





PROPERTY INFORMATION

Property Address	1475 West Big Beaver Road
City/Township	Troy
Shopping Center Size	17,000 SF
Space Available	3,000 SF
Asking Rental Rate	\$39.00 PSF
Estimated NNN’s	\$7.50 PSF
Parking	105 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 245,950 PEOPLE	 <b>MEDIAN AGE</b> 42.9 YEARS OLD
 <b>HOUSEHOLDS</b> 102,170	 <b>CONSUMER SPENDING</b> \$3.8 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$122,422/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 169,557 EMPLOYEES

JOIN

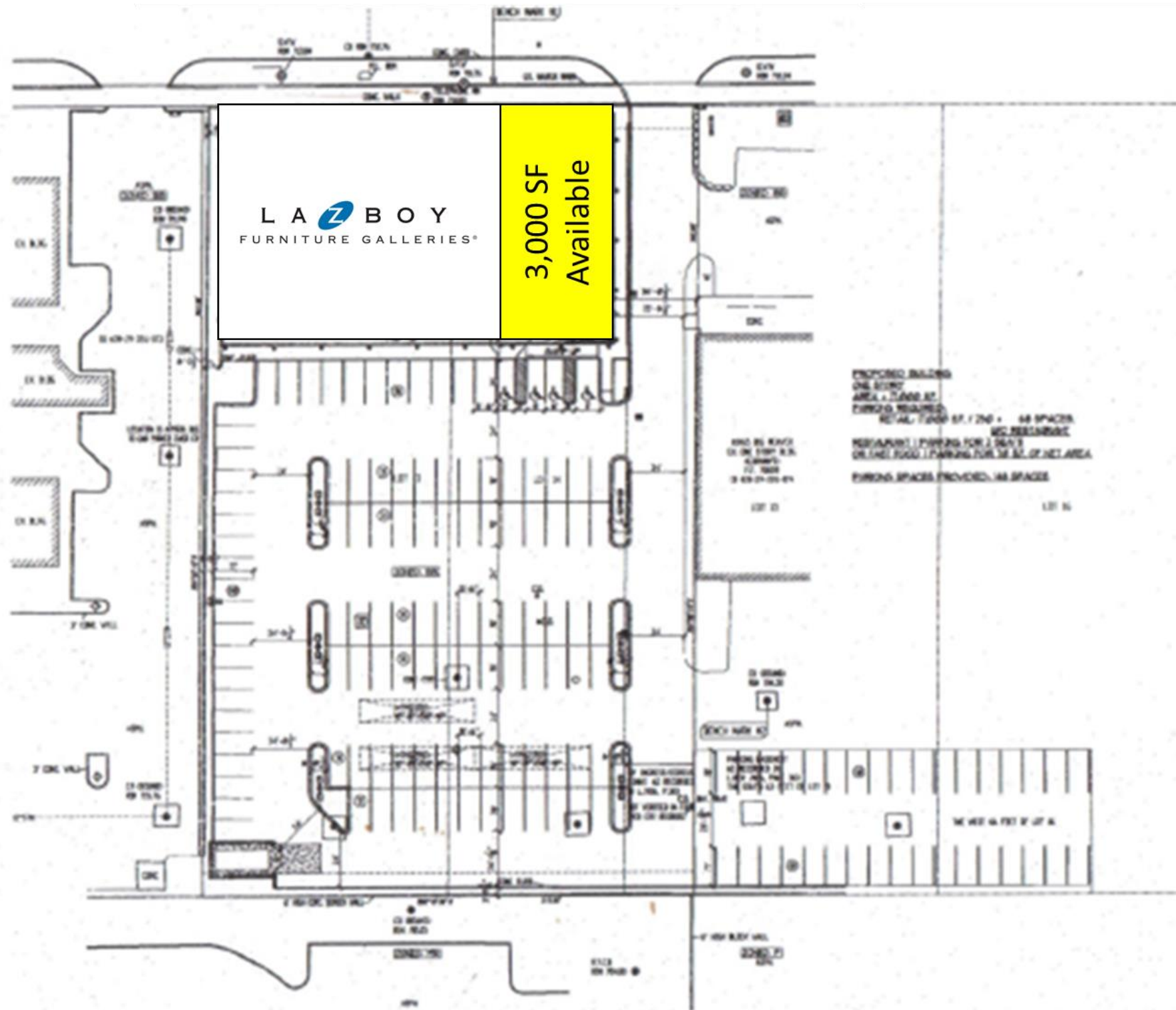


AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

