



JOIN



AREA
TENANTS



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PROPERTY INFORMATION

Shopping Center Size (W/ Office)	25,148 SF
Retail Space Available	1,500 SF - 3,250 SF
Office Space Available	Up to 6,763 SF
Asking Rate (Retail)	\$35.00 - \$38.00 PSF
NNN Charge's	\$6.00 PSF
Asking Rate (Office)	\$25.00 PSF/Gross + Utilities
Retail Pad	Up to 4,450 SF
Parking	206 Spaces

DEMOGRAPHICS

Population	197,781 people
Households	78,779 homes
Average Household Income	\$120,876/annually
Employees	172,131 employees

ADDRESS

**CROOKS ROAD & COPORATE DRIVE
TROY, MICHIGAN 48098**

PROPERTY HIGHLIGHTS

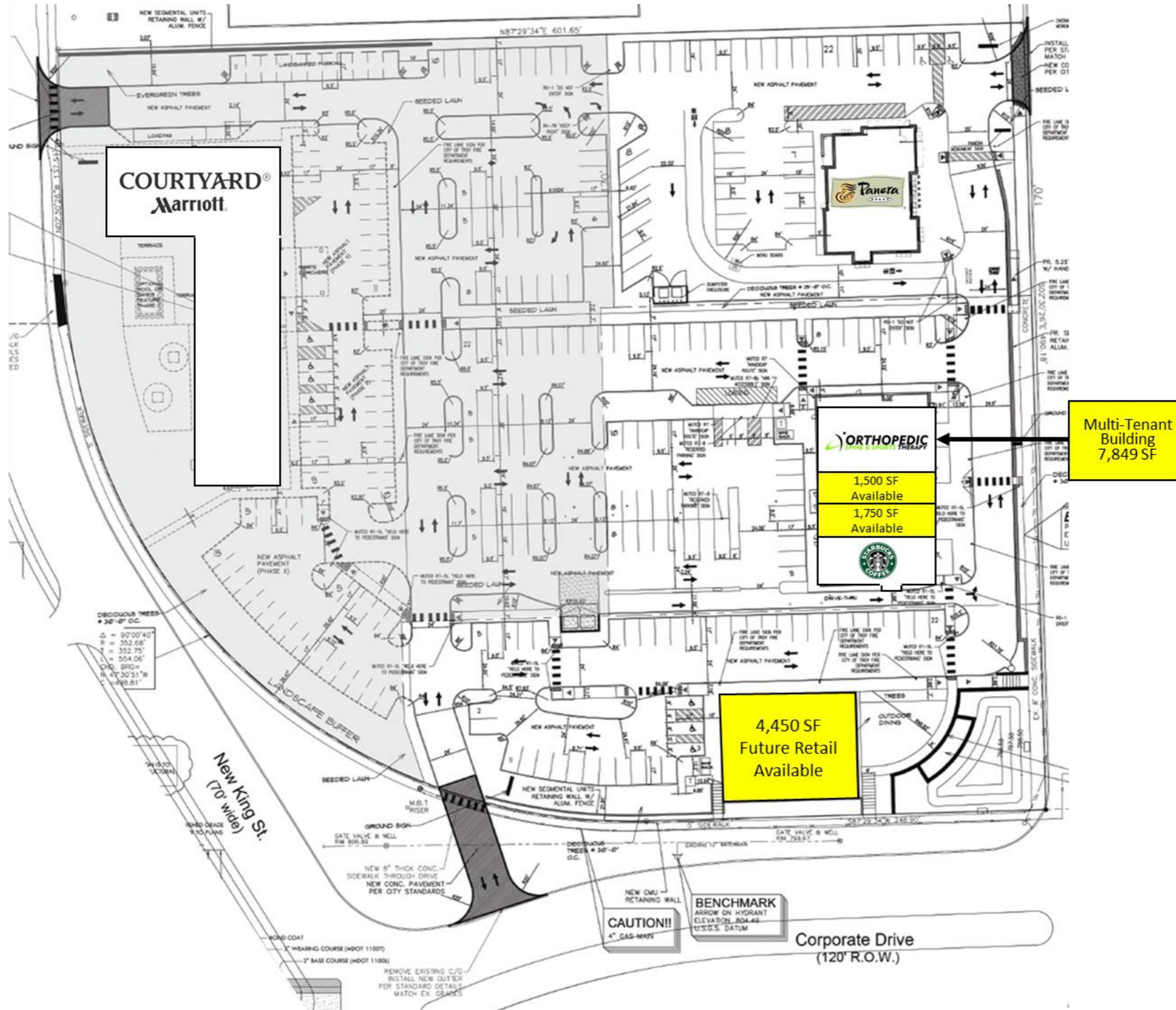
Join Panera Bread and Starbucks at Troy Plaza located at the northwest corner of Crooks Road and Corporate Drive just South of I-75.

