

1600 ROCHESTER ROAD  
TROY, MICHIGAN

RETAIL FOR SALE OR LEASE  
4,590 Square Feet Available



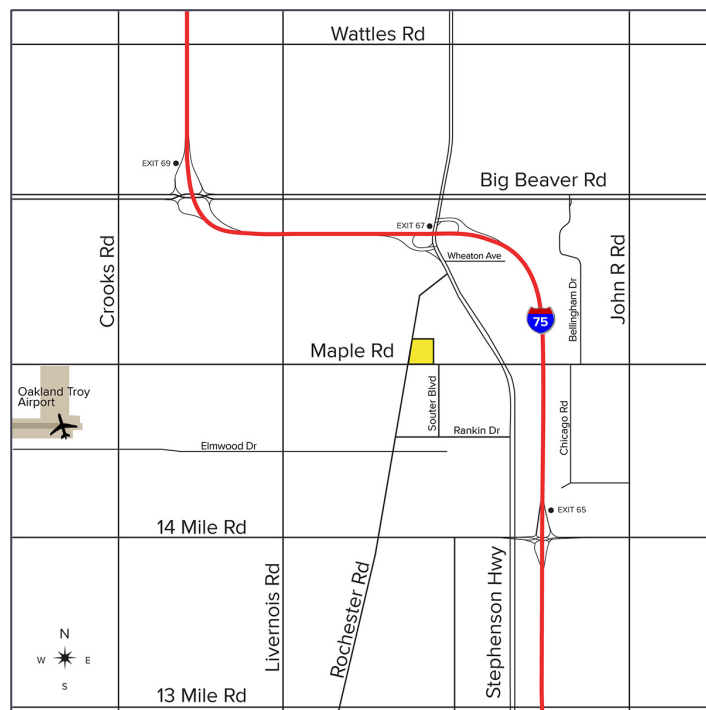
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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**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:

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# 1600 Rochester Road – Troy, Michigan

Retail For Sale or Lease

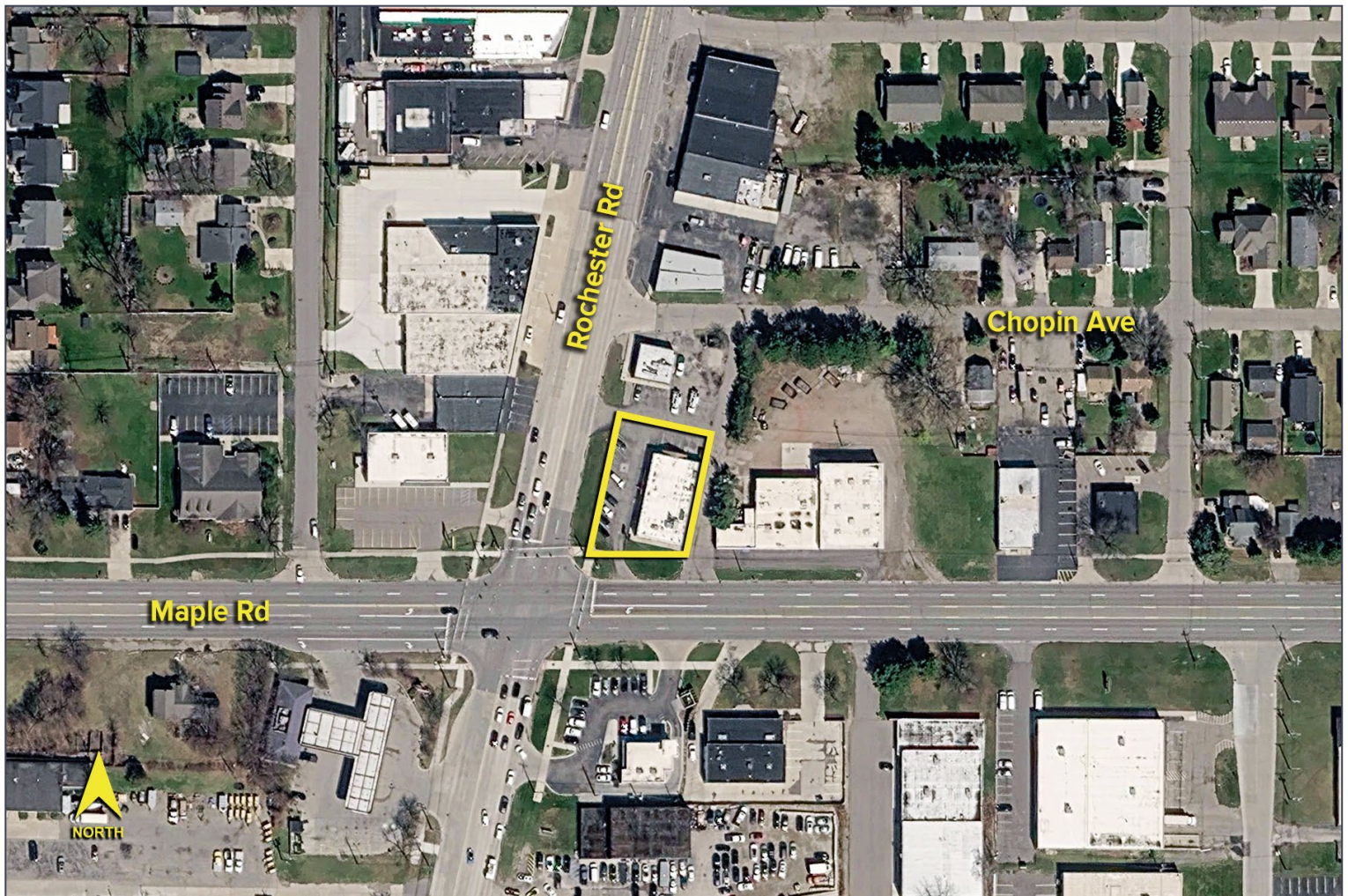
4,590  
Square Feet  
AVAILABLE

## 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. |



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