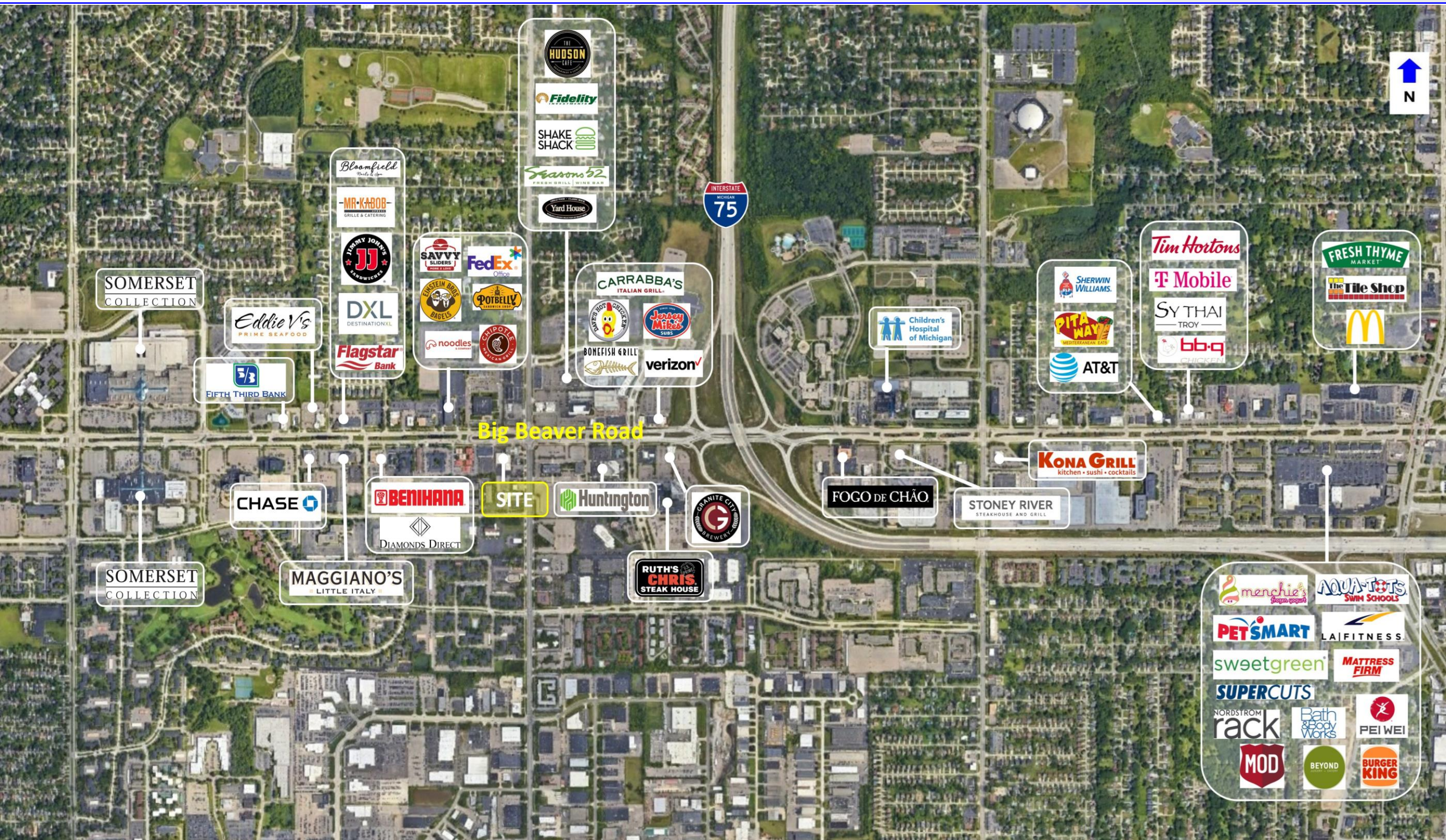
- Rare opportunity for restaurant/retailer to join LA-Z-Boy Furniture at Troy Shoppe’s located at the SWC of Big Beaver and Crooks Roads.
- Outstanding visibility and access to over 60,000 vehicles per day.
- Big Beaver Road is considered the “Golden Corridor” and a major retail/restaurant trade area for the Troy and Rochester surrounding communities.
- Site is situated just East of Somerset Collection, which is approximately 2,000,000 square feet of retail.
- Excellent daytime population with affluent surroundings and over 25,000,000 square feet of office space.



