

3468 ROCHESTER RD

3468 Rochester Rd, Troy, MI 48083



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFFER

Associate

jschafer@thomasduke.com

DAVE TESCH

Vice President

dtesch@thomasduke.com

OFFERING SUMMARY: 3468 Rochester Rd | Troy, MI 48083



PROPERTY OVERVIEW

Well-positioned along a high-traffic corridor in Troy, this small retail strip center offers excellent visibility and prominent signage opportunities. Recently updated 1,400 SF suite available, ideal for retail, office, or professional services.

OFFERING SUMMARY

Lease Rate: \$2,150 per month (NNN)
Building Size: 8,000 SF
Available SF: 1,400 SF
Year Built: 1986
Zoning: CB - Community Business

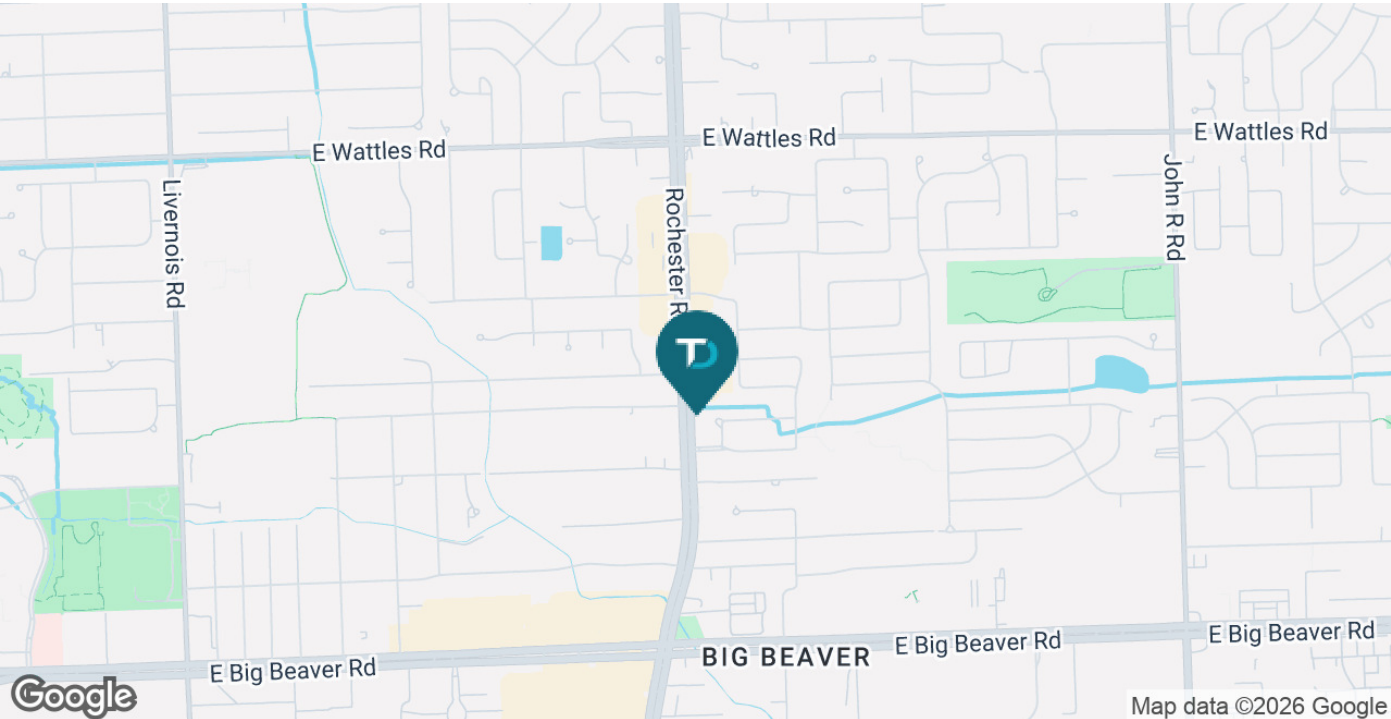
PROPERTY HIGHLIGHTS

- 1,400 SF available
- Great visibility in heavily trafficked corridor
- Ample parking
- Signage on Rochester Rd
- No restaurant or food/beverage

BUILDING/PROPERTY INFORMATION: 3468 Rochester Rd | Troy, MI 48083

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/MO:	\$2,150 NNN	Lot Size:	0.4 AC
Building Size:	8,000 SF	Property Type:	Retail
Year Built:	1986	Property Subtype:	Strip Center
Number of Floors:	1	Zoning	CB - Community Business
Utilities:	City water and sewer	Traffic Count:	42,495 Vehicles/Day (Costar, 2024)
Parking Spaces:	18	Legal Description:	Available upon request
		APN:	20-23-301-001

LOCATION INFORMATION
 Located on the east side of Rochester Rd between Big Beaver and E Wattles.



LEASE SPACES: 3468 Rochester Rd | Troy, MI 48083



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$2,150 per month

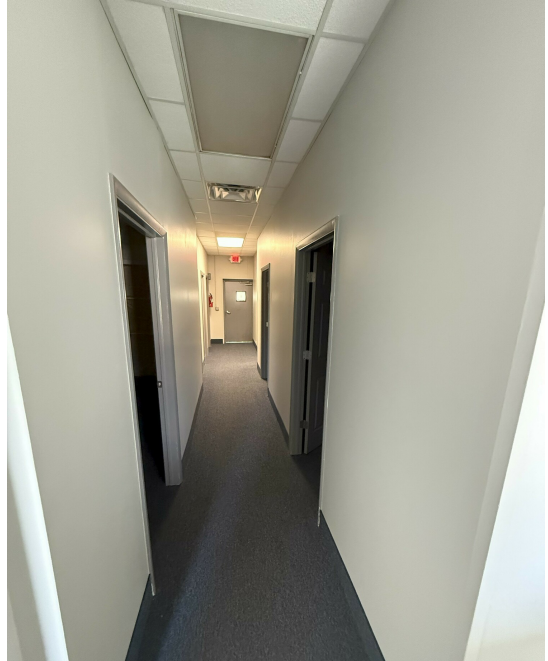
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3468	Available	1,400 SF	NNN	\$2,150 per month	Former chiropractor

