

FOR LEASE

FORMER 1942 TACO'S & TEQUILA | TROY, MICHIGAN



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PROPERTY INFORMATION

Property Address	591 W Big Beaver
City/Township	Troy
Building Size	6,615 SF
Space Available	6,615 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$7.50 PSF
Liquor License	Available – Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 1,001,028 PEOPLE	 MEDIAN AGE 41.6 YEARS OLD
 HOUSEHOLDS 407,814	 CONSUMER SPENDING \$12.8 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$95,026/ANNUALLY	 DAYTIME EMPLOYEES 550,881 EMPLOYEES

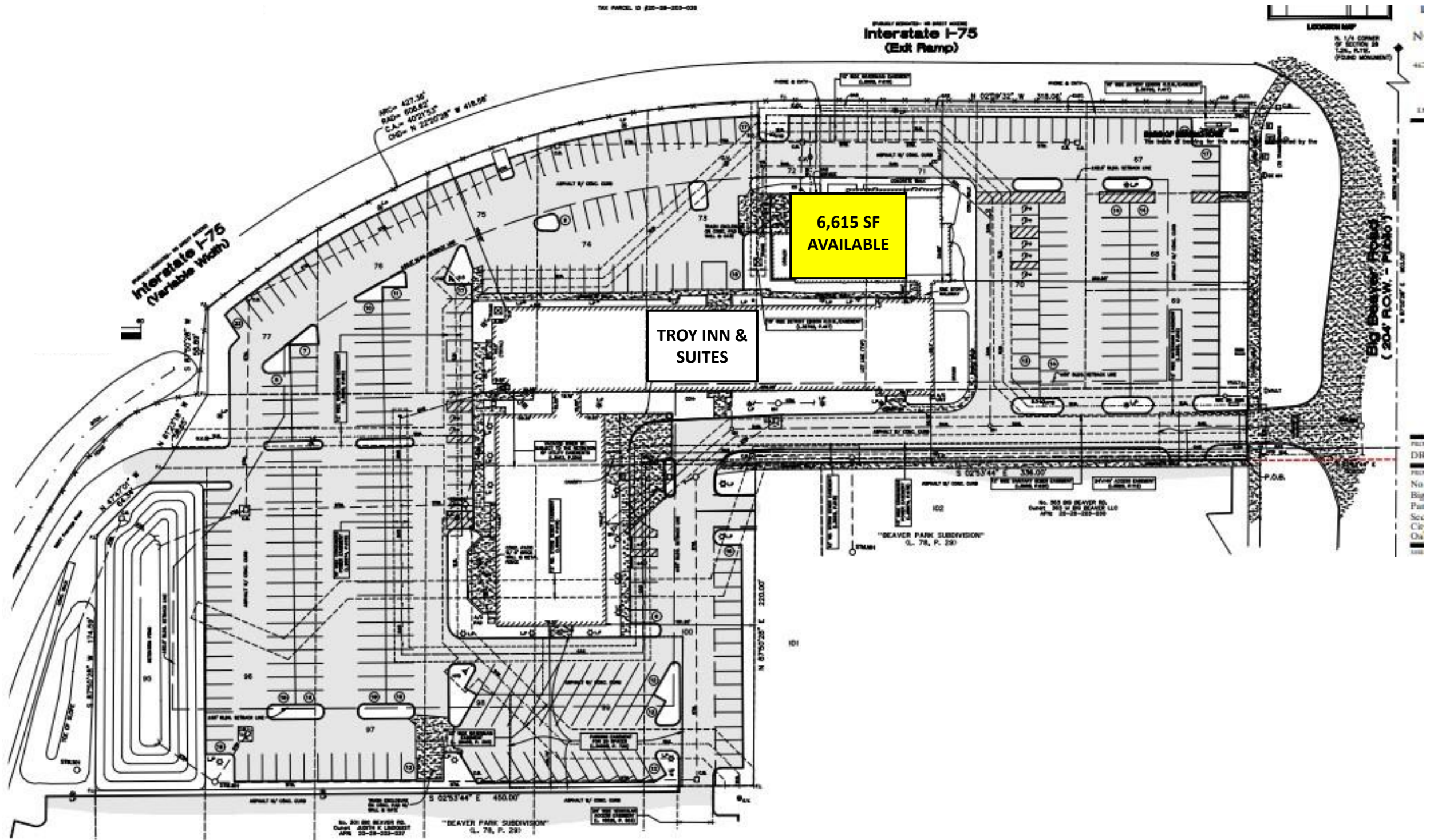
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Rare opportunity to lease a turnkey full-service restaurant located on Big Beaver Road in Troy, MI.
- Liquor License and all remaining FF&E can be made available. Contact broker for details.
- The attached hotel is to be rebranded and updated to an upscale dual-branded IHG property, which renovations will be completed in the fall of 2025.
- Large monument signage available with frontage on Big Beaver Road, as well as strong visibility for commuters traveling on I-75 freeway.
- Within minutes away from Somerset Collection, Troy Motor Mall, and surrounded by one of the largest office communities in SE Michigan.
- Tremendous traffic counts with over 100,000 vehicles passing by the property daily.
- Big Beaver Road is a major retail/restaurant corridor that services Troy, Birmingham, Rochester Hills, and many surrounding communities. Excellent demographics and daytime population within a five-mile radius.