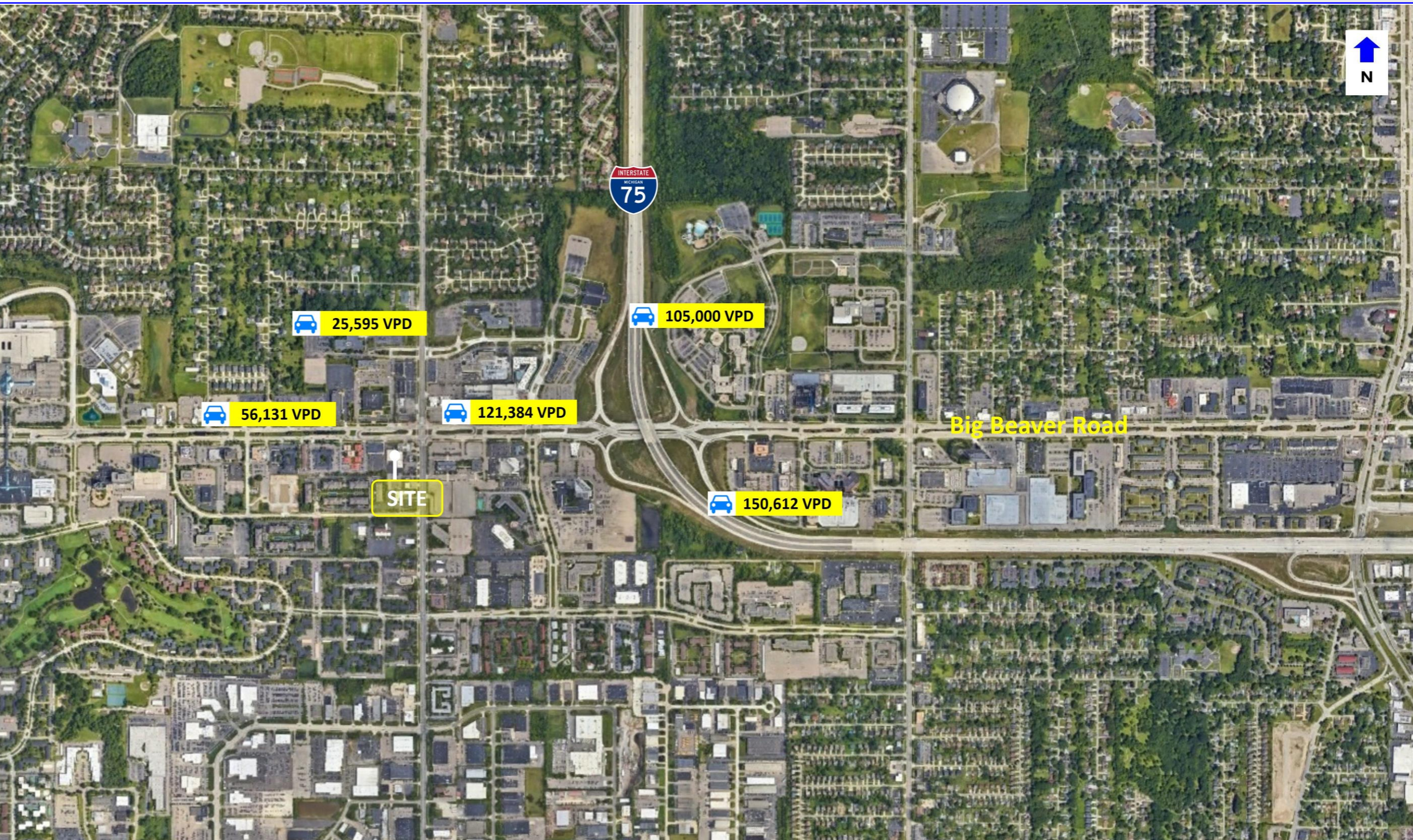














POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	7,187	82,375	236,831
2023 Population	8,910	88,001	245,950
2028 Population Projection	9,213	88,890	247,219
Annual Growth 2010-2022	1.80%	0.50%	0.30%
Annual Growth 2022-2027	0.70%	0.20%	0.10%
Median Age	40	42.6	42.9
Bachelor's Degree or Higher	71%	59%	54%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,122	66,704	190,144
Black	440	3,460	15,650
American Indian/Alaskan Native	24	236	569
Asian	4,110	15,703	33,813
Hawaiian & Pacific Islander	0	10	89
Two or More Races	215	1,888	5,684
Hispanic Origin	327	2,838	6,894

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,382	35,805	98,438
2023 Households	4,221	38,308	102,170
2028 Household Projection	4,368	38,711	102,703
Owner Occupied Households	1,284	26,290	75,234
Renter Occupied Households	3,083	12,421	27,469
<b>Avg Household Income</b>	<b>121,560</b>	<b>127,942</b>	<b>122,422</b>
<b>Median Household Income</b>	<b>99,179</b>	<b>97,824</b>	<b>94,910</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	458	4,932	13,579
\$50,000 - 75,000	541	5,001	14,849
\$75,000 - 100,000	808	5,955	14,700
