

SUNSET PLAZA

31 - 125 E Long Lake Rd, Troy, MI 48085



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

ANDREW BATTERSBY

Senior Associate

abattersby@thomasduke.com

OFFERING SUMMARY: 31 - 125 E Long Lake Rd | Troy, MI 48085

**PROPERTY OVERVIEW**

Position your business in one of Troy's most established retail destinations, where a mix of national and local tenants creates a steady stream of visitors. The center's walkable layout and convenient access from multiple entry points make it easy for customers to shop, dine, and run errands in one stop. With a proven history of strong tenant performance, Sunset Plaza offers a dependable setting for long-term business success.

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	112,541 SF
Available SF:	3,000 SF
Year Built:	1973
Zoning:	(NN) Neighborhood Nodes (A-U)

PROPERTY HIGHLIGHTS

- 3,000 SF of adaptable retail or medical space in a well-established Troy shopping center
- Co-tenanted by Kroger, CVS, and other national brands driving consistent customer visits
- Ample on-site parking and strong signage visibility for maximum brand presence
- Surrounded by affluent neighborhoods and thriving local businesses, creating a robust customer base

BUILDING/PROPERTY INFORMATION: 31 - 125 E Long Lake Rd | Troy, MI 48085

BUILDING INFORMATION

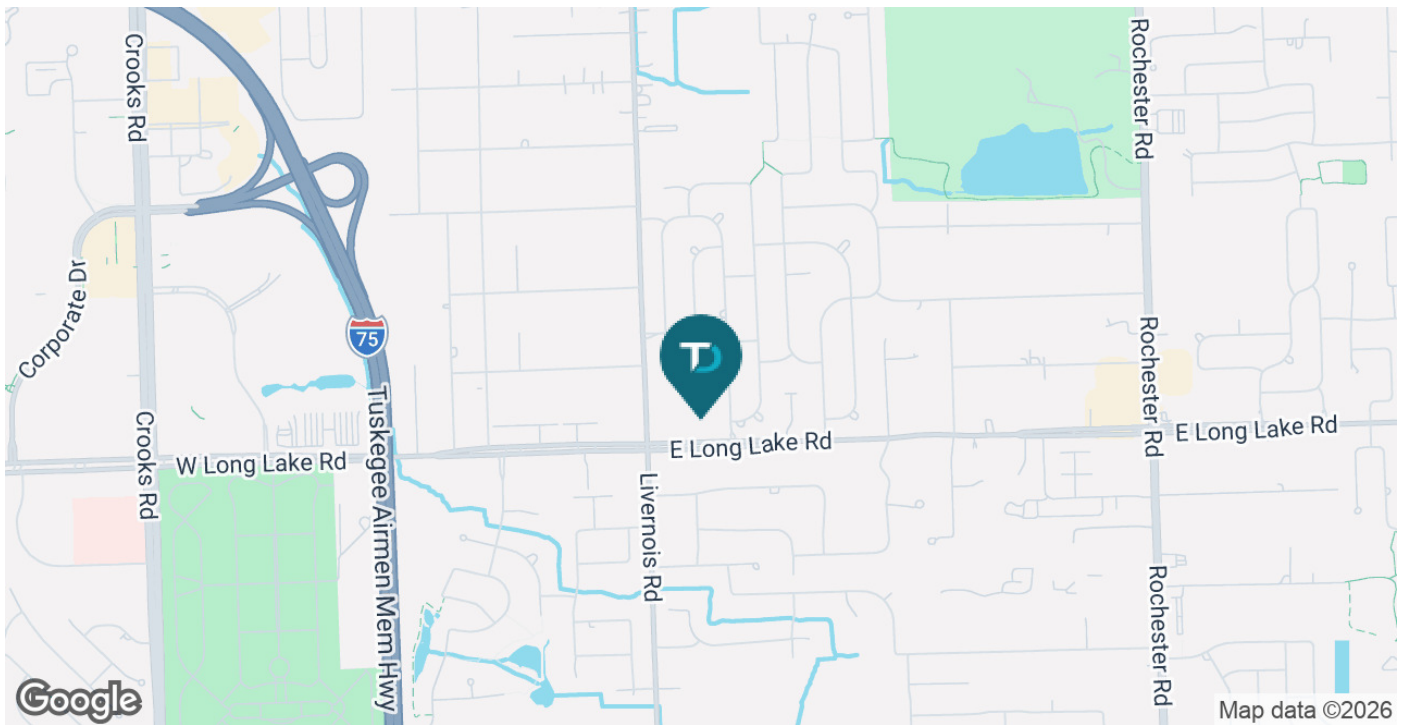
Price/SF:	\$22/SF NNN
Building Size:	112,541 SF
Year Built:	1973
Number of Floors:	1
Utilities:	City water and sanitary sewer
Parking Spaces:	592
Parking Ratio:	4.52/1,000

