

**3468 ROCHESTER RD**

3468 Rochester Rd, Troy, MI 48083



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 3468 Rochester Rd | Troy, MI 48083

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**PROPERTY OVERVIEW**

Well-positioned along a high-traffic corridor in Troy, this small retail strip center offers excellent visibility and prominent signage opportunities. Recently updated 1,400 SF suite available, ideal for retail, office, or professional services.

**OFFERING SUMMARY**

Lease Rate: \$2,150.00 per month (NNN)  
Building Size: 8,000 SF  
Available SF: 1,400 SF  
Year Built: 1986  
Zoning: CB - Community Business

**PROPERTY HIGHLIGHTS**

- 1,400 SF available
- Great visibility in heavily trafficked corridor
- Ample parking
- Signage on Rochester Rd
- No restaurant or food/beverage

**BUILDING/PROPERTY INFORMATION:** 3468 Rochester Rd | Troy, MI 48083

**BUILDING INFORMATION**

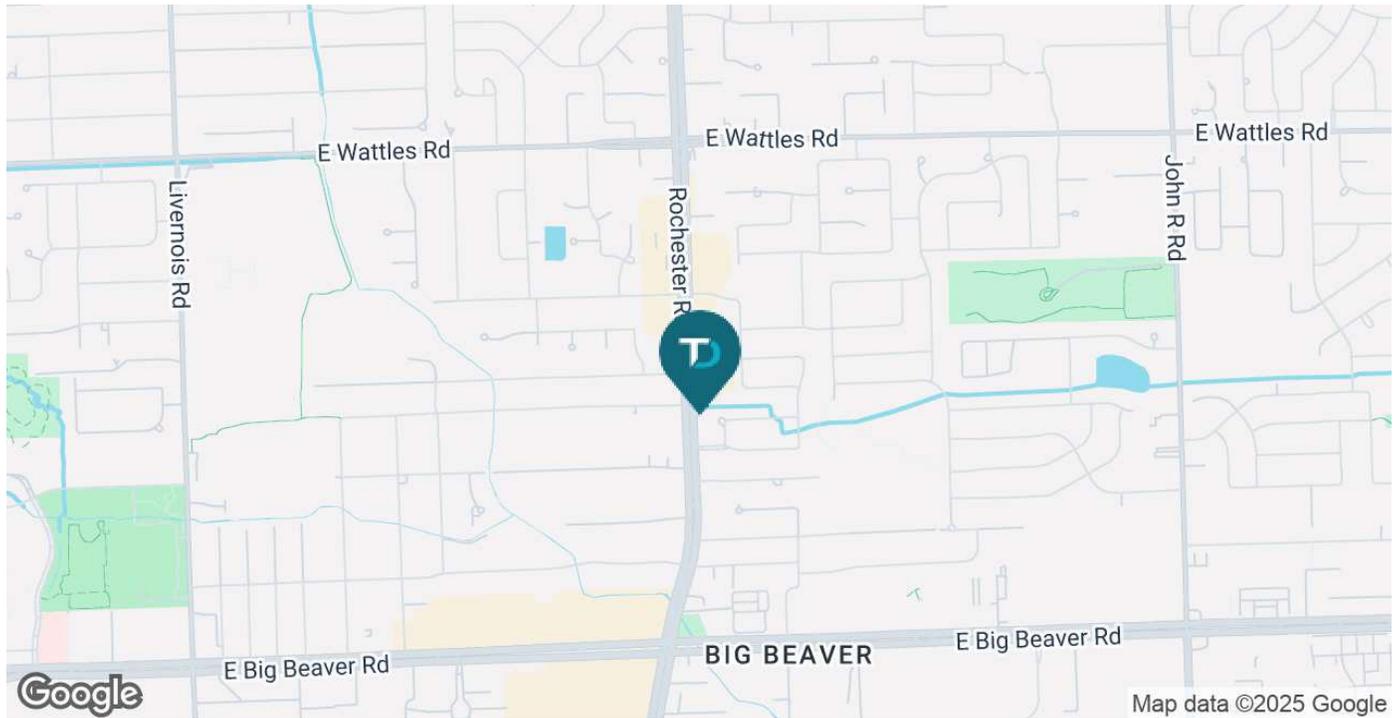
Price/MO:	\$2,150 NNN
Building Size:	8,000 SF
Year Built:	1986
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	18