\$100,000 - 125,000	588	4,487	11,754
\$125,000 - 150,000	414	3,236	8,733
\$150,000 - 200,000	521	3,723	10,672
\$200,000+	561	7,190	16,934

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	21,411	1,816	12	85,983	8,470	10	150,658	16,964	9
Trade Transportation & Utilities	4,913	299	16	16,295	1,220	13	29,210	2,275	13
Information	1,139	55	21	3,766	250	15	4,824	386	12
Financial Activities	2,537	339	7	14,572	1,259	12	18,983	2,070	9
Professional & Business Services	6,216	458	14	20,958	1,916	11	29,904	3,029	10
Education & Health Services	1,847	437	4	13,897	2,464	6	38,579	6,629	6
Leisure & Hospitality	2,827	111	25	9,608	593	16	17,147	1,101	16
Other Services	535	83	6	4,343	687	6	8,674	1,336	6
Public Administration	1,397	34	41	2,544	81	31	3,337	138	24
Goods-Producing Industries	1,810	107	17	11,255	742	15	18,899	1,324	14
Natural Resources & Mining	4	1	4	48	7	7	122	17	7
Construction	534	45	12	2,727	382	7	5,099	674	8
Manufacturing	1,272	61	21	8,480	353	24	13,678	633	22
Total	23,221	1,923	12	97,238	9,212	11	169,557	18,288	9





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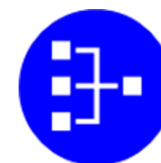
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