1600 ROCHESTER ROAD
TROY, MICHIGAN

RETAIL FOR SALE OR LEASE
4,590 Square Feet Available

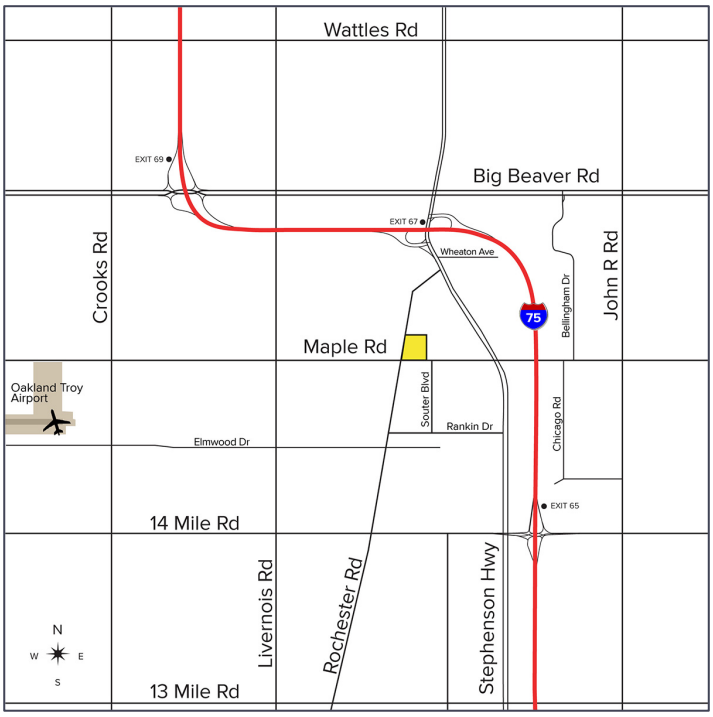
SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

CONFIDENTIAL



PROPERTY FEATURES

- 4,590 square feet freestanding commercial/retail building with high visibility on Rochester/Maple Road
- OPERATING BUSINESS – DO NOT APPROACH EMPLOYEES
- 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
- Lease Rate: $20.00/sq. ft. NNN
- Sale Price: $1,495,000



For more information, please contact:

PETER VANDERKAAY
(248) 359 3837
pvanderkaay@signatureassociates.com

JEFF HIGGINS
(248) 359 0650
jhiggins@signatureassociates.com

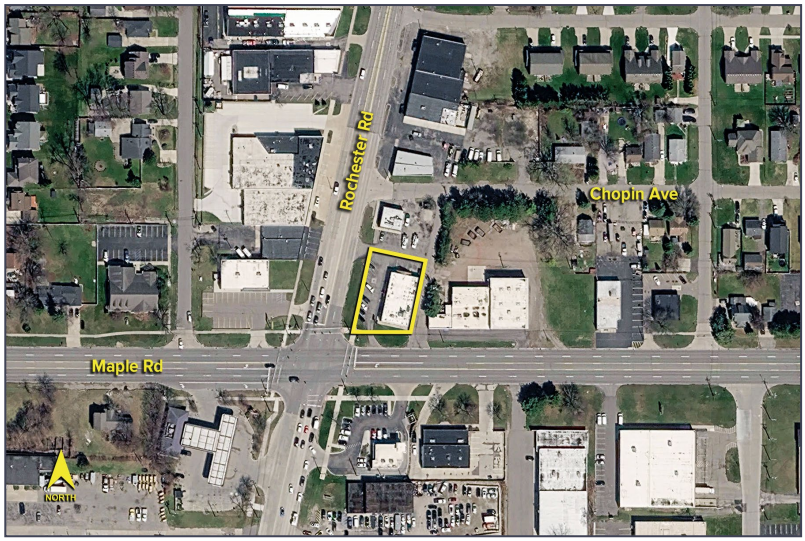
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1600 Rochester Road – Troy, Michigan

