

**ICONIC**  
REAL ESTATE

# FOR LEASE

**1,953 & 2,304 SQUARE FEET**



## RETAIL SPACE

CONTACT

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313.603.ICON

1977 E. WATTLES ROAD  
TROY, MI 48085

## PROPERTY FEATURES

- Two Suites Available
- 1,953 SF - Former Hair Salon Space
- 2,304 SF - Former Martial Arts Studio
- Lease Rate: \$13.00/SF NNN
- Center has recently gone through complete renovation of the facade
- New digital pylon sign for tenant exposure and advertising
- New Parking Lot
- Strong demographics and traffic flow
- Main road frontage off of Wattles Road
- Located 1/2 mile from Athens High School



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313.603.ICON

450 W. FORT STREET, DETROIT MI 48226

# FOR LEASE

## RETAIL



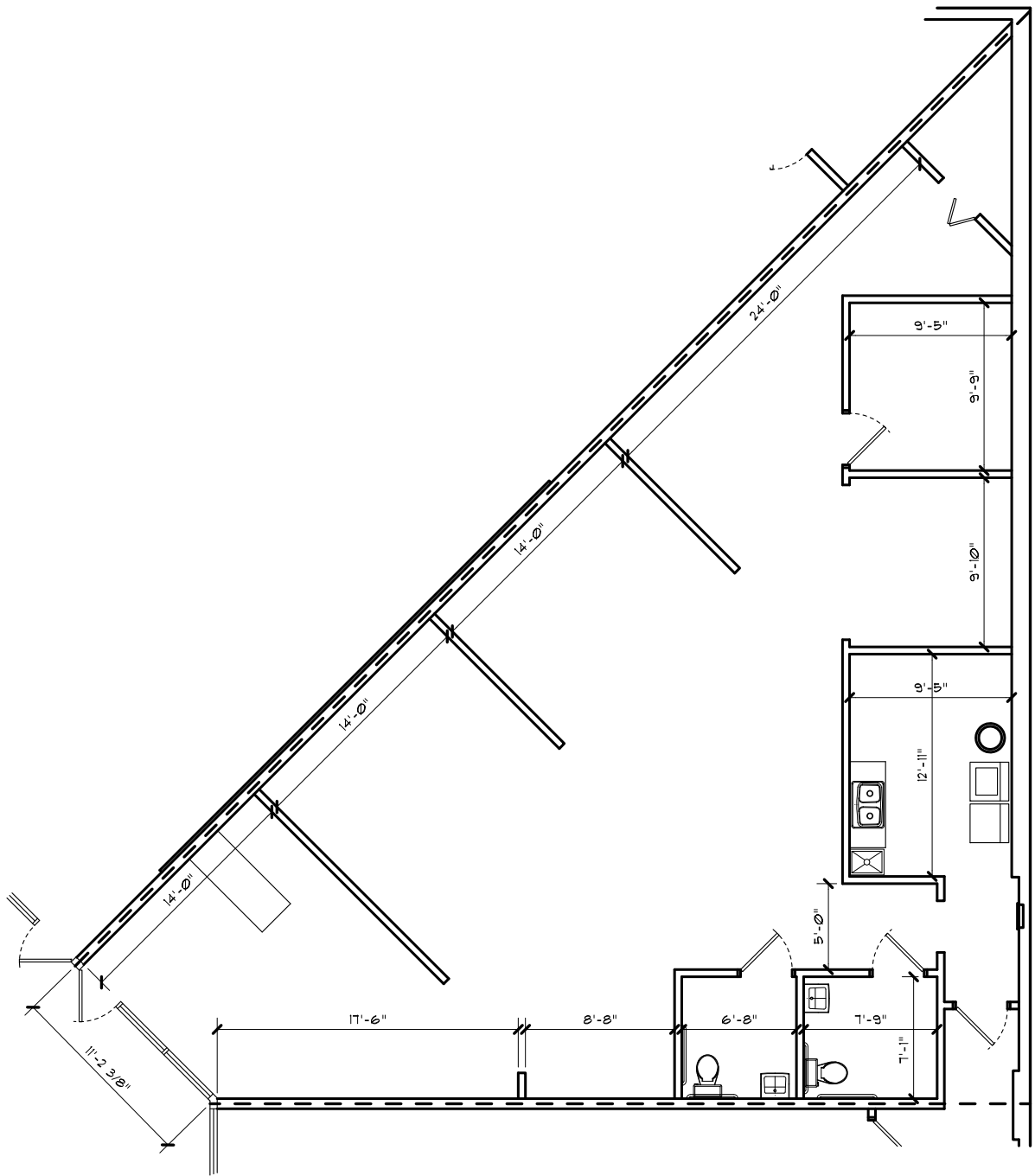
### DEMOGRAPHICS

DISTANCE	POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME
1 MILE	10,243	3,554	\$110,182
3 MILES	87,853	31,713	\$86,579
5 MILES	238,349	92,052	\$78,387

### DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
JOHN R RD & DELOY DR	23,841
JOHN R RD & E WATTLES RD	22,557

Figures shown represent estimates



**NOTE**

POTENTIAL LEASEE  
MUST FIELD VERIFY  
ALL DIMENSIONS TO  
ENSURE ACCURACY

**UNIT F**

NO SCALE  
TOTAL S.F. = 1,953 S.F.

