

FOR SALE

1600 ROCHESTER ROAD | TROY, MICHIGAN



YOUSSEF SAKAR
ASSOCIATE

ANDREW ROYE
ASSOCIATE

ysakar@cmprealestategroup.com

aroye@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

Confidential listing/Operating Business. Do NOT approach staff

PROPERTY INFORMATION

Property Address	1600 Rochester Road
City/Township	Troy
Property Size	0.42 AC
Space Available	4,500 SF
Asking Price	\$1,000,000
Parking Spaces	25 parking spaces total
Zoning	(MR) Maple Road

DEMOGRAPHICS (FIVE-MILE RADIUS)

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

AREA TENANTS



PROPERTY HIGHLIGHTS

- Turnkey restaurant available located on the northeast corner of Maple and Rochester Roads in Troy.
- Fully equipped kitchen and all FF&E are included in the sale.
- The building is equipped with three (3) 5-ton and one (1) 10-ton HVAC units.
- Class C liquor license available (contact broker for more details).
- Property has two curb cuts both located on Maple Road and Rochester Road, making it easily accessible.
- Woodward Avenue, I-75 and Big Beaver Road are all within close proximity of the site. Trade area provides tremendous synergy with many retail, office buildings, industrial warehouses and residential communities.
- In addition to the main floor, the building has a 4,500 SF basement.





Rochester Road

Maple Road

SITE



POPULATION	1 MILE	3 MILE	5 MILE
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%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
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
Avg Household Income	83,202	98,207	108,489
Median Household Income	73,705	79,989	85,138

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
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

INCOME	1 MILE	3 MILE	5 MILE
\$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
Service-Producing Industries	13,021	1,089	12	75,590	7,393	10	161,609	18,667	9
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
Goods-Producing Industries	3,062	229	13	13,823	856	16	22,516	1,610	14
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
Total	16,083	1,318	12	89,413	8,249	11	184,125	20,277	9

EXCLUSIVELY LISTED BY:

YOUSSEF SAKAR
ASSOCIATE

ysakar@cmprealestategroup.com

ANDREW ROYE
ASSOCIATE

aroye@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

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.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



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.*