

3525-3529 ROCHESTER RD

3529 Rochester Rd, Troy, MI 48083



FOR LEASE

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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 3529 Rochester Rd | Troy, MI 48083



PROPERTY OVERVIEW

Three-tenant retail center with a 1,200 SF former spa space and 1,800 SF office space now available, offering excellent visibility, heavy traffic counts, and ample on-site parking.

OFFERING SUMMARY

Lease \$1,800.00 - 2,700.00 per Rate: month (NNN)

Building 4,007 SF

Size: 4,007 SF

Year Built: 1965

Zoning: CB Community Business

PROPERTY HIGHLIGHTS

- 1,200 SF and 1,800 SF available
- High visibility on Rochester Rd just north of the I-75
- 1,200 SF currently built out for spa user
- 1,800 SF currently built out for office
- · Ample parking



BUILDING/PROPERTY INFORMATION: 3529 Rochester Rd | Troy, MI 48083

BUILDING INFORMATION

Price:

Suite 3529 \$1,800/month

Suite 3525 \$2,700/month

Building Size: 4,007 SF Year Built: 1965

Number of Floors: 1

Utilities: City water and sewer

Parking Spaces: 21

PROPERTY INFORMATION

Lot Size: 0.51 AC

Property Type: Retail

Property Subtype: Strip Center

Zoning CB Community Business

Traffic Count: 42,495 Vehicles/Day (Costar,

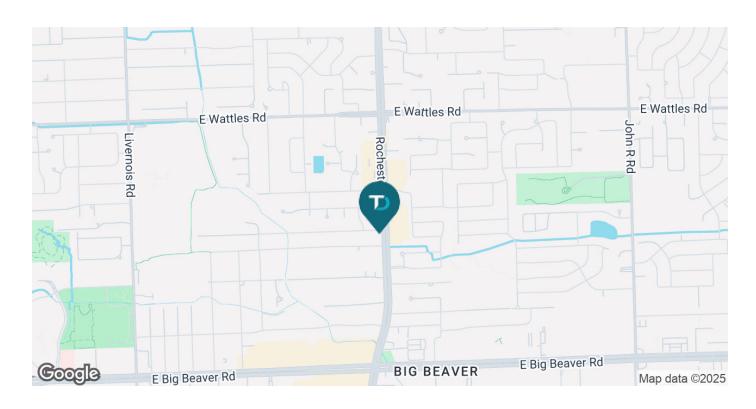
aπic Count: 2024)

Legal Description: Available upon request

APN: 20-22-277-025

LOCATION INFORMATION

Located on the west side of Rochester Rd between Big Beaver and E Wattles Rd.





LEASE SPACES: 3529 Rochester Rd | Troy, MI 48083



LEASE INFORMATION

Lease Type:NNNLease Term:NegotiableTotal Space:1,200 - 1,800 SFLease Rate:\$1,800.00 - \$2,700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3529	Available	1,200 SF	NNN	\$1,800 per month	Prior spa
3525	Available	1,800 SF	NNN	\$2,700 per month	Office

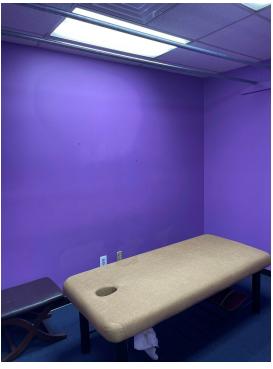


ADDITIONAL PHOTOS: 3529 Rochester Rd | Troy, MI 48083



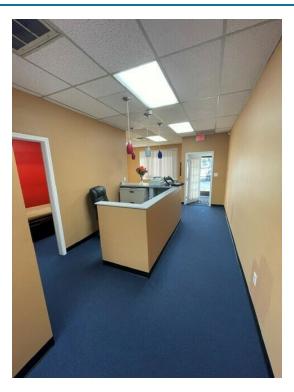








ADDITIONAL PHOTOS: 3529 Rochester Rd | Troy, MI 48083







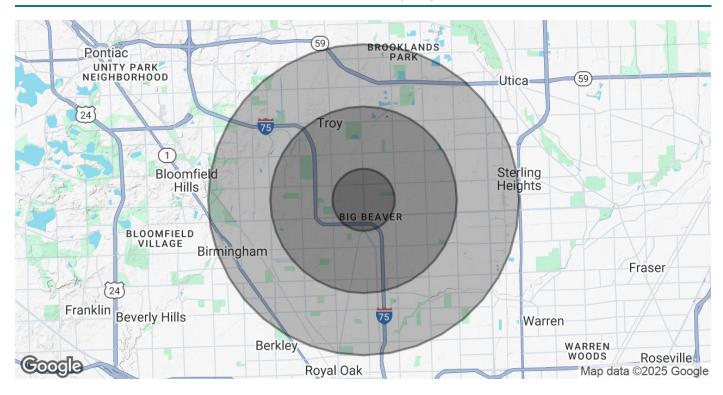


RETAILER MAP: 3529 Rochester Rd | Troy, MI 48083





DEMOGRAPHICS MAP & REPORT: 3529 Rochester Rd | Troy, MI 48083



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,628	90,373	249,996
Average Age	39	42	42
Average Age (Male)	39	41	41
Average Age (Female)	40	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
	• •••	•	0
Total Households	3,773	35,619	102,446
Total Households	3,773	35,619	102,446
Total Households # of Persons per HH	3,773 2.8	35,619 2.5	102,446 2.4