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AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	34,986	252,624	984,632
2023 Population	38,303	260,751	1,001,028
2028 Population Projection	38,852	261,790	1,003,284
Annual Growth 2010-2022	0.70%	0.20%	0.10%
Annual Growth 2023-2028	0.30%	0.10%	0.00%
Median Age	41.2	42.6	41.6
Bachelor's Degree or Higher	57%	50%	37%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	25,095	202,403	643,375
Black	1,686	14,683	244,795
American Indian/Alaskan Native	128	620	3,055
Asian	10,468	36,641	82,728
Hawaiian & Pacific Islander	8	94	316
Two or More Races	918	6,310	26,758
Hispanic Origin	1,435	7,165	35,765

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	14,745	103,642	400,933
2023 Households	16,218	106,982	407,814
2028 Household Projection	16,464	107,425	408,741
Owner Occupied Households	9,838	78,552	282,975
Renter Occupied Households	6,626	28,873	125,766
Avg Household Income	\$115,094	\$117,693	\$95,026
Median Household Income	\$92,590	\$91,387	\$70,640

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	2,325	15,195	80,410
\$50,000 - 75,000	2,114	16,126	68,648
\$75,000 - 100,000	2,937	15,510	52,485
\$100,000 - 125,000	2,128	12,261	42,398
\$125,000 - 150,000	1,516	9,021	28,204
\$150,000 - 200,000	1,428	10,724	30,485
\$200,000+	2,166	16,142	38,691

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DAYTIME POPULATION

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	45,515	4,564	10	150,281	17,072	9	464,119	53,501	9
Trade Transportation & Utilities	9,207	687	13	29,488	2,340	13	84,822	7,182	12
Information	2,410	152	16	4,916	394	12	16,602	1,128	15
Financial Activities	6,507	654	10	19,216	2,089	9	56,022	6,043	9
Professional & Business Services	12,672	1,049	12	29,463	2,934	10	75,680	8,597	9
Education & Health Services	5,767	1,312	4	37,949	6,660	6	132,001	21,373	6
Leisure & Hospitality	5,283	298	18	17,516	1,142	15	56,387	3,728	15
Other Services	1,984	353	6	8,397	1,376	6	29,039	4,898	6
Public Administration	1,685	59	29	3,336	137	24	13,566	552	25
Goods-Producing Industries	6,531	413	16	19,041	1,365	14	86,762	4,253	20
Natural Resources & Mining	10	2	5	123	16	8	277	61	5
Construction	1,702	195	9	5,113	700	7	17,448	2,259	8
Manufacturing	4,819	216	22	13,805	649	21	69,037	1,933	36
Total	52,046	4,977	10	169,322	18,437	9	550,881	57,754	10

EXCLUSIVELY LISTED BY:

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