Courtyard by Marriott will begin construction in 2020 with a 2021 projected completion date.

Just over 5,000,000 square feet of office space is located within a one mile radius, with a stable residential community.

Mixed use development with first floor retail and second floor office.

End cap and in-line spaces are available. Please contact broker for details.

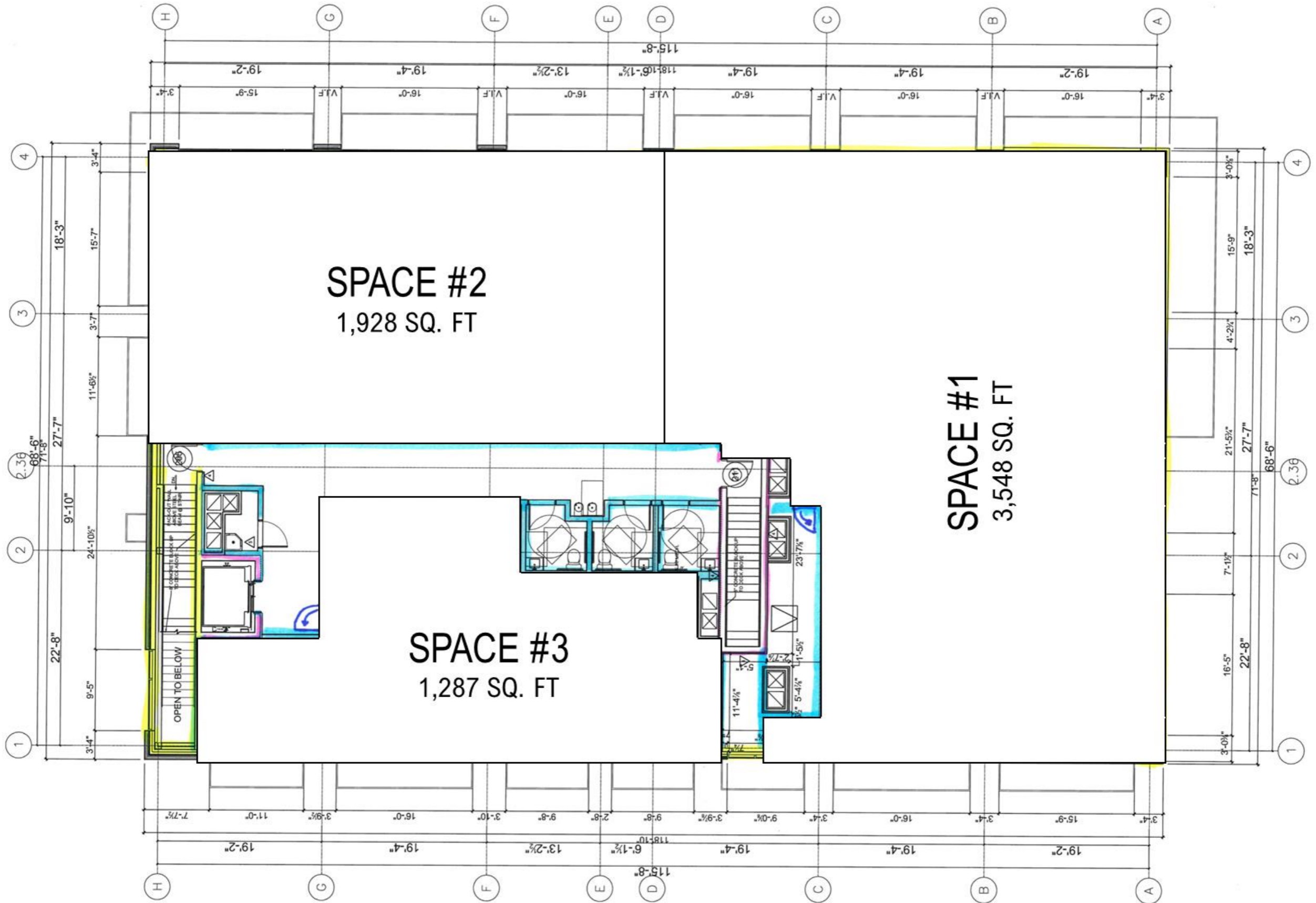


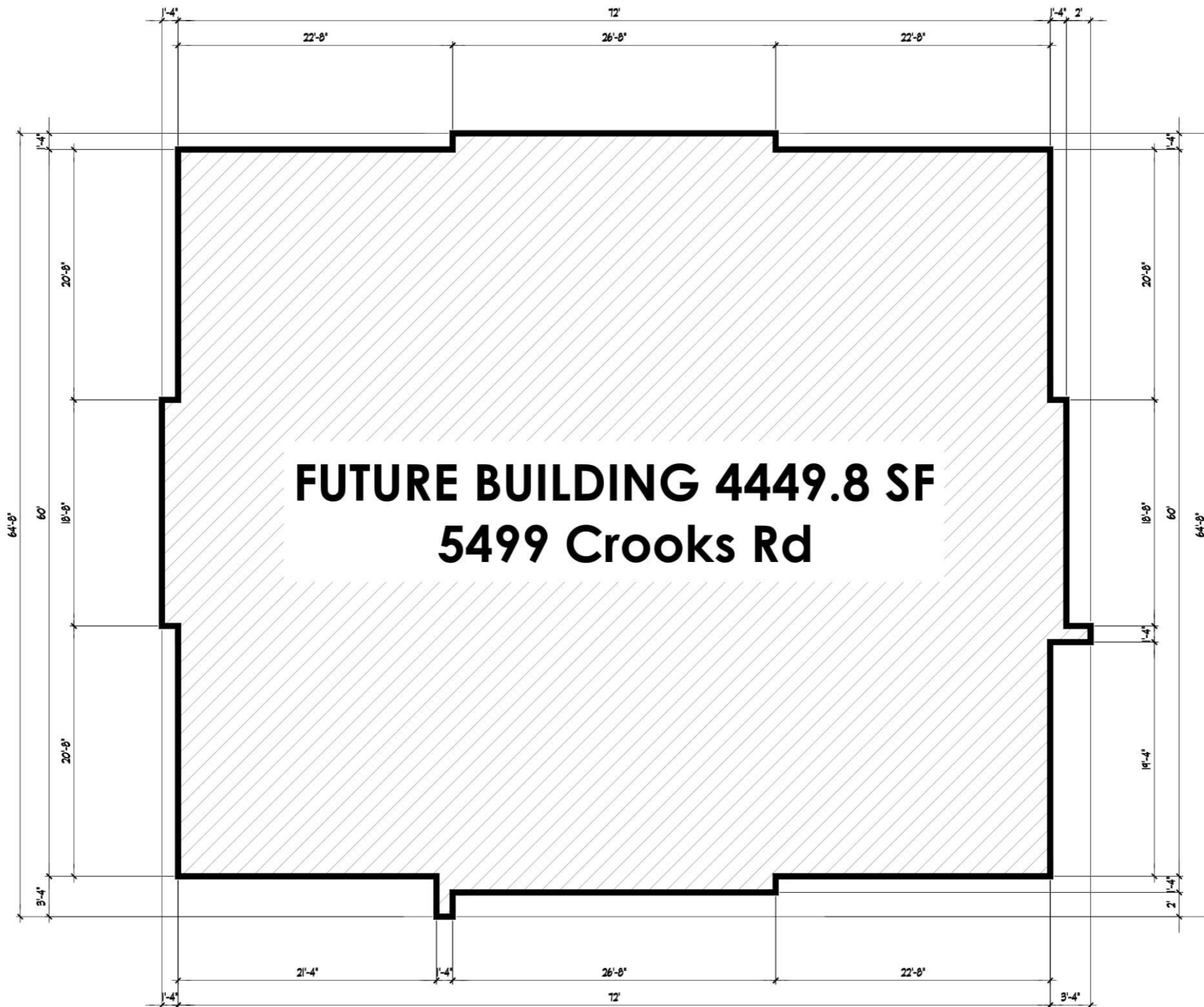


SPACE #2
1,500 SQUARE FEET

SPACE #3
1,750 SQUARE FEET









TROY PLAZA

RENDERING (FUTURE RETAIL)



TROY PLAZA

RENDERING (FUTURE RETAIL)