**ISSUED FOR:**  
**REVIEW**  
**02-04-2014**

**PROJECT:**  
**INFINITY SQUARE**  
**1977 E. WATTLES TROY, MI 48085**

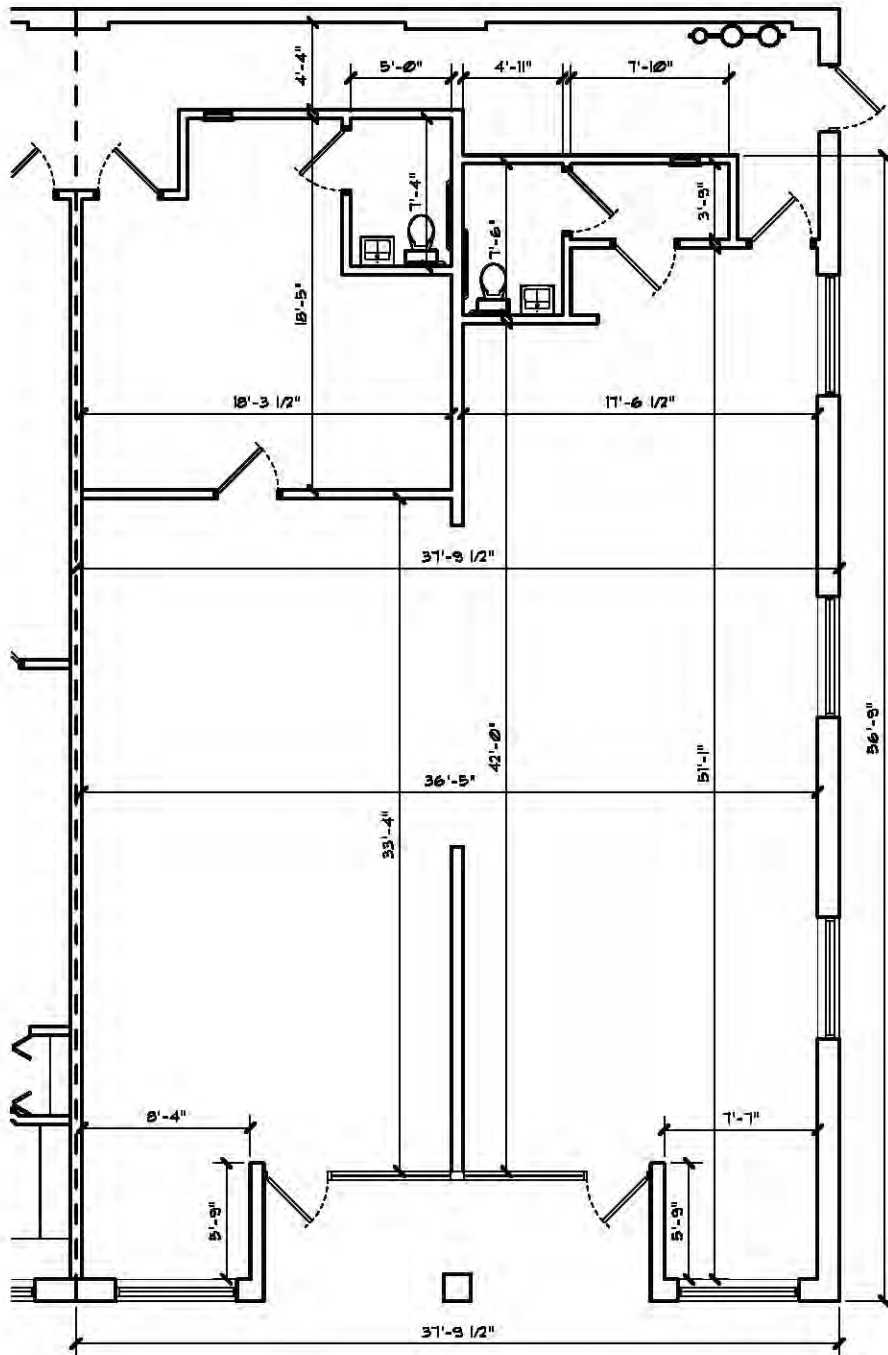
**SHEET NO.**

**SK.5**

**JOB NO.**

**15-004**

**DO NOT SCALE PRINTS -  
USE FIGURED  
DIMENSIONS ONLY**



**NOTE**  
 POTENTIAL LEASEE  
 MUST FIELD VERIFY  
 ALL DIMENSIONS TO  
 ENSURE ACCURACY

**UNIT I & J**  
 NO SCALE  
 TOTAL SF. = 2,304 SF.

**ISSUED FOR:**  
**REVIEW**  
**02-04-2014**

**PROJECT:**  
**INFINITY SQUARE**  
**1977 E. WATTLES TROY, MI 48085**

**SHEET NO.**  
**SK.8**

**JOB NO.**  
**15-004**

**DO NOT SCALE PRINTS -**  
**USE FIGURED**  
**DIMENSIONS ONLY**