

**FOR LEASE**

**WATLES SQUARE CENTER | TROY, MICHIGAN**



**1,370 SF  
AVAILABLE**



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### PROPERTY INFORMATION

Property Address	SEC John R & Wattles Roads
City/Township	Troy, Michigan
Building Size	11,440 SF
Space Available	1,370 SF
Asking Rental Rate	\$16.00 PSF
Estimated NNN's	\$4.50 PSF
Parking	Ample

### DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
246,773 PEOPLE



**MEDIAN AGE**  
41.7 YEARS OLD



**HOUSEHOLDS**  
97,814



**CONSUMER SPENDING**  
\$3.3 BILLION ANNUALLY



**AVG HOUSEHOLD INCOME**  
\$101,423 ANNUALLY



**DAYTIME POPULATION**  
165,561 PEOPLE

### AREA TENANTS & EMPLOYERS

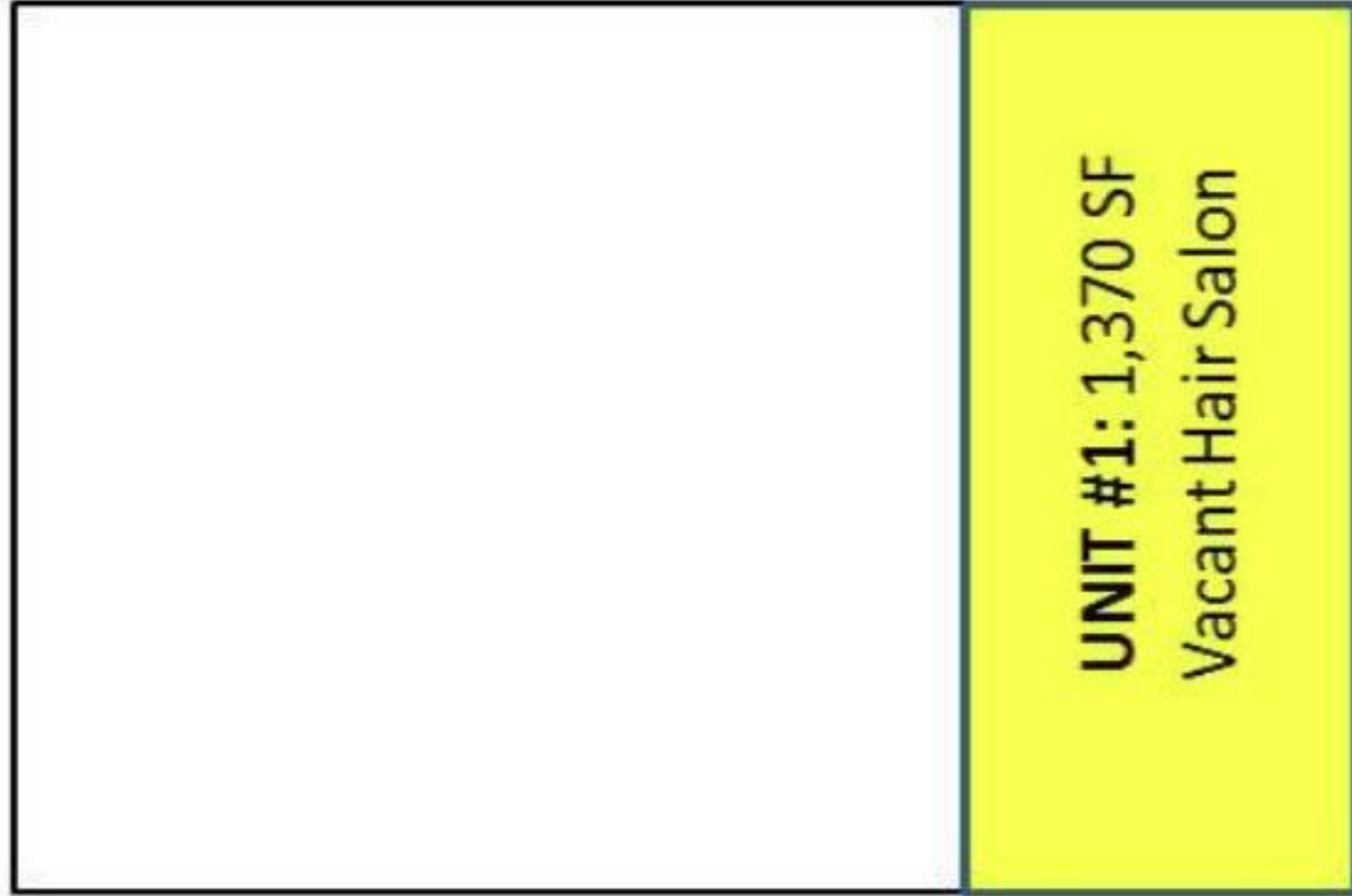


### PROPERTY HIGHLIGHTS

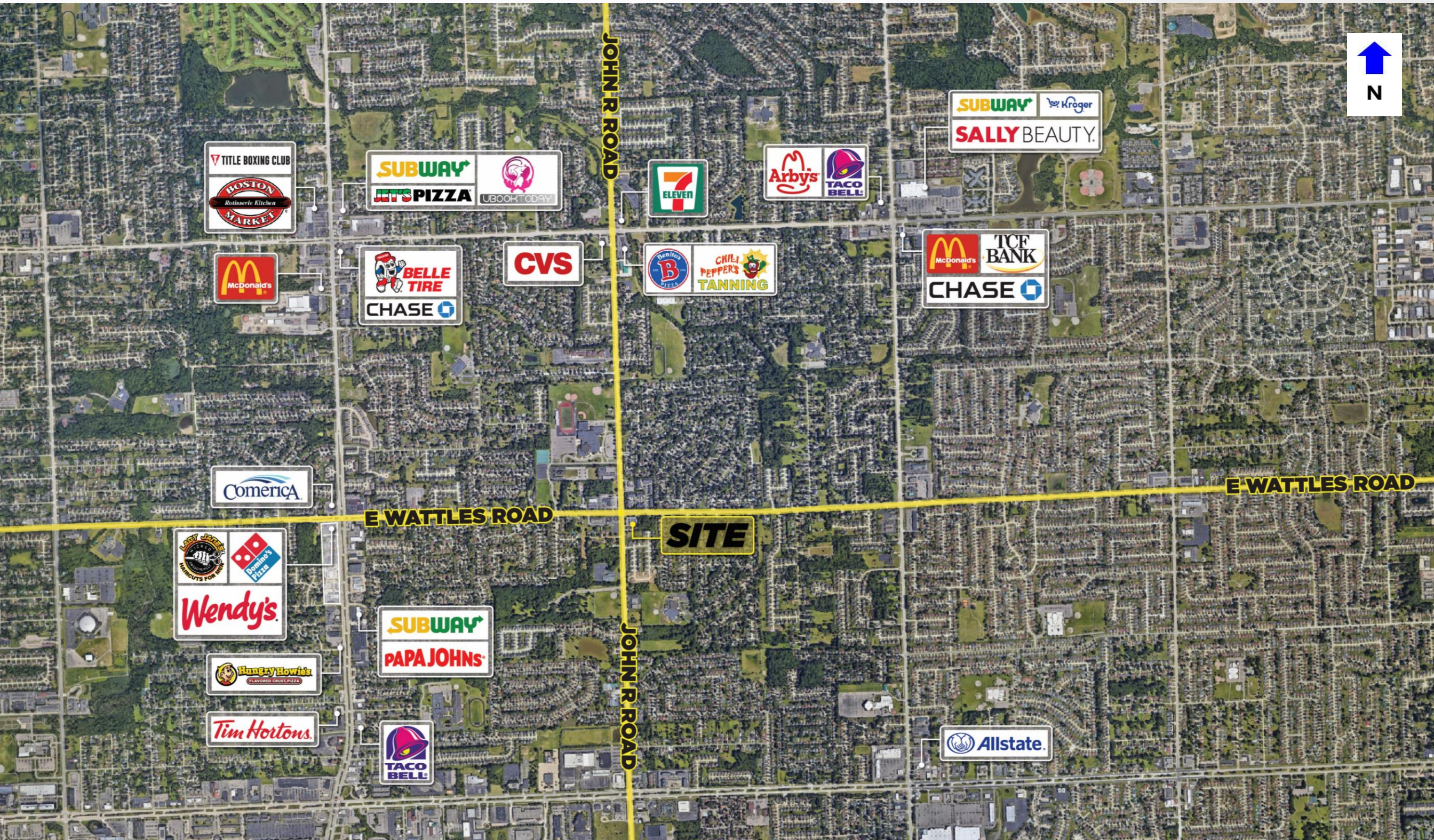
- Wattles Square Center is a great neighborhood retail shopping center.
- The site offers great visibility and accessibility to both John R & Wattles Roads.
- The vacant unit is currently a fully equipped hair salon and is available for immediate occupancy.
- The space can also be retrofitted for other retail/office users.