I-75 Freeway

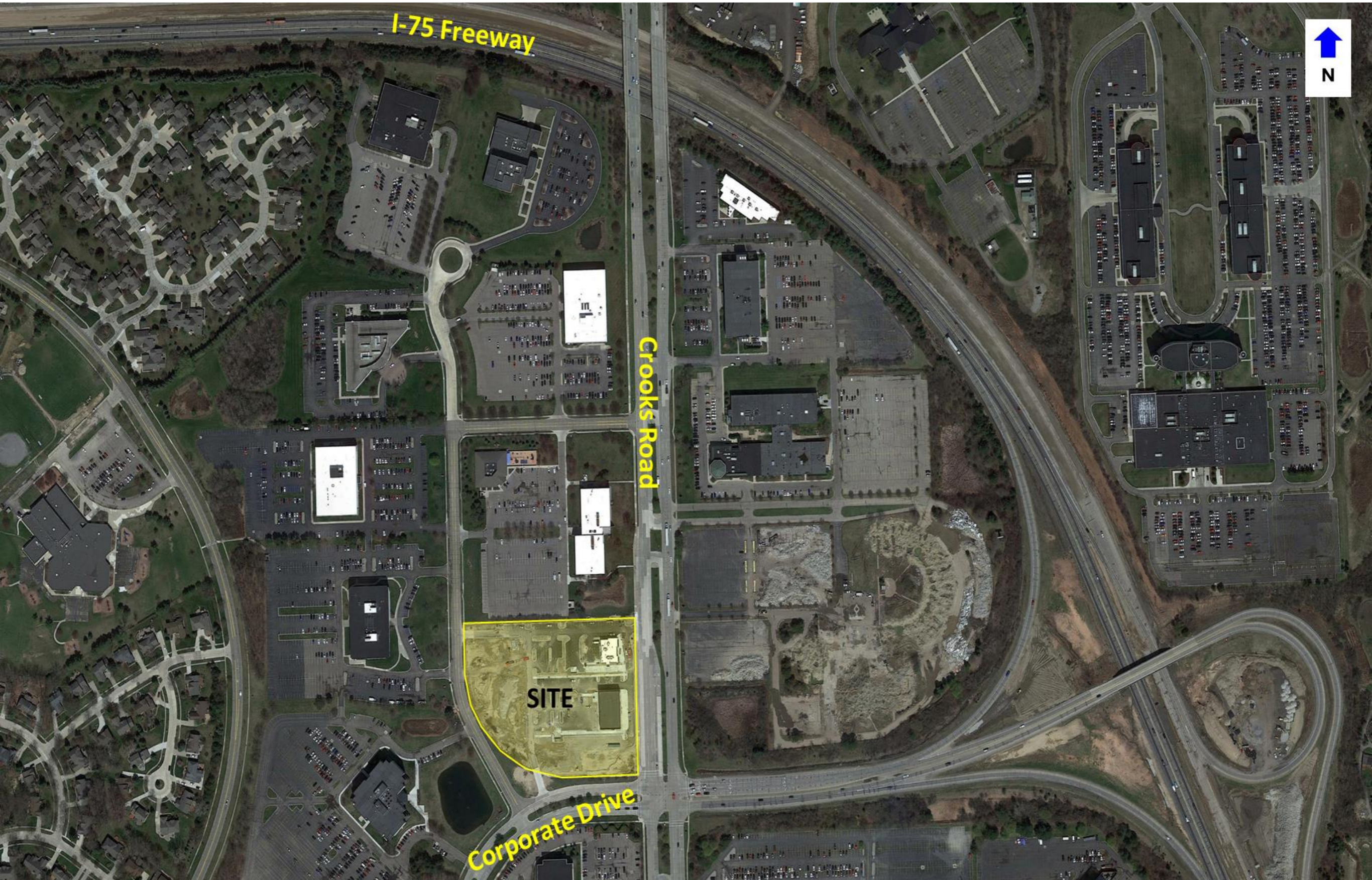
Crooks Road

Corporate Drive

Long Lake Road

SITE





POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	5,565	62,274	200,786
2020 Estimate	5,539	61,458	197,781
2010 Census	5,598	59,258	188,687
Growth 2020-2025	0.47%	1.33%	1.52%
Growth 2010-2020	-1.05%	3.71%	4.82%
2020 Population Hispanic Origin	119	1,483	6,088

2020 Population by Race:

White	3,699	44,045	145,594
Black	241	2,132	11,637
Am. Indian & Alaskan	10	111	409
Asian	1,506	14,055	35,706
Hawaiian & Pacific Island	0	4	30
Other	83	1,110	4,406
U.S. Armed Forces:	11	31	75

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projection	2,193	23,271	79,999
2020 Estimate	2,183	22,964	78,779
2010 Census	2,217	22,158	75,125
Growth 2020 - 2025	0.46%	1.34%	1.55%
Growth 2010 - 2020	-1.53%	3.64%	4.86%
Owner Occupied	1,900	19,120	58,049
Renter Occupied	283	3,844	20,730
2020 Avg Household Income	\$126,284	\$135,011	\$120,876
2020 Med Household Income	\$107,792	\$111,637	\$95,286

2020 Households by Household Inc:

<\$25,000	175	1,830	7,635
\$25,000 - \$50,000	222	2,454	10,925
\$50,000 - \$75,000	318	2,947	11,776
\$75,000 - \$100,000	304	2,814	11,156
