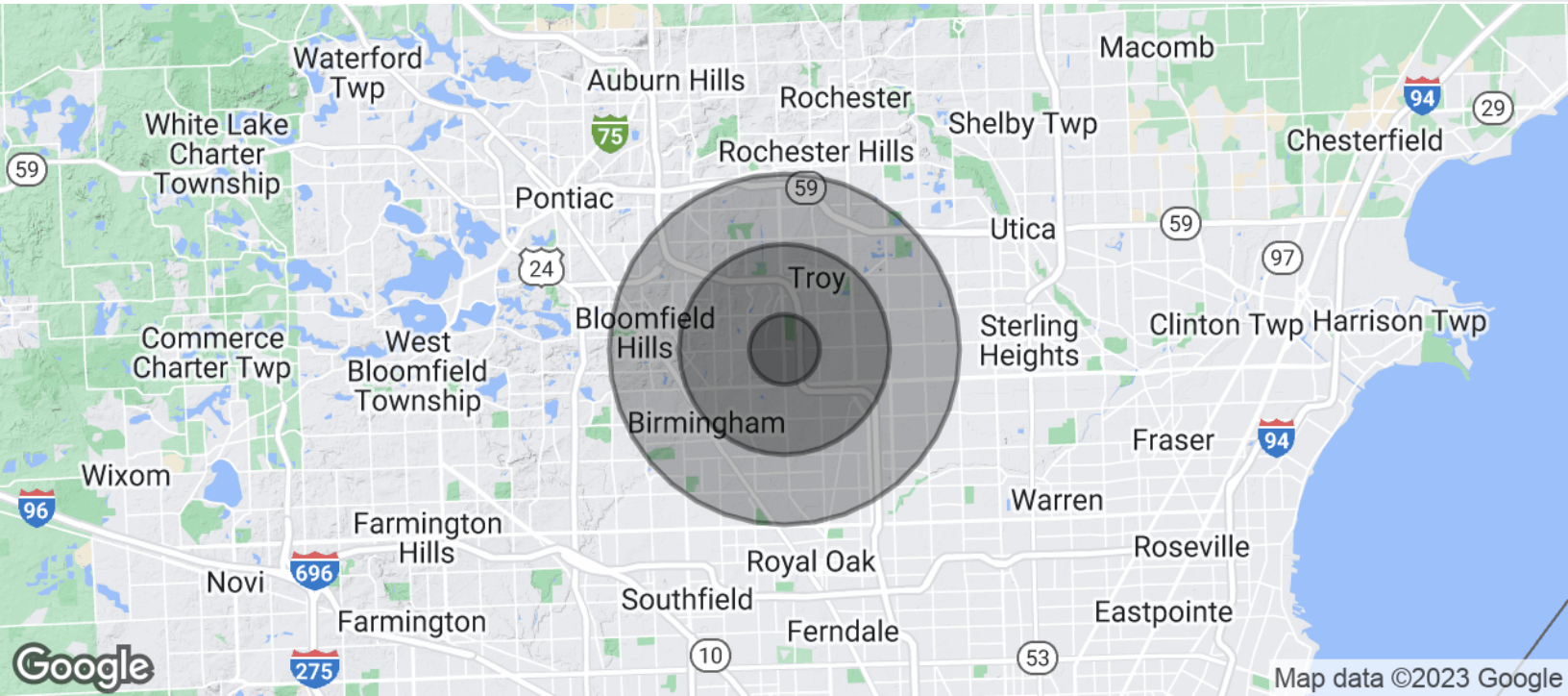
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,354	70,187	213,019
Average Age	41.6	40.8	41.6
Average Age (Male)	40.1	40.1	40.5
Average Age (Female)	42.7	41.4	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,138	28,139	89,318
# of Persons per HH	3.0	2.5	2.4
Average HH Income	\$141,808	\$110,141	\$103,574
Average House Value		\$334,406	\$301,519

\* Demographic data derived from 2020 ACS - US Census



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