



### PROPERTY INFORMATION

Property Address	1603 Rochester Road
City/Township	Troy
Building Size	3,974 SF
Property Size	.50 Acres
Sale Price	\$700,000
Parking	24 Spaces

### DEMOGRAPHICS (FIVE-MILE RADIUS)

	<b>POPULATION</b> 291,259 PEOPLE		<b>MEDIAN AGE</b> 42.1 YEARS OLD
	<b>HOUSEHOLDS</b> 120,912		<b>CONSUMER SPENDING</b> \$4.2 BILLION ANNUALLY
	<b>AVG HOUSEHOLD INCOME</b> \$108,489/ANNUALLY		<b>DAYTIME EMPLOYEES</b> 184,125 EMPLOYEES

### AREA TENANTS



### PROPERTY HIGHLIGHTS

- Former Payless Shoe Source available on the northwest corner of Maple and Rochester roads in Troy.
- Parking lot was recently redone and striped in the Spring of 2020.
- The site is minutes away from major shopping malls including, Somerset Collection and Oakland Mall.
- I-75, Woodward Avenue and Big Beaver road are all within close proximity of the site.
- Property has two curb cuts located on both Fifteen Mile and Rochester Roads, making it easily accessible.
- Trade area provides tremendous synergy with many office buildings, industrial warehouses and residential communities.
- Spaces can be split for smaller users to take advantage of, contact broker for more details.





# MAPLE/ROCHESTER CENTER

AERIAL (2)



# MAPLE/ROCHESTER CENTER

## TRAFFIC COUNTS



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	8,301	91,977	283,016
2023 Population	9,112	96,447	291,259
2028 Population Projection	9,246	97,106	292,242
Annual Growth 2010-2022	0.80%	0.40%	0.20%
Annual Growth 2022-2027	0.30%	0.10%	0.10%
Median Age	39.8	41.4	42.1
Bachelor's Degree or Higher	45%	46%	46%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	6,378	70,267	227,652
Black	658	5,142	17,355
American Indian/Alaskan Native	57	287	741
Asian	1,759	18,290	37,825
Hawaiian & Pacific Islander	4	26	111
Two or More Races	256	2,436	7,574
Hispanic Origin	527	3,188	8,141

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	3,614	39,502	117,456
2023 Households	3,961	41,390	120,912
2028 Household Projection	4,020	41,674	121,341
Owner Occupied Households	2,183	26,031	87,696
Renter Occupied Households	1,837	15,643	33,645
<b>Avg Household Income</b>	<b>83,202</b>	<b>98,207</b>	<b>108,489</b>
<b>Median Household Income</b>	<b>73,705</b>	<b>79,989</b>	<b>85,138</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	772	6,982	18,830
\$50,000 - 75,000	707	6,254	19,190
\$75,000 - 100,000	779	7,253	17,945
\$100,000 - 125,000	523	4,501	13,732
\$125,000 - 150,000	324	3,432	10,245
\$150,000 - 200,000	142	3,224	11,260
\$200,000+	174	3,733	14,552

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>13,021</b>	<b>1,089</b>	<b>12</b>	<b>75,590</b>	<b>7,393</b>	<b>10</b>	<b>161,609</b>	<b>18,667</b>	<b>9</b>
Trade Transportation & Utilities	2,553	216	12	20,933	1,383	15	32,824	2,657	12
Information	969	65	15	3,249	238	14	5,463	421	13
Financial Activities	2,999	112	27	8,231	887	9	19,633	2,098	9
Professional & Business Services	3,632	257	14	16,715	1,402	12	30,911	3,142	10
Education & Health Services	1,159	255	5	11,163	2,179	5	40,890	7,280	6
Leisure & Hospitality	1,081	73	15	9,251	581	16	19,395	1,327	15
Other Services	612	108	6	3,975	645	6	8,822	1,578	6
Public Administration	16	3	5	2,073	78	27	3,671	164	22
<b>Goods-Producing Industries</b>	<b>3,062</b>	<b>229</b>	<b>13</b>	<b>13,823</b>	<b>856</b>	<b>16</b>	<b>22,516</b>	<b>1,610</b>	<b>14</b>
Natural Resources & Mining	0	0	-	72	7	10	153	21	7
Construction	734	108	7	2,933	380	8	5,459	796	7
Manufacturing	2,328	121	19	10,818	469	23	16,904	793	21
<b>Total</b>	<b>16,083</b>	<b>1,318</b>	<b>12</b>	<b>89,413</b>	<b>8,249</b>	<b>11</b>	<b>184,125</b>	<b>20,277</b>	<b>9</b>



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