

FORMER GROCERY STORE

2670 W MAPLE RD, TROY, MI 48084



FORMER GROCERY STORE AVAILABLE FOR LEASE



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LOCATION DESCRIPTION

Discover the allure of Troy, MI, where the property is ideally situated. Boasting a thriving business community, this premier location offers close proximity to a host of amenities and attractions. Nearby, the Somerset Collection presents a luxurious shopping experience, while the City Center and surrounding area feature an array of dining, retail, and entertainment options. The Troy Historic Village provides a glimpse into the area's storied past, while the lush green spaces of Boulan Park and Beach Road Park offer tranquility in the midst of urban convenience. With easy access to major thoroughfares and a wealth of nearby services, the location is an exceptional opportunity for Office/Office Building investors.

OFFERING SUMMARY

Asking Rent	\$25/NNN
Building Size	20,549 SQF
Total Lot Size	1.78 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,737	45,676	116,160
Total Population	11,848	101,561	268,749
Average HH Income	\$126,487	\$151,076	\$146,350

PROPERTY HIGHLIGHTS

- Positioned at 2670 W Maple Rd in Troy, Michigan, the property benefits from a highly strategic commercial location within an established and affluent suburban market. The site offers excellent accessibility and visibility along W Maple Rd, placing the property within a well-developed retail and business environment with convenient access to surrounding communities and major thoroughfares.
- The property is situated along W Maple Rd with approximately 27,000+ vehicles per day, providing substantial daily exposure for an incoming tenant. This level of traffic creates a compelling opportunity for retailers and service-oriented businesses seeking prominent signage, accessibility, and consistent visibility in a well-established commercial corridor. The 27,000+ VPD figure is illustrated on the aerial map in the Offering Memorandum.
- The offering features a substantial 20,549-square-foot commercial building, providing an expansive footprint capable of accommodating a wide range of retail concepts and operational requirements. The property's size offers prospective users significant flexibility for showroom, retail, service, or other commercial applications, creating a broad tenant pool and strong long-term usability.
- The property is being offered at an asking rent of \$25.00/SF NNN, presenting an opportunity for a commercial tenant to secure a substantial retail footprint while providing an ownership structure designed to pass specified property expenses through to the tenant.
- The surrounding trade area features an attractive demographic profile, with average household income of \$126,487 within one mile, \$151,076 within three miles, and \$146,350 within five miles.
- The aerial map highlights an exceptionally strong surrounding commercial environment featuring recognizable national and regional brands, including Toyota, Lincoln, Ford, Chevrolet, Jeep, Volkswagen, Hyundai, Cadillac, Target, Starbucks, Five Guys, Kohl's, Home Depot, Meijer, Walmart, Marshalls, Dollar Tree, Panera Bread, and Old Navy, among others. This established concentration of retail, restaurants, automotive, financial, and service businesses reinforces the area's commercial draw and creates a strong synergistic environment for an incoming tenant.
- As a former grocery store, the property presents a compelling opportunity for a new operator to capitalize on an existing large-format commercial footprint while introducing a new retail or business concept to an established Troy trade area. Its combination of 20,549 SF, 1.78 acres, high traffic exposure, established commercial history, affluent demographics, surrounding retail activity, and flexible usability creates a highly versatile leasing opportunity with strong long-term potential.

ADDITIONAL PHOTOS

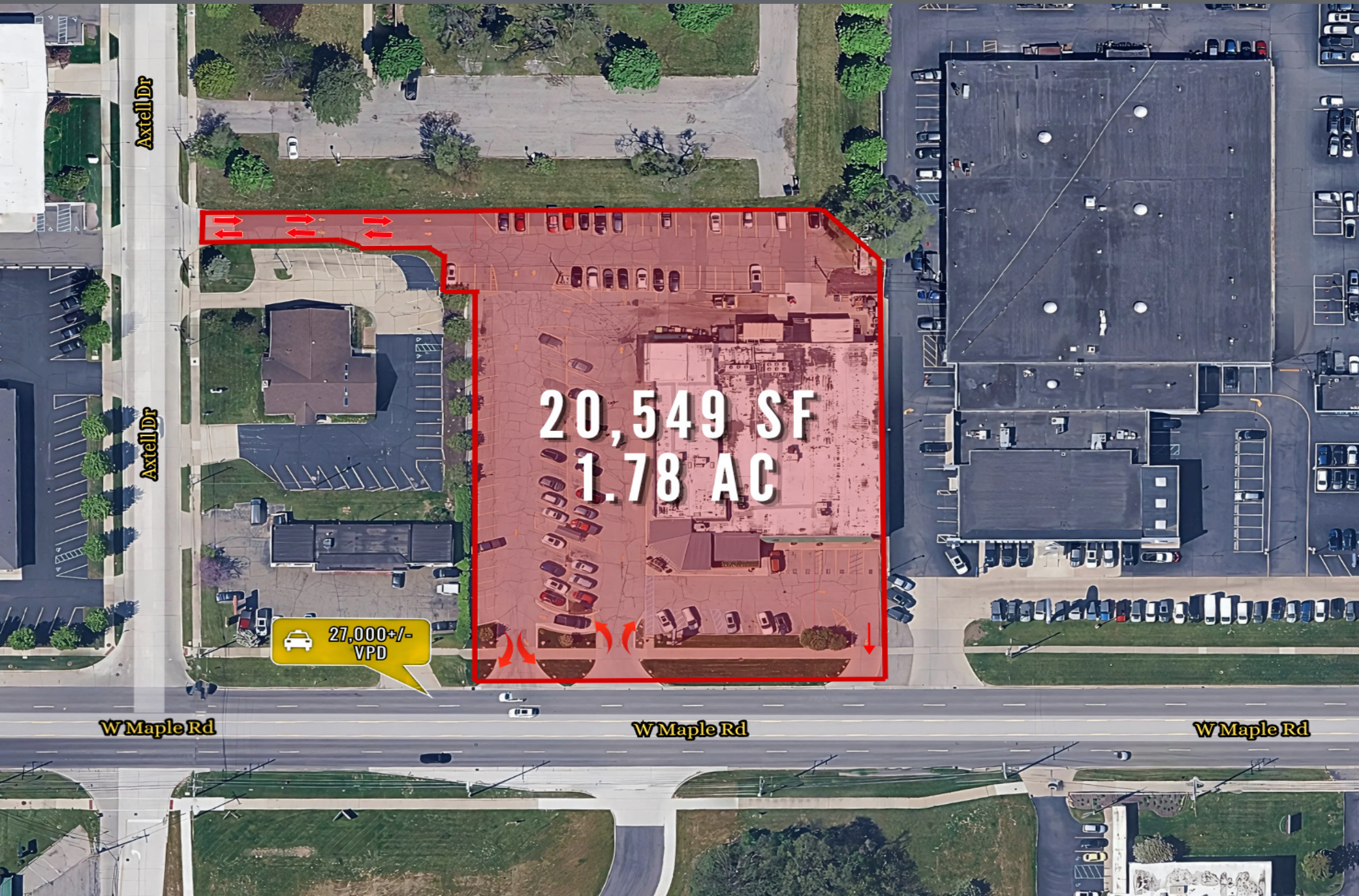
FORMER GROCERY STORE



ADDITIONAL PHOTOS

FORMER GROCERY STORE