**Wattles Road**



**John R Road**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	9,692	95,358	237,250
2023 Population	11,371	100,646	244,866
2028 Population Projection	11,662	101,456	245,877
Annual Growth 2010-2022	1.3%	0.4%	0.2%
Annual Growth 2023-2028	0.5%	0.2%	0.1%
Median Age	41.1	42.6	43
Bachelor's Degree or Higher	69%	60%	56%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	7,277	79,963	186,091
Black	581	6,043	25,307
American Indian/Alaskan Native	35	260	581
Asian	3,231	12,204	27,367
Hawaiian & Pacific Islander	0	40	86
Two or More Races	248	2,136	5,435
Hispanic Origin	423	3,090	6,841

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	4,945	42,327	101,415
2023 Households	5,762	44,668	104,591
2028 Household Projection	5,903	45,032	105,023
Owner Occupied Households	2,516	30,521	75,128
Renter Occupied Households	3,387	14,511	29,895
<b>Avg Household Income</b>	<b>\$111,350</b>	<b>\$125,196</b>	<b>\$122,612</b>
<b>Median Household Income</b>	<b>\$94,242</b>	<b>\$96,859</b>	<b>\$94,332</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	688	6,105	13,959
\$50,000 - 75,000	707	6,186	15,302
\$75,000 - 100,000	1,103	6,631	14,479
\$100,000 - 125,000	870	5,348	11,917
\$125,000 - 150,000	516	3,695	8,547
\$150,000 - 200,000	646	4,687	10,700
\$200,000+	595	7,771	17,849

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
<b>Service-Producing Industries</b>	<b>15,913</b>	<b>1,899</b>	<b>8</b>	<b>135,951</b>	<b>13,770</b>	<b>10</b>	<b>436,117</b>	<b>50,833</b>	<b>9</b>
Trade Transportation & Utilities	2,923	292	10	31,864	2,258	14	86,400	7,300	12
Information	581	38	15	4,650	355	13	13,740	1,014	14
Financial Activities	1,477	218	7	15,681	1,571	10	48,677	5,662	9
Professional & Business Services	3,856	677	6	33,546	4,948	7	119,691	20,137	6
Education & Health Services	3,856	677	6	33,546	4,948	7	119,691	20,137	6
Leisure & Hospitality	2,216	166	13	15,905	1,031	15	57,261	3,700	15
Other Services	944	175	5	6,357	1,173	5	27,854	4,658	6
Public Administration	79	9	9	2,455	109	23	12,926	547	24
<b>Goods-Producing Industries</b>	<b>2,486</b>	<b>178</b>	<b>14</b>	<b>29,609</b>	<b>1,496</b>	<b>20</b>	<b>94,595</b>	<b>4,864</b>	<b>19</b>
Natural Resources & Mining	54	3	18	117	17	7	306	61	5
Construction	571	96	6	5,131	665	8	19,306	2,498	8
Manufacturing	1,861	79	24	24,361	814	30	74,983	2,305	33
<b>Total</b>	<b>18,399</b>	<b>2,077</b>	<b>9</b>	<b>165,561</b>	<b>15,266</b>	<b>11</b>	<b>530,712</b>	<b>55,697</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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