

3525-3529 ROCHESTER RD

3529 Rochester Rd, Troy, MI 48083



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFER

Associate

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DAVE TESCH

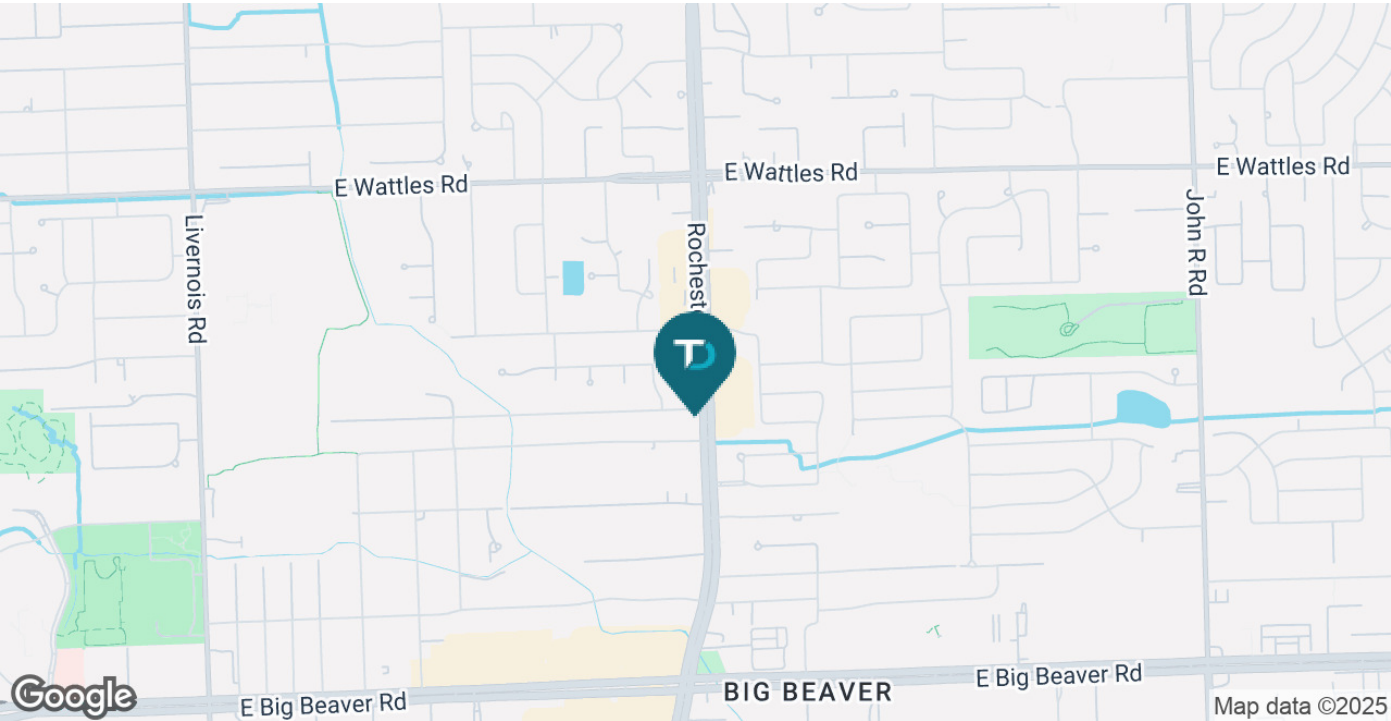
Vice President

dtesch@thomasduke.com

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

BUILDING INFORMATION		PROPERTY INFORMATION	
Price:	Suite 3529 \$1,800/month	Lot Size:	0.51 AC
	Suite 3525 \$2,700/month	Property Type:	Retail
Building Size:	4,007 SF	Property Subtype:	Strip Center
Year Built:	1965	Zoning	CB Community Business
Number of Floors:	1	Traffic Count:	42,495 Vehicles/Day (Costar, 2024)
Utilities:	City water and sewer	Legal Description:	Available upon request
Parking Spaces:	21	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



