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PROPERTY INFORMATION

Property Address	120 – 186 West Maple Road
City/Township	Troy
Building Size	20,411 SF
Space Available	7,331 SF (Divisible)
Asking Rental Rate	\$25.00 PSF
Estimated NNN's	\$4.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 288,361 PEOPLE	 MEDIAN AGE 42.3 YEARS OLD
 HOUSEHOLDS 119,504	 CONSUMER SPENDING \$4.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$113,008/ANNUALLY	 DAYTIME EMPLOYEES 181,331 EMPLOYEES

JOIN TENANTS



AREA TENANTS



PROPERTY HIGHLIGHTS

- Great opportunity to join the extraordinary Troy Retail Marketplace along Maple Road.
- Facade renovations are underway and expected to be completed by end of Q2 2024.
- Athens Plaza is located along Maple Road which features over 25,000 vehicles per day.
- Located in the affluent community of Troy with an average household income in excess of \$113,000 with a five-mile radius.





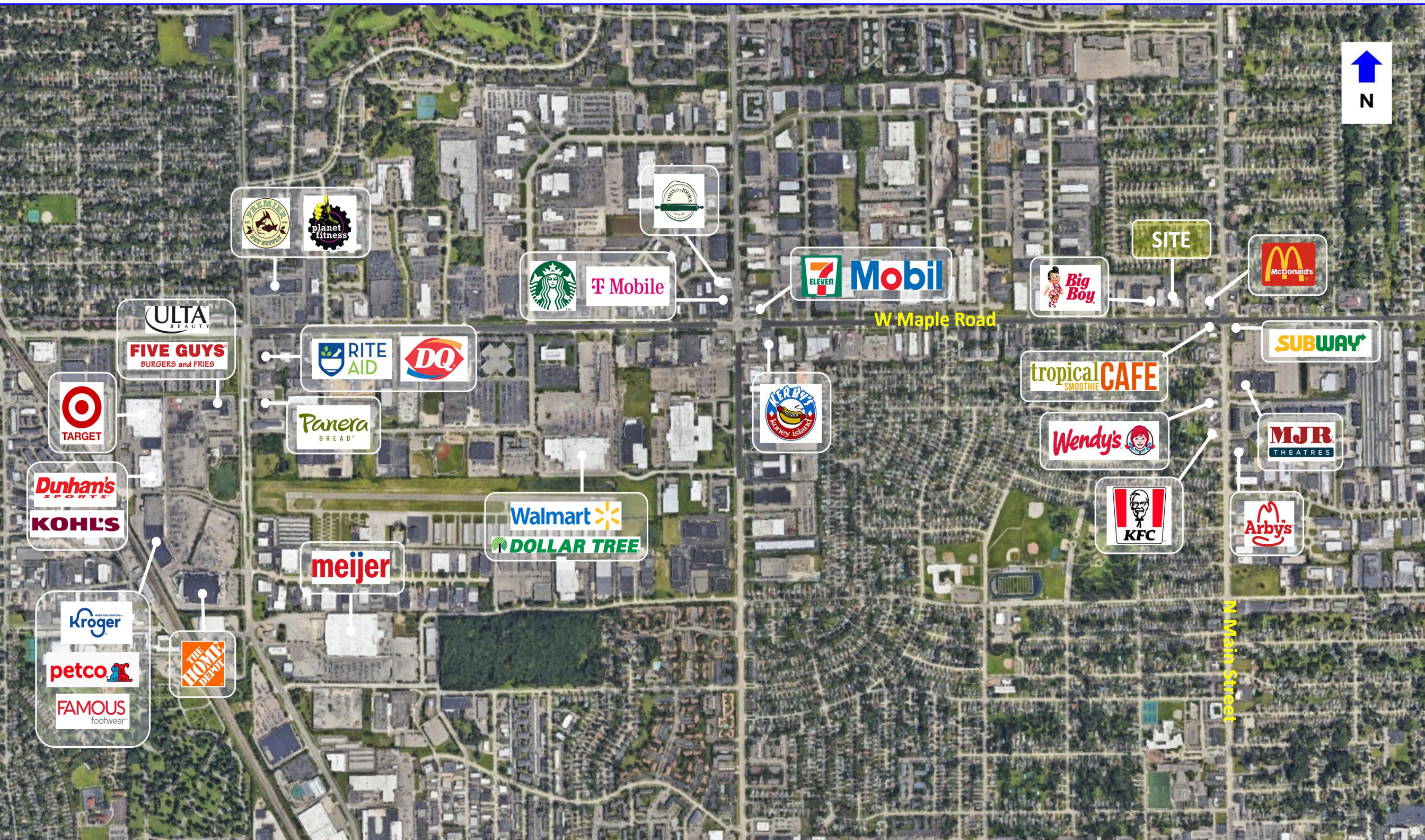


7,331 SF
Available
(Divisible)

