



(CONFIDENTIAL)



**SIGNATURE
ASSOCIATES**
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Retail For Sale or Lease

Property Name:

Location: 1600 Rochester Road
City, State: Troy, MI
Cross Streets: Maple Road
County: Oakland
Zoning: MR, Maple Road
Year Built: 1977

Total Building Sq. Ft.:	4,590	Property Type:	Restaurant
Available Sq. Ft.:	4,590	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,590	Total Acreage:	0.41
Max Cont. Sq. Ft.:	4,590	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	23
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	HVAC	Sprinklers:	No
Air-Conditioning:	HVAC	Signage:	Pylon
Basement:	Yes	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	Good	Delivery Area:	Rear Access

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 13,486	Rochester Rd. N. of Maple Rd. 2-Way
1 Mile: 9,639	1 Mile: \$82,934	Yr: 2025	Count: 18,431		Rochester Rd. S. of Maple Rd. 2-Way
3 Miles: 98,498	3 Miles: \$96,884	Yr: 2025	Count: 22,016		Maple Rd. E. of Rochester Rd. 2-Way
5 Miles: 298,134	5 Miles: \$108,995	Yr: 2025	Count: 21,764		Maple Rd. W. of Rochester Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	\$20.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$10,160 (2025)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	20-27-482-028; 002
Sale Price:	\$1,495,000 (\$325.71/sqft)	Assessor #:	N/A
Sale Terms:	Cash	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: CONFIDENTIAL- Operating Restaurant Opportunity. Do Not Approach Employees. Freestanding commercial/retail building with high visibility on Rochester/Maple Road. Existing full commercial kitchen, dining area and private banquet room. All steel structure with an additional 4,500 sq. ft., 12' high-ceiling lower-level with 2 points of legal ingress/egress, sump pump, fire suppression, and high amp power. Liquor license can be purchased separately. 23 onsite parking spaces with additional parking lot that could be made available.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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