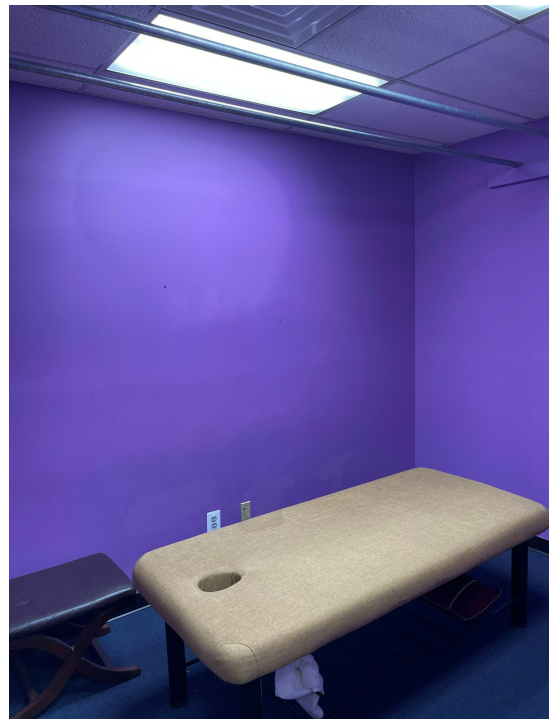
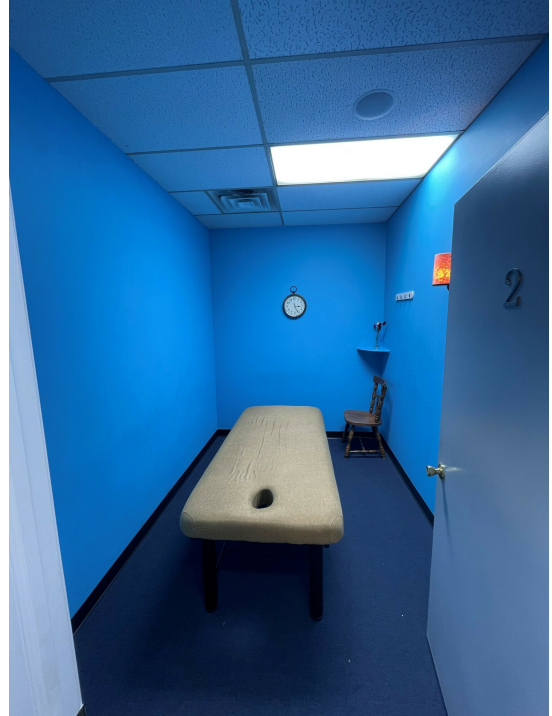
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 1,800 SF	Lease Rate:	\$1,800.00 - \$2,700.00 per month