PROPERTY INFORMATION

Lot Size:	8.98 AC
Property Type:	Retail
Property Subtype:	Neighborhood Center
Zoning	(NN) Neighborhood Nodes (A-U)
Traffic Count:	26,545 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	20-10-351-018

LOCATION INFORMATION

Located at the northeast corner of Livernois Road and Long Lake Road, just 2 miles north of Troy's vibrant Big Beaver corridor, Plaza is positioned in a thriving retail hub.



LEASE SPACES: 31 - 125 E Long Lake Rd | Troy, MI 48085



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
69	Available	3,000 SF	NNN	\$22.00 SF/yr

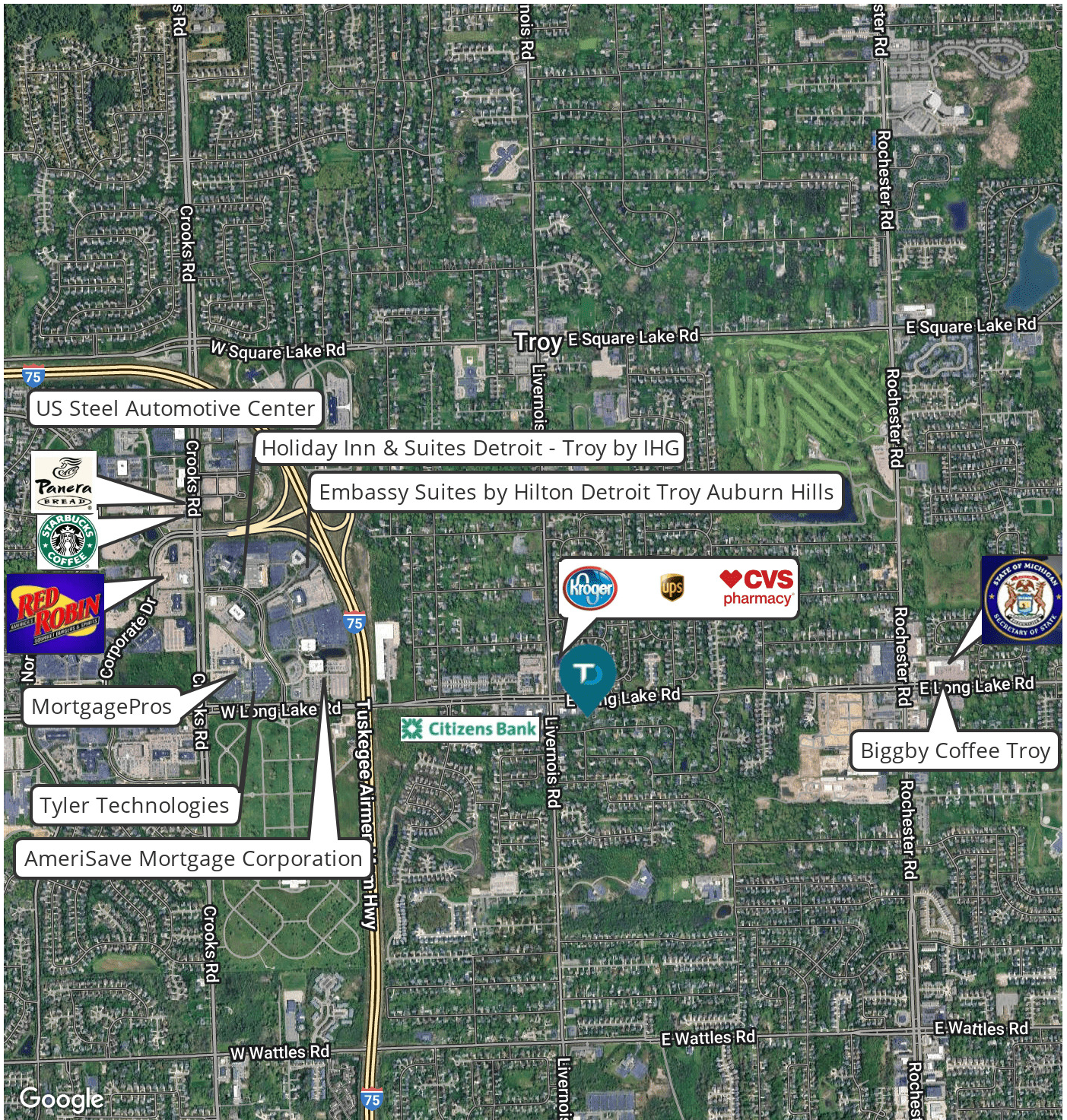
ADDITIONAL PHOTOS: 31 - 125 E Long Lake Rd | Troy, MI 48085