**PROPERTY INFORMATION**

Lot Size:	0.4 AC
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	CB - Community Business
Traffic Count:	42,495 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	20-23-301-001

**LOCATION INFORMATION**

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



**LEASE SPACES:** 3468 Rochester Rd | Troy, MI 48083



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$2,150.00 per month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3468	Available	1,400 SF	NNN	\$2,150 per month	Former chiropractor

**ADDITIONAL PHOTOS:** 3468 Rochester Rd | Troy, MI 48083



Suite 3468



Suite 3468

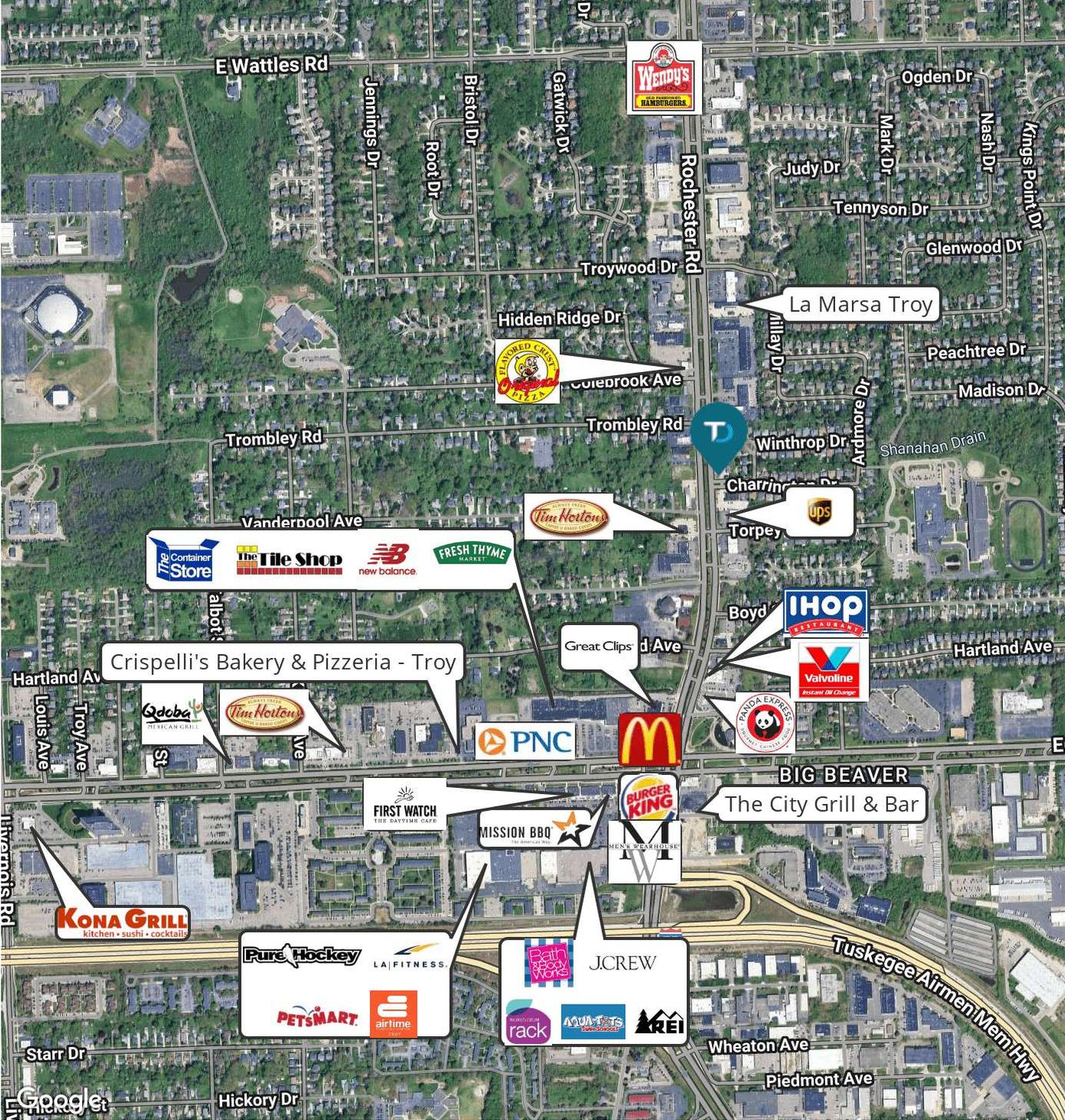


Suite 3468

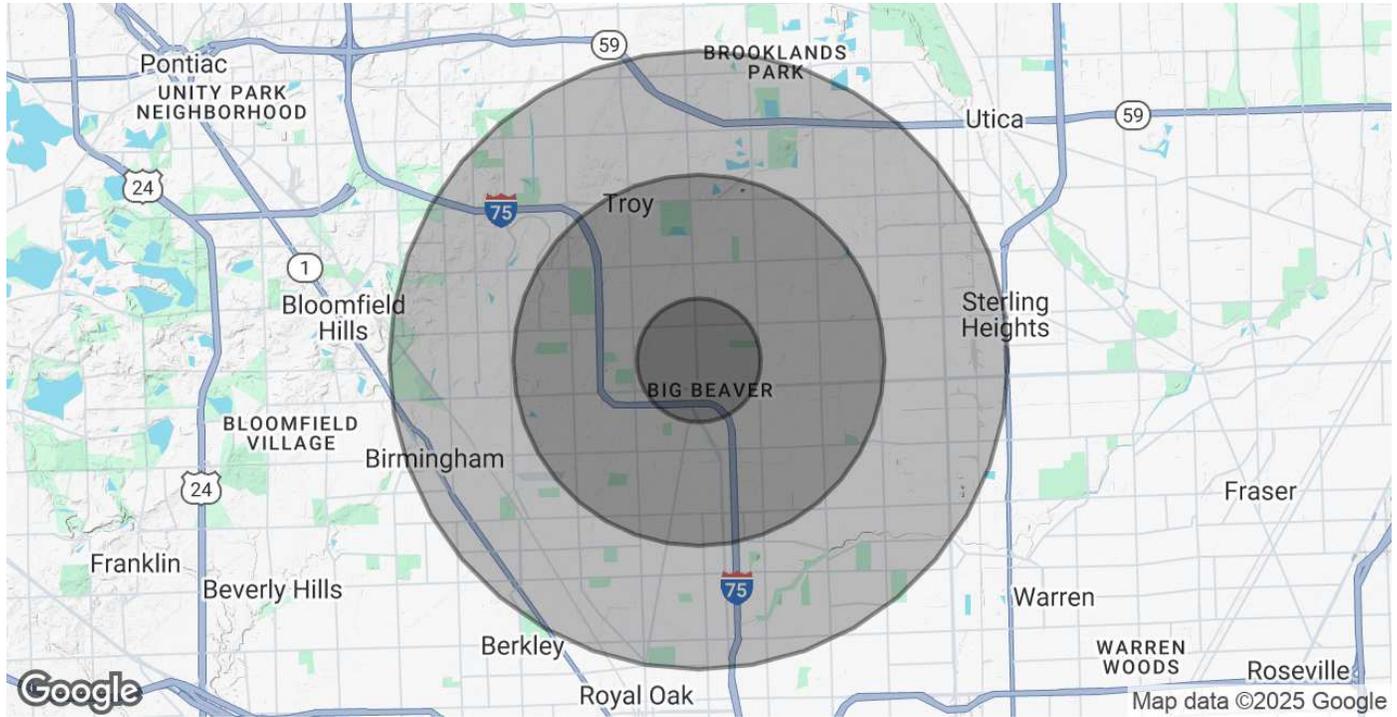


Suite 3468

**RETAILER MAP: 3468 Rochester Rd | Troy, MI 48083**



**DEMOGRAPHICS MAP & REPORT: 3468 Rochester Rd | Troy, MI 48083**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,325	90,156	249,996
Average Age	39	42	42
Average Age (Male)	39	41	41
Average Age (Female)	40	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,700	35,674	102,446
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$142,766	\$125,905	\$127,696
Average House Value	\$451,908	\$370,511	\$381,736

*Demographics data derived from AlphaMap*