

3525 ROCHESTER RD

3525 Rochester Rd, Troy, MI 48083



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 3525 Rochester Rd | Troy, MI 48083



PROPERTY OVERVIEW

Three-tenant retail center with an 1,800 SF office space now available, offering excellent visibility, heavy traffic counts, and ample on-site parking.

OFFERING SUMMARY

Lease Rate: \$2,700 per month (NNN)
Building Size: 4,007 SF
Available SF: 1,800 SF
Year Built: 1965
Zoning: CB Community Business

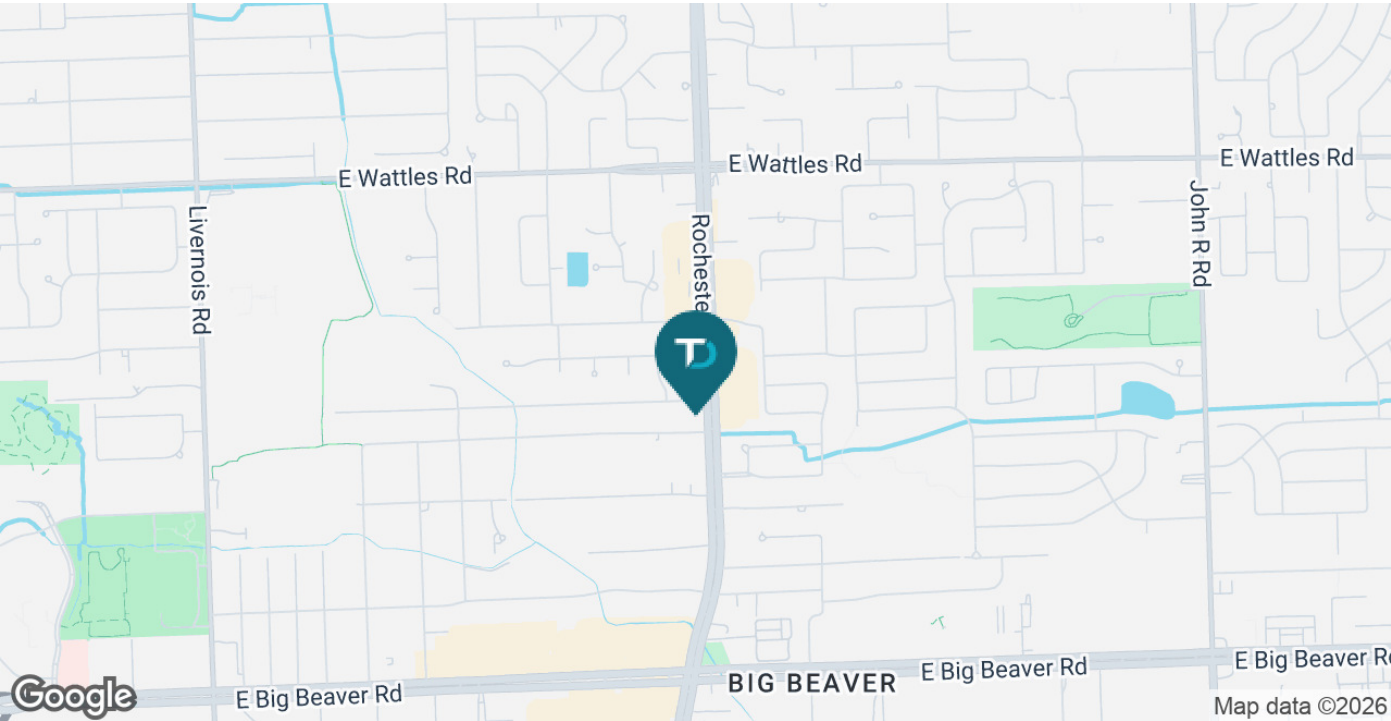
PROPERTY HIGHLIGHTS

- 1,800 SF available
- High visibility on Rochester Rd just north of the I-75
- Prior tenant attorney/legal office
- Ample parking