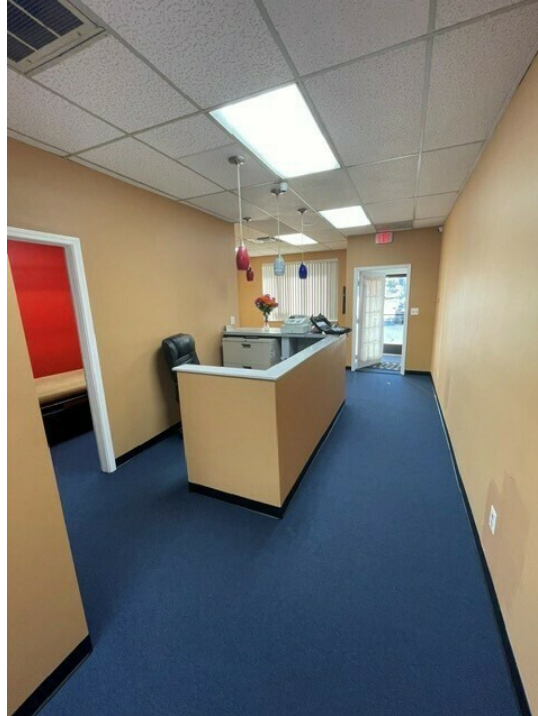
AVAILABLE SPACES

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



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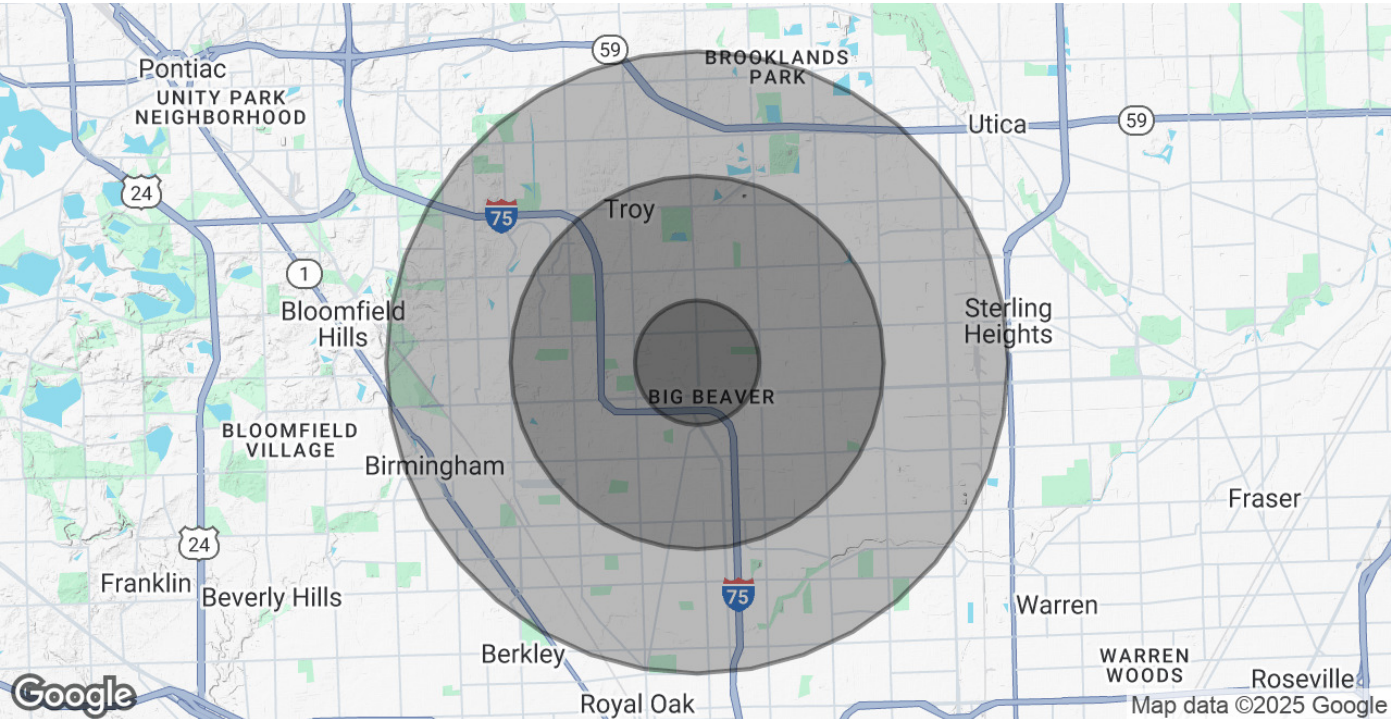


RETAILER MAP: 3529 Rochester Rd | Troy, MI 48083



DEMOGRAPHICS MAP & REPORT:

3529 Rochester Rd | Troy, MI 48083



	1 MILE	3 MILES	5 MILES
POPULATION			
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			
Total Households	3,773	35,619	102,446
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$145,429	\$127,098	\$127,696
Average House Value	\$456,824	\$373,467	\$381,736

Demographics data derived from AlphaMap