

AVAILABLE

FIELD OF DREAMS | TROY, MICHIGAN



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PROPERTY INFORMATION

Property Address	1090 Rochester Road
City/Township	Troy, Michigan
Building Size	4,046 SF
Property Size	1.7 AC
Space Available	4,046 SF
Purchase Price	\$1,200,000
Estimated NNN's	TBD

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 298,328 PEOPLE	 MEDIAN AGE 42.1 YEARS OLD
 HOUSEHOLDS 124,494	 CONSUMER SPENDING \$4.3 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$124,494/ANNUALLY	 DAYTIME POPULATION 188,297 PEOPLE

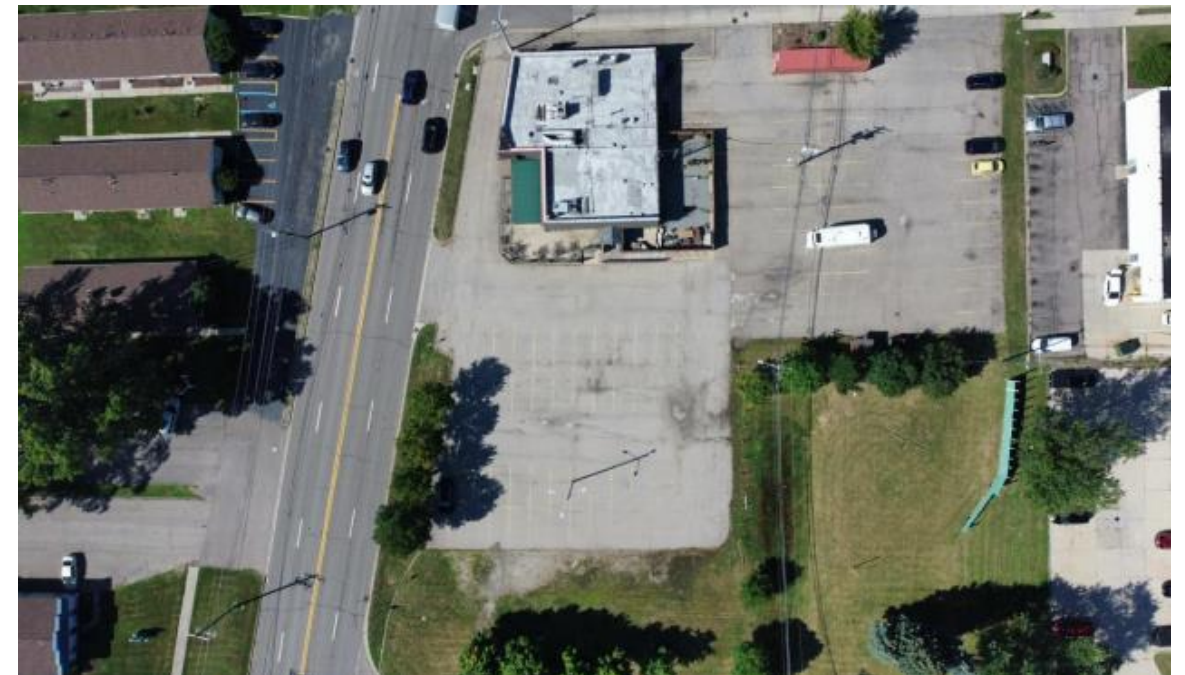
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Freestanding Restaurant Available for Sale/Lease in Troy, MI.
- Sale/Lease includes all FF&E along with Class C Liquor License.
- Extraordinary neighborhood location with ample parking.
- Demographics include over 275,000 residents in a five-mile radius.
- Average Annual Household income exceeds \$100,000 in a five-mile radius
- Minutes from access to I-75









POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	41,160	290,489	1,058,082
2023 Population	41,850	298,328	1,059,226
2028 Population Projection	41,911	299,226	1,059,722
Annual Growth 2010-2023	0.1%	0.2%	0%
Annual Growth 2022-2028	0%	0.1%	0%
Median Age	41.2	42.1	41.2
Bachelor's Degree or Higher	43%	45%	33%

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	18,657	121,188	429,942
2023 Households	18,932	124,494	430,689
2028 Household Projection	18,957	124,890	430,856
Owner Occupied Households	11,184	90,324	293,790
Renter Occupied Households	7,773	34,566	137,066
Avg Household Income	\$87,444	\$106,936	\$88,791
Median Household Income	\$71,131	\$84,087	\$65,460

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	32,497	233,713	633,818
Black	2,205	19,387	313,844
American Indian/Alaskan Native	150	787	3,230
Asian	5,892	36,542	80,116
Hawaiian & Pacific Islander	20	124	299
Two or More Races	1,086	7,775	27,919
Hispanic Origin	1,616	8,381	29,424

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	3,660	19,529	90,246
\$50,000 - 75,000	2,879	20,065	73,525
\$75,000 - 100,000	3,197	18,652	53,903
\$100,000 - 125,000	1,911	14,262	42,341
\$125,000 - 150,000	1,380	10,370	28,018
\$150,000 - 200,000	1,285	11,364	28,771
\$200,000+	1,242	14,379	35,120

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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	42,066	4,018	10	165,570	19,104	9	469,121	53,493	9
Trade Transportation & Utilities	10,269	758	14	33,697	2,748	12	90,176	7,578	12
Information	2,238	175	13	5,524	425	13	16,448	1,117	15
Financial Activities	5,207	444	12	20,098	2,142	9	53,276	5,887	9
Professional & Business Services	9,124	827	11	31,448	3,222	10	77,299	8,305	9
Education & Health Services	5,619	1,031	5	41,424	7,381	6	132,683	21,075	6
Leisure & Hospitality	5,157	337	15	20,507	1,375	15	56,166	3,771	15
Other Services	2,406	375	6	9,170	1,641	6	30,322	5,228	6
Public Administration	2,046	71	29	3,702	170	22	12,751	532	24
Goods-Producing Industries	9,063	556	16	22,727	1,642	14	93,493	4,654	20
Natural Resources & Mining	6	1	6	153	21	7	333	64	5
Construction	1,961	236	8	5,721	820	7	18,778	2,362	8
Manufacturing	7,096	319	22	16,853	801	21	74,382	2,228	33
Total	51,129	4,574	11	188,297	20,746	9	562,614	58,147	10

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*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*