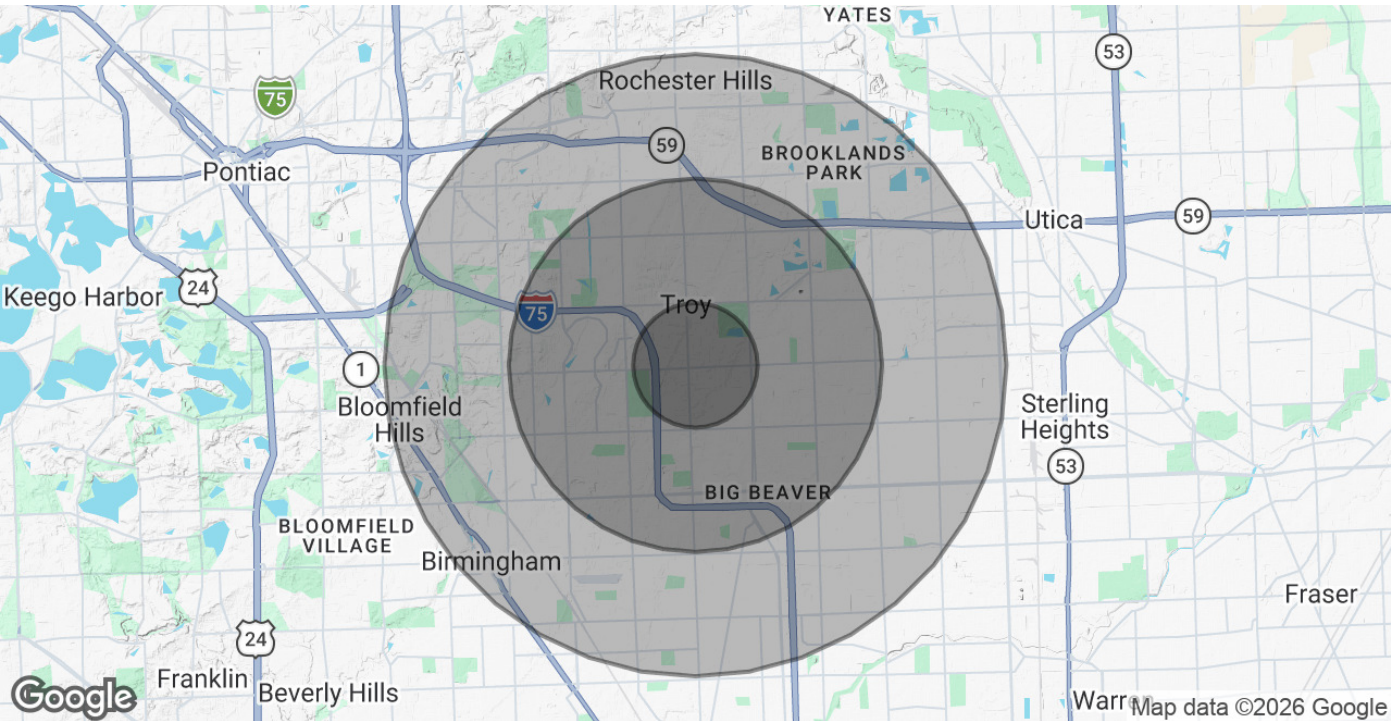
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RETAILER MAP: 31 - 125 E Long Lake Rd | Troy, MI 48085



DEMOGRAPHICS MAP & REPORT: 31 - 125 E Long Lake Rd | Troy, MI 48085



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,125	64,683	206,723
Average Age	41.9	40.6	40.5
Average Age (Male)	41.2	39.6	39.5
Average Age (Female)	42.0	41.3	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,180	23,765	82,914
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$112,892	\$110,681	\$94,495
Average House Value	\$274,653	\$282,235	\$267,313
2020 American Community Survey (ACS)			