Available Q1
of 2024

Famous Meathub		Shree's Boutique
		Coco Nails
		Troy Smokes





SITE

W Maple Road

N Main Street

Planet Fitness
Planet Fitness

100% Cotton
100% Cotton

Starbucks
T Mobile

7 ELEVEN
Mobil

Big Boy
Big Boy

McDonald's
McDonald's

ULTA BEAUTY
FIVE GUYS
BURGERS and FRIES

RITE AID
DQ

TARGET
TARGET

Panera BREAD
Panera BREAD

KERBY'S
Kerby's
Jersey Island

tropical CAFE
SMOOTHIE CAFE

SUBWAY
SUBWAY

Dunham's SPORTS
KOHLS
KOHLS

Walmart
DOLLAR TREE

Wendy's
Wendy's

MJR THEATRES
MJR THEATRES

meijer
meijer

KFC
KFC

Arby's
Arby's

Kroger
Kroger

THE HOME DEPOT
THE HOME DEPOT

petco
petco

FAMOUS footwear
FAMOUS footwear

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,729	91,628	280,996
2023 Population	10,264	96,196	288,361
2028 Population Projection	10,347	96,882	289,208
Annual Growth 2010-2022	0.40%	0.40%	0.20%
Annual Growth 2022-2027	0.20%	0.10%	0.10%
Median Age	40.3	41.8	42.3
Bachelor's Degree or Higher	45%	52%	49%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,787	72,311	225,121
Black	547	4,605	18,907
American Indian/Alaskan Native	58	295	700
Asian	1,590	16,730	36,329
Hawaiian & Pacific Islander	6	23	108
Two or More Races	276	2,232	7,197
Hispanic Origin	472	3,309	7,927

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,320	40,736	116,433
2023 Households	4,579	42,697	119,504
2028 Household Projection	4,622	42,996	119,874
Owner Occupied Households	2,721	27,343	87,125
Renter Occupied Households	1,901	15,653	32,749
Avg Household Income	95,804	105,926	113,008
Median Household Income	83,810	85,019	88,130

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	820	6,668	17,623
\$50,000 - 75,000	705	6,200	18,886
\$75,000 - 100,000	918	7,009	17,310
\$100,000 - 125,000	632	4,932	13,712
\$125,000 - 150,000	516	3,620	10,196
\$150,000 - 200,000	261	3,849	11,481
\$200,000+	286	4,748	16,145

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	12,481	1,319	9	78,281	7,883	10	161,948	18,631	9
Trade Transportation & Utilities	1,601	178	9	20,122	1,357	15	31,862	2,580	12
Information	1,051	71	15	3,446	254	14	5,369	415	13
Financial Activities	1,104	174	6	9,132	964	9	19,656	2,121	9
Professional & Business Services	4,566	332	14	17,398	1,569	11	31,369	3,196	10
Education & Health Services	2,170	355	6	12,090	2,384	5	41,114	7,323	6
Leisure & Hospitality	1,112	81	14	9,418	598	16	19,794	1,298	15
Other Services	557	103	5	4,162	672	6	9,109	1,530	6
Public Administration	320	25	13	2,513	85	30	3,675	168	22
Goods-Producing Industries	2,171	172	13	13,251	846	16	19,383	1,471	13
Natural Resources & Mining	0	0	-	72	7	10	139	22	6
Construction	667	83	8	2,998	392	8	5,092	757	7
Manufacturing	1,504	89	17	10,181	447	23	14,152	692	20
Total	14,652	1,491	10	91,532	8,729	10	181,331	20,102	9

EXCLUSIVELY LISTED BY:

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Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*