ADDITIONAL PHOTOS: 3468 Rochester Rd | Troy, MI 48083



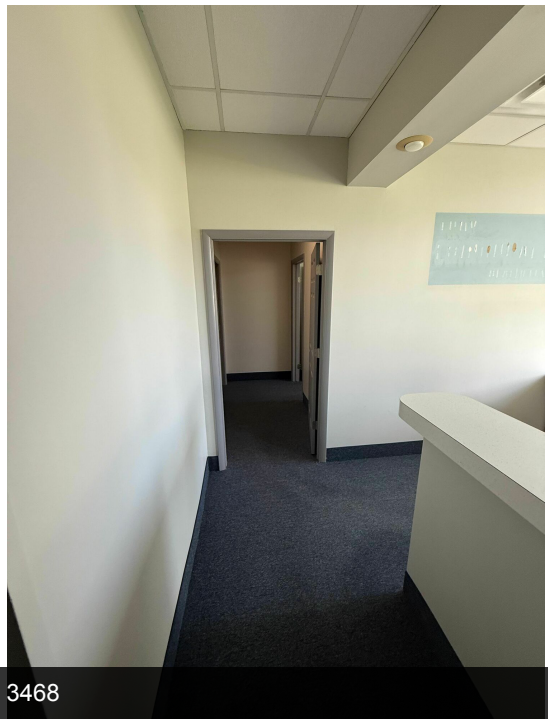
Suite 3468



Suite 3468



Suite 3468

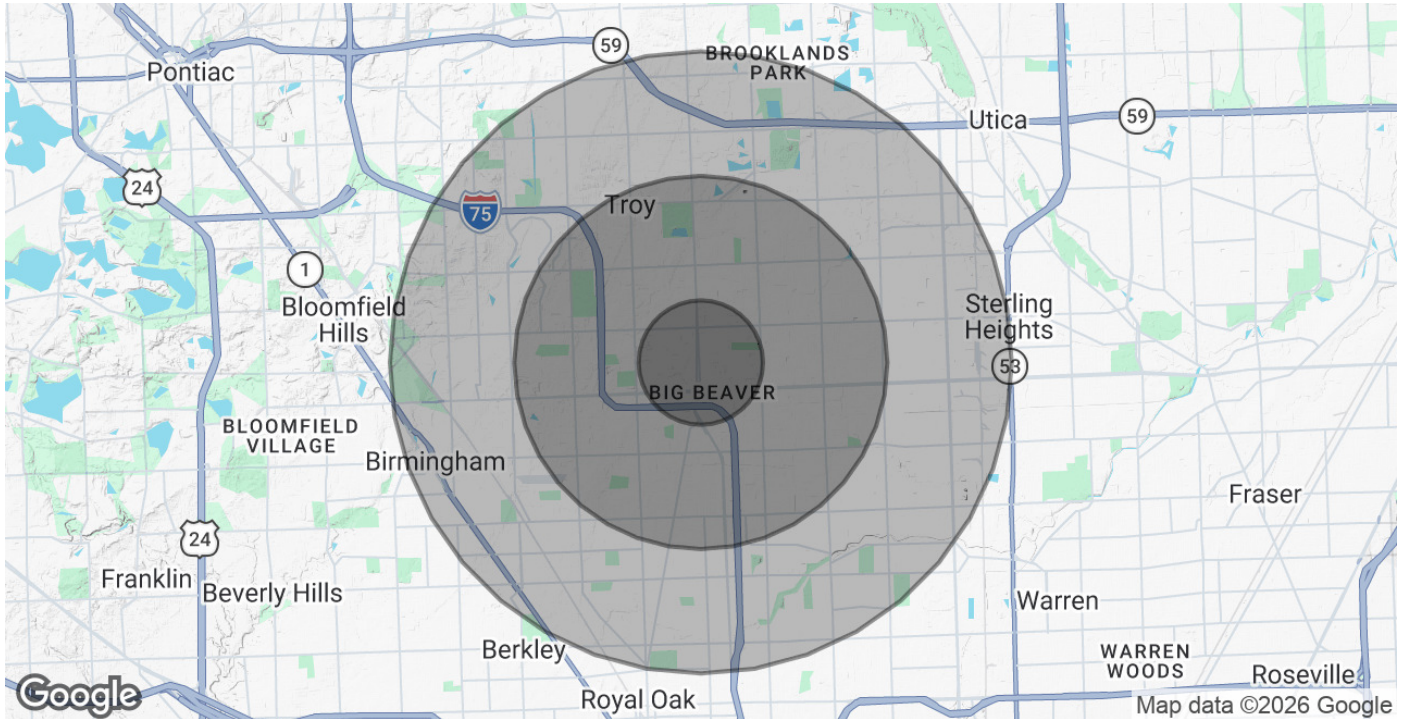


Suite 3468

RETAILER MAP: 3468 Rochester Rd | Troy, MI 48083



DEMOGRAPHICS MAP & REPORT: 3468 Rochester Rd | Troy, MI 48083



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,325	90,156	249,996
Average Age	39	42	42
Average Age (Male)	39	41	41
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,700	35,674	102,446
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$142,766	\$125,905	\$127,696
Average House Value	\$451,908	\$370,511	\$381,736

2020 American Community Survey (ACS)