\$100,000 - \$125,000	231	3,088	9,311
\$125,000 - \$150,000	216	2,268	6,675
\$150,000 - \$200,000	442	3,390	9,505
\$200,000+	274	4,174	11,795

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	583	4,116	13,501	24,724	65,657	172,131
Retail	21	381	1,408	1,056	6,909	22,013
Wholesale	14	109	435	287	1,164	5,851
Hospitality & Food Service	16	183	612	425	4,567	12,463
Real Estate, Renting, Leasing	19	130	473	79	1,352	4,242
Finance & Insurance	109	571	1,324	3,606	6,741	13,458
Information	21	117	295	461	2,023	4,191
Scientific & Technology Services	123	755	1,992	2,341	9,507	22,152
Management of Companies	4	14	35	42	73	135
Health Care & Social Assistance	170	1,038	3,723	1,280	5,715	26,212
Education Services	14	85	259	332	1,827	6,425
Public Administration & Sales	1	39	91	3	1,409	2,974
Arts, Entertainment, Recreation	2	45	201	212	779	3,524
Utilities	0	1	7	0	100	531
Admin Support & Waste Management	14	144	448	171	3,041	5,528
Construction	10	132	628	38	1,083	5,719
Manufacturing	25	126	559	14,261	17,676	28,802
Agriculture, Mining, Fishing	0	2	10	0	4	96
Other Services	20	244	1,001	130	1,687	7,815



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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