BUILDING/PROPERTY INFORMATION:
3525 Rochester Rd | Troy, MI 48083

BUILDING INFORMATION		PROPERTY INFORMATION	
Price:	Suite 3525 \$2,700/month	Lot Size:	0.51 AC
Building Size:	4,007 SF	Property Type:	Retail
Year Built:	1965	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:	21	Legal Description:	Available upon request
		APN:	20-22-277-025

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



LEASE SPACES: 3525 Rochester Rd | Troy, MI 48083



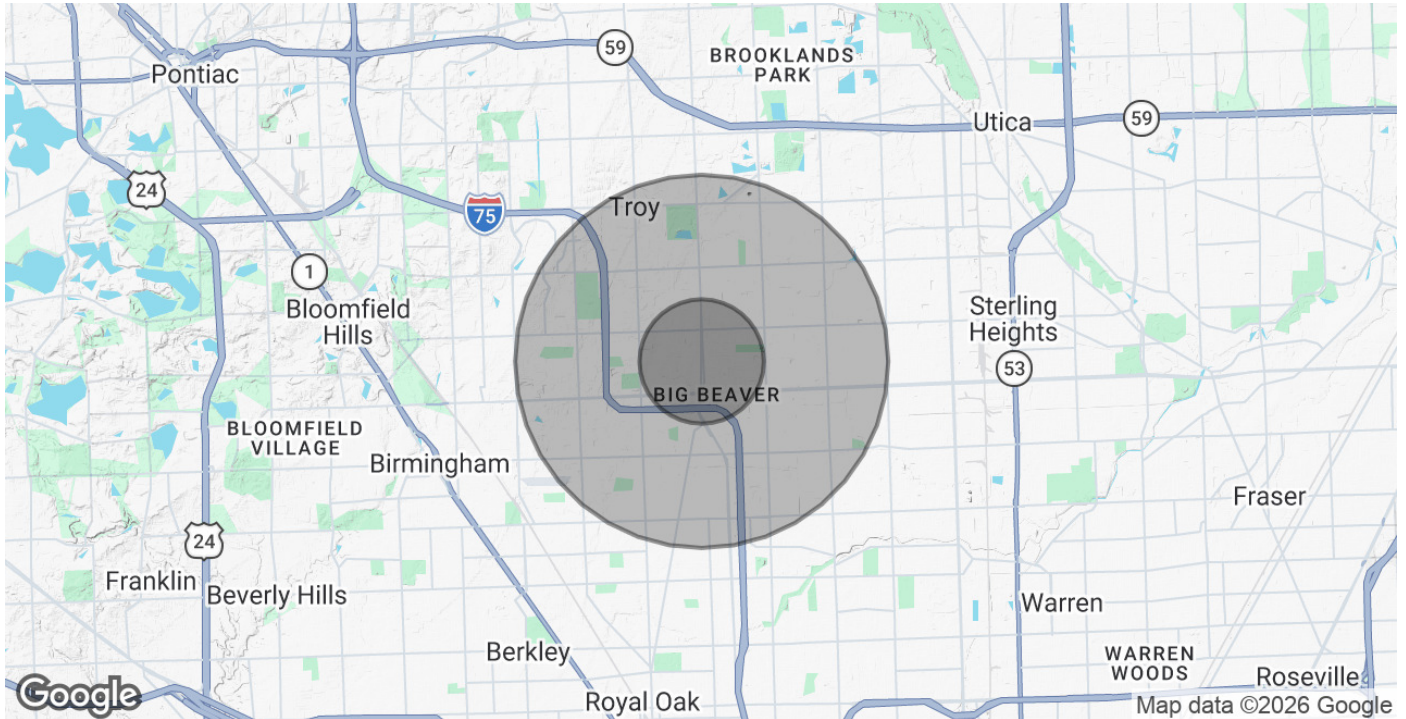
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	\$2,700 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3525	Available	1,800 SF	NNN	\$2,700 per month	Office

DEMOGRAPHICS MAP & REPORT: 3525 Rochester Rd | Troy, MI 48083



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,628	90,373	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	3,773	35,619	102,446
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$145,429	\$127,098	\$127,696
Average House Value	\$456,824	\$373,467	\$381,736

2020 American Community Survey (ACS)