



# FOR LEASE TORPEY PLAZA

3330-3334 ROCHESTER RD, TROY, MI 48083

FOR  
LEASE

1,440 SF  
AVAILABLE



**LANDMARK**  
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# FOR LEASE

## PROPERTY DETAILS

**Location:** 3330-3334 Rochester Rd  
Troy, MI 48083

**Property Type:** Shopping Center

**Rent:** \$23.00/SF Gross

**Available Space:** 1,440 SF

**Zoning:** B-2

**Traffic Count:** Rochester Rd (42,000 CPD)  
Big Beaver Rd (43,600 CPD)

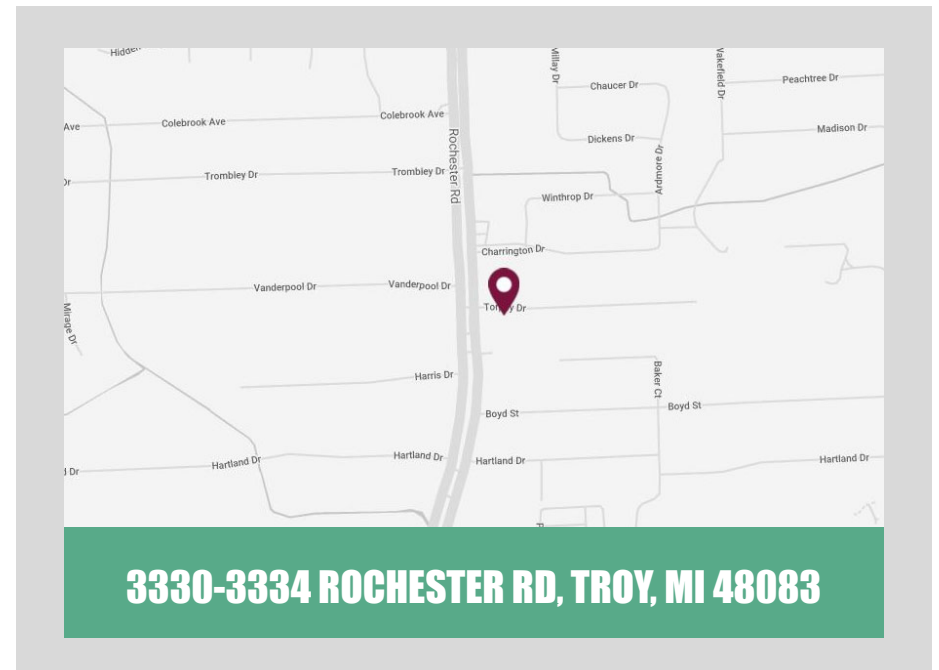
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## DESCRIPTION

Great unit available on Rochester Road just north of Big Beaver. High traffic counts and great visibility.



# MICRO

ROCHESTER RD (42,000 CPD)

NONI'S GRILLE

THE UPS STORE  
LIGHTRX  
KRAFT CHIROPRACTIC

**SITE**

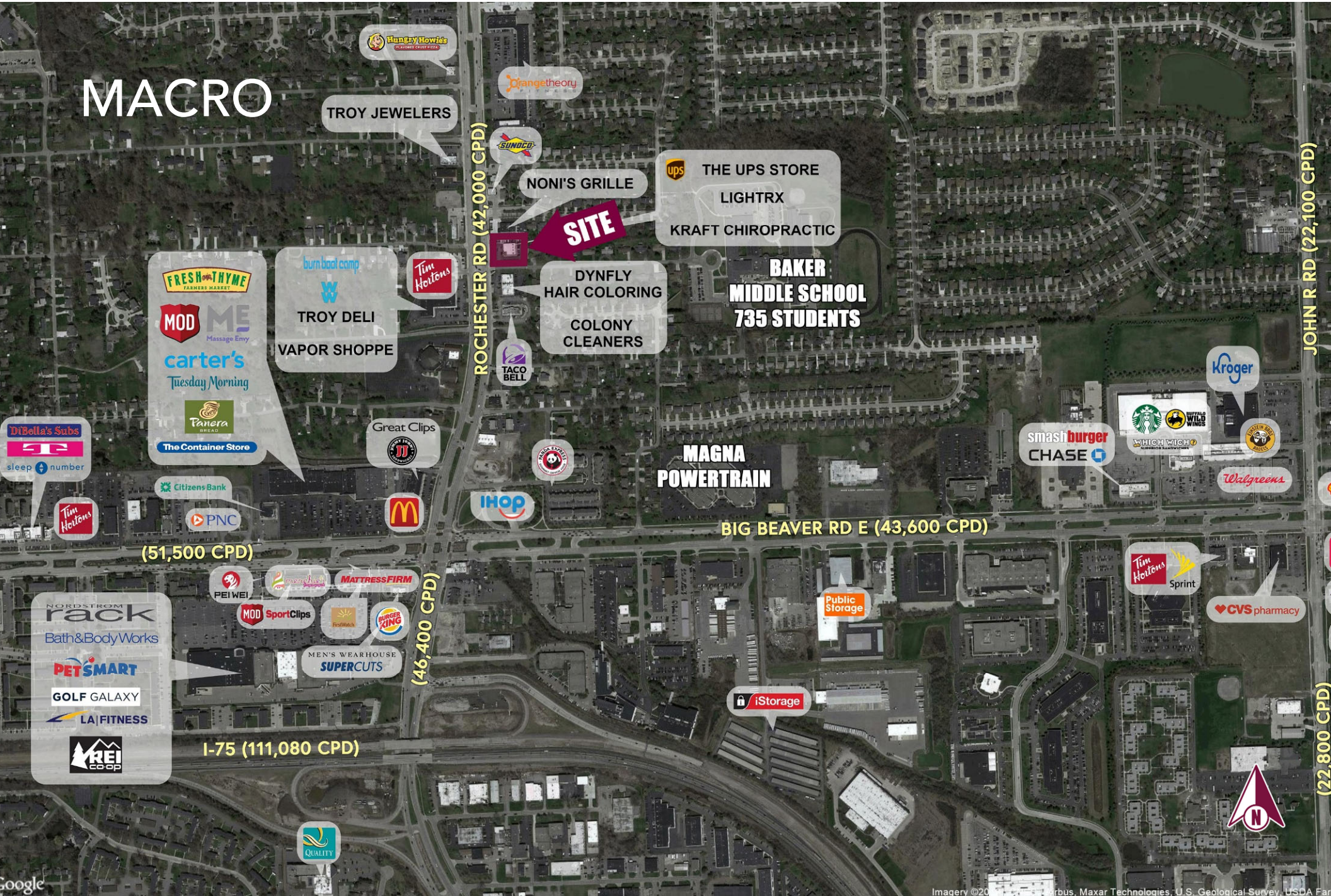
Tim Hortons

DYNFLY HAIR COLORING  
COLONY CLEANERS

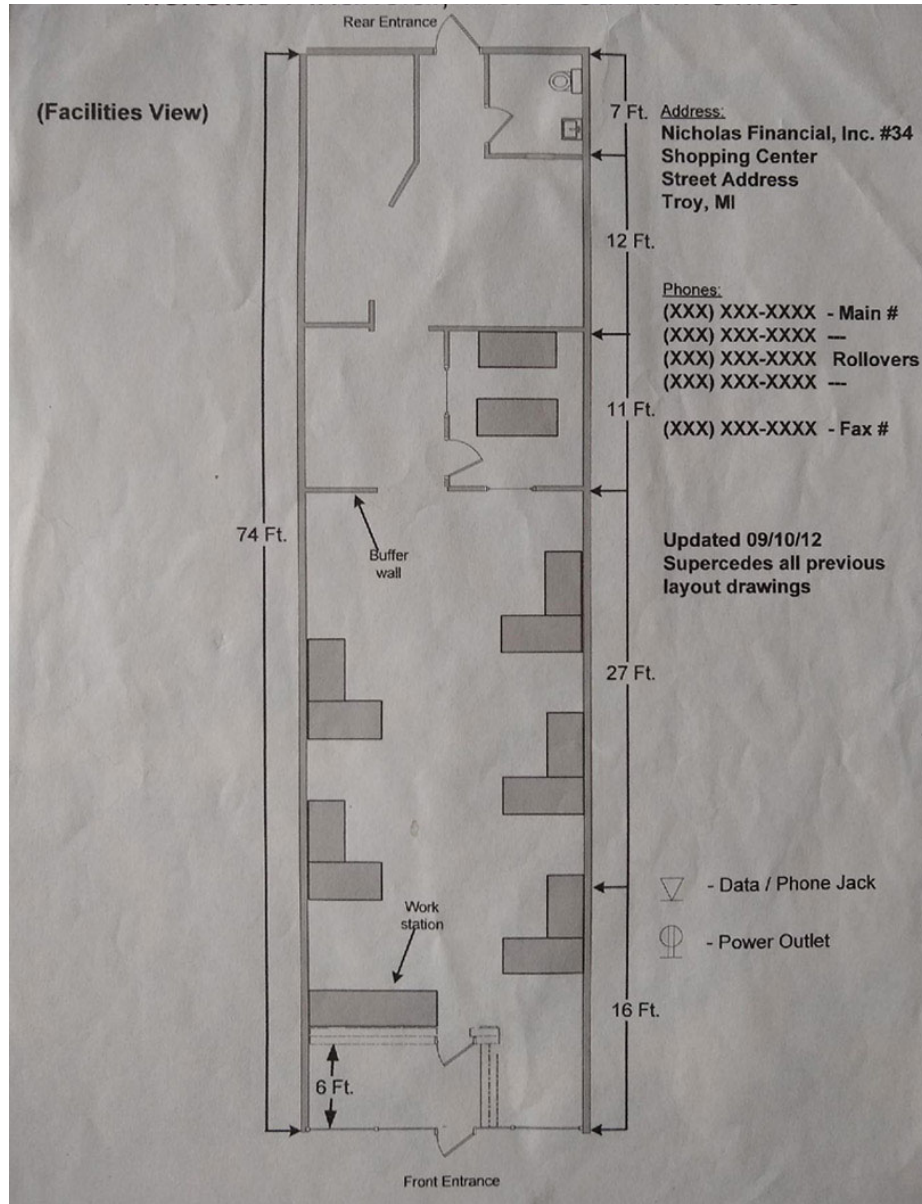
burn boat camp



# MACRO



# FLOOR PLAN



# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	9,014	88,631	250,812
	2025 Projected Population	9,058	89,348	252,434
	2010 Census Population	8,347	84,852	241,758
	2000 Census Population	8,233	84,867	239,642
	Projected Annual Growth 2020 to 2025	-	0.2%	0.1%
	Historical Annual Growth 2000 to 2020	0.5%	0.2%	0.2%
HOUSEHOLDS	2020 Estimated Households	3,301	35,760	104,915
	2025 Projected Households	3,351	36,398	106,609
	2010 Census Households	2,944	32,945	97,234
	2000 Census Households	2,917	32,651	95,731
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	0.7%	0.5%	0.5%
RACE	2020 Est. White	59.5%	71.4%	76.3%
	2020 Est. Black	5.4%	4.8%	5.8%
	2020 Est. Asian or Pacific Islander	31.3%	20.4%	14.7%
	2020 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
	2020 Est. Other Races	3.6%	3.2%	3.0%
INCOME	2020 Est. Average Household Income	\$124,302	\$104,745	\$110,010
	2020 Est. Median Household Income	\$102,878	\$85,582	\$87,229
	2020 Est. Per Capita Income	\$45,533	\$42,294	\$46,060
BUSINESS	2020 Est. Total Businesses	866	7,078	16,396
	2020 Est. Total Employees	9,900	86,049	205,748

