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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)
Minimum Available	1,632 SF
Maximum Available	7,331 SF
Asking Rental Rate	\$25.00 PSF
Estimated NNN's	\$4.00 PSF



**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 Q3 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.















2,075 SF Available

1,872 SF Available

1,752 SF Available

1,632 SF Available

Famous Meathub

**SPICE HUB**  
Indian Groceries - Halal

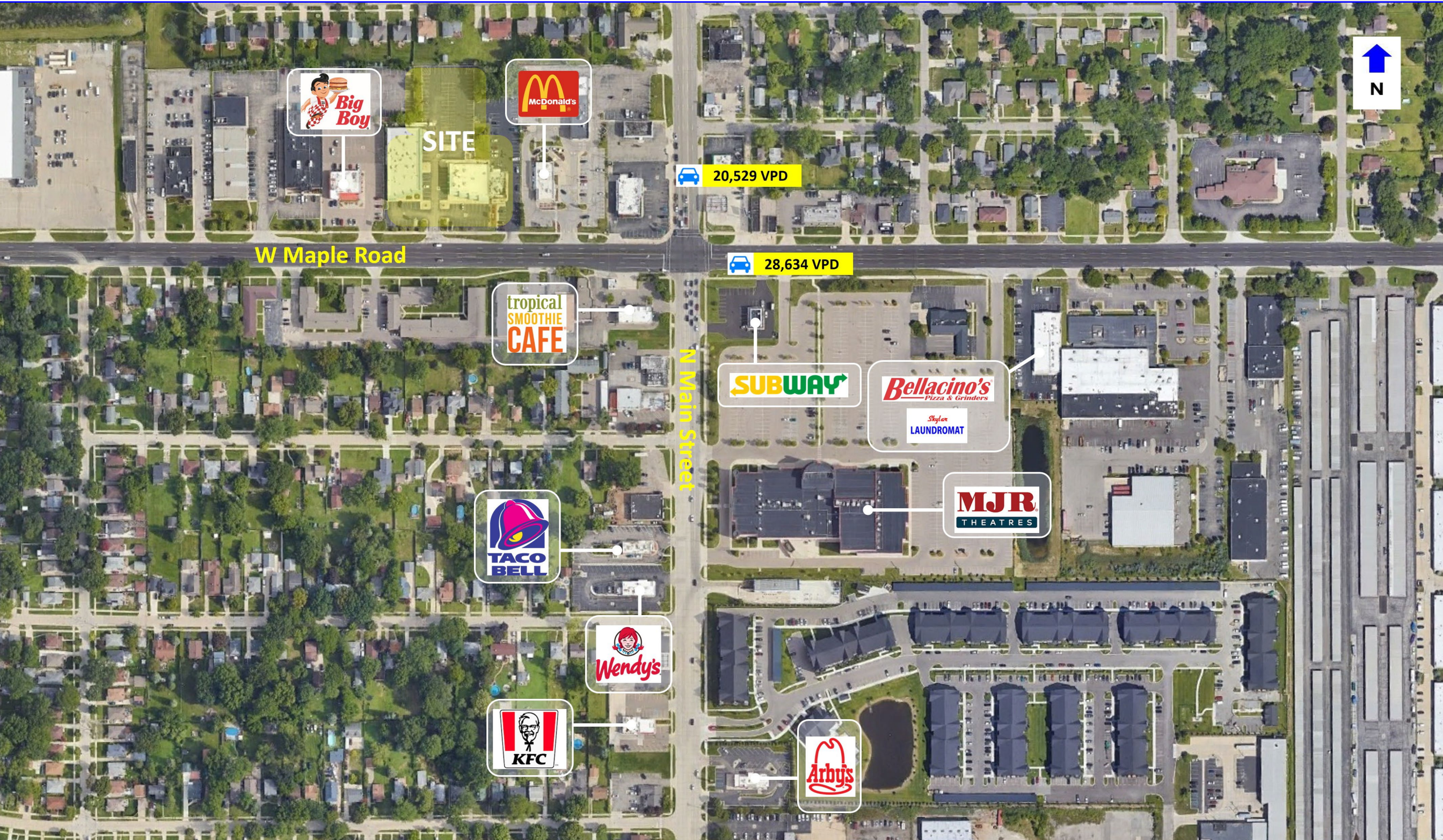
Shree's Boutique

*Nupur*  
Classy Wedding Since 1988

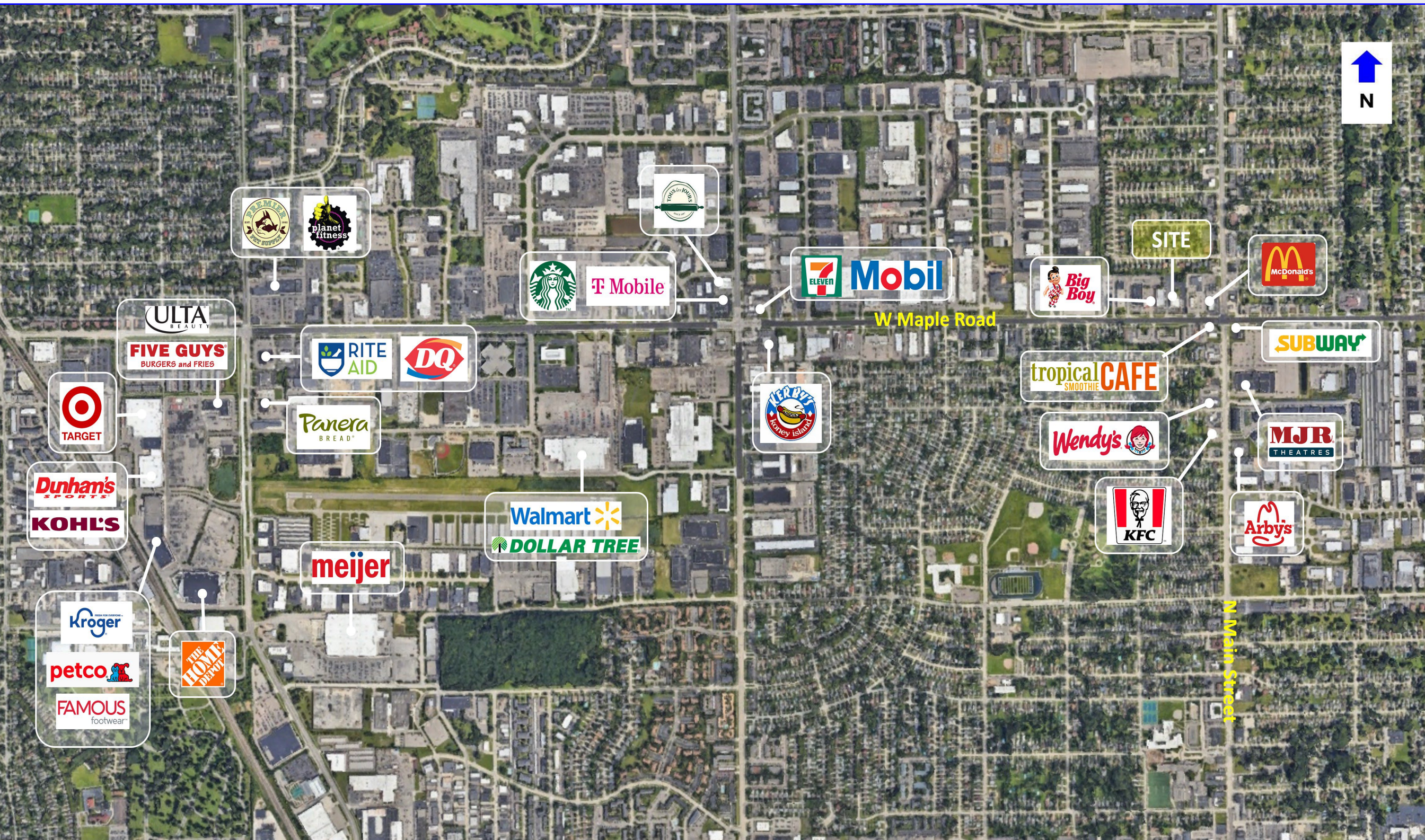
Coco Nails

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

SUBWAY  
SUBWAY

Dunham's SPORTS  
KOHL'S

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



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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 2010-2023	0.40%	0.40%	0.20%
Annual Growth 2023-2028	0.20%	0.10%	0.10%
Median Age	40.3	41.8	42.3
Bachelor's Degree or Higher	45%	52%	49%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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
<b>Avg Household Income</b>	<b>\$95,804</b>	<b>\$105,926</b>	<b>\$113,008</b>
<b>Median Household Income</b>	<b>\$83,810</b>	<b>\$85,019</b>	<b>\$88,130</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$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
<b>Service-Producing Industries</b>	<b>12,481</b>	<b>1,319</b>	<b>9</b>	<b>78,281</b>	<b>7,883</b>	<b>10</b>	<b>161,948</b>	<b>18,631</b>	<b>9</b>
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
<b>Goods-Producing Industries</b>	<b>2,171</b>	<b>172</b>	<b>13</b>	<b>13,251</b>	<b>846</b>	<b>16</b>	<b>19,383</b>	<b>1,471</b>	<b>13</b>
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
<b>Total</b>	<b>14,652</b>	<b>1,491</b>	<b>10</b>	<b>91,532</b>	<b>8,729</b>	<b>10</b>	<b>181,331</b>	<b>20,102</b>	<b>9</b>



## EXCLUSIVELY LISTED BY:

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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*



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*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



**SHARED DATABASE**  
*Retailers & Investors  
across the U.S.*