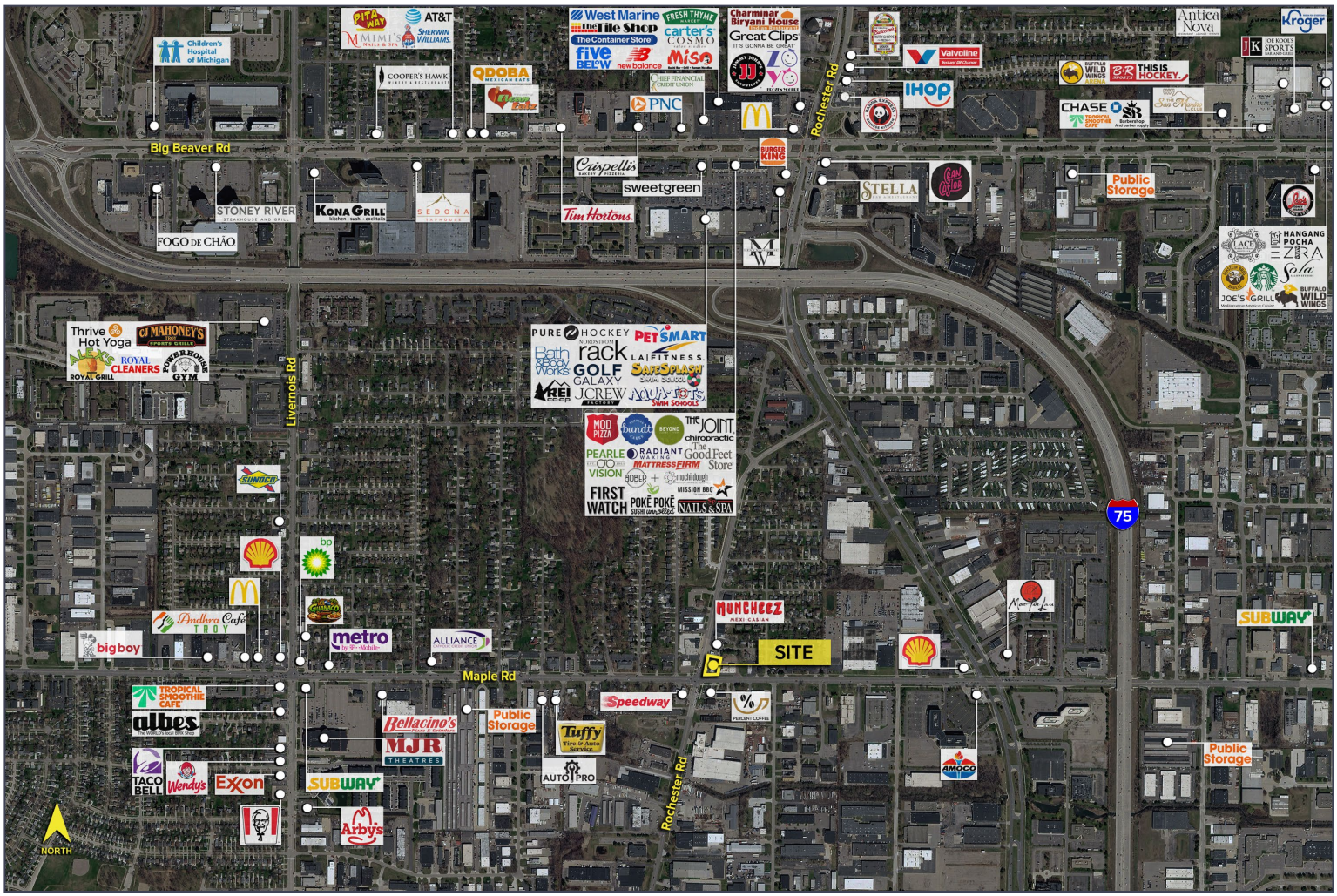
Retail For Sale or Lease

4,590 Square Feet AVAILABLE



DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	9,639	$82,934
3 MILE	98,498	$96,884
5 MILE	298,134	$108,995

TRAFFIC COUNTS (TWO-WAY)	
13,486	Rochester Rd. N of Maple Rd.
18,431	Rochester Rd. S of Maple Rd.
22,016	Maple Rd. E of Rochester Rd.
21,764	Maple Rd. W of Rochester Rd.



For more information, please contact:

PETER VANDERKAAY
(248) 359 3837
pvanderkaay@signatureassociates.com

JEFF HIGGINS
(248) 359 0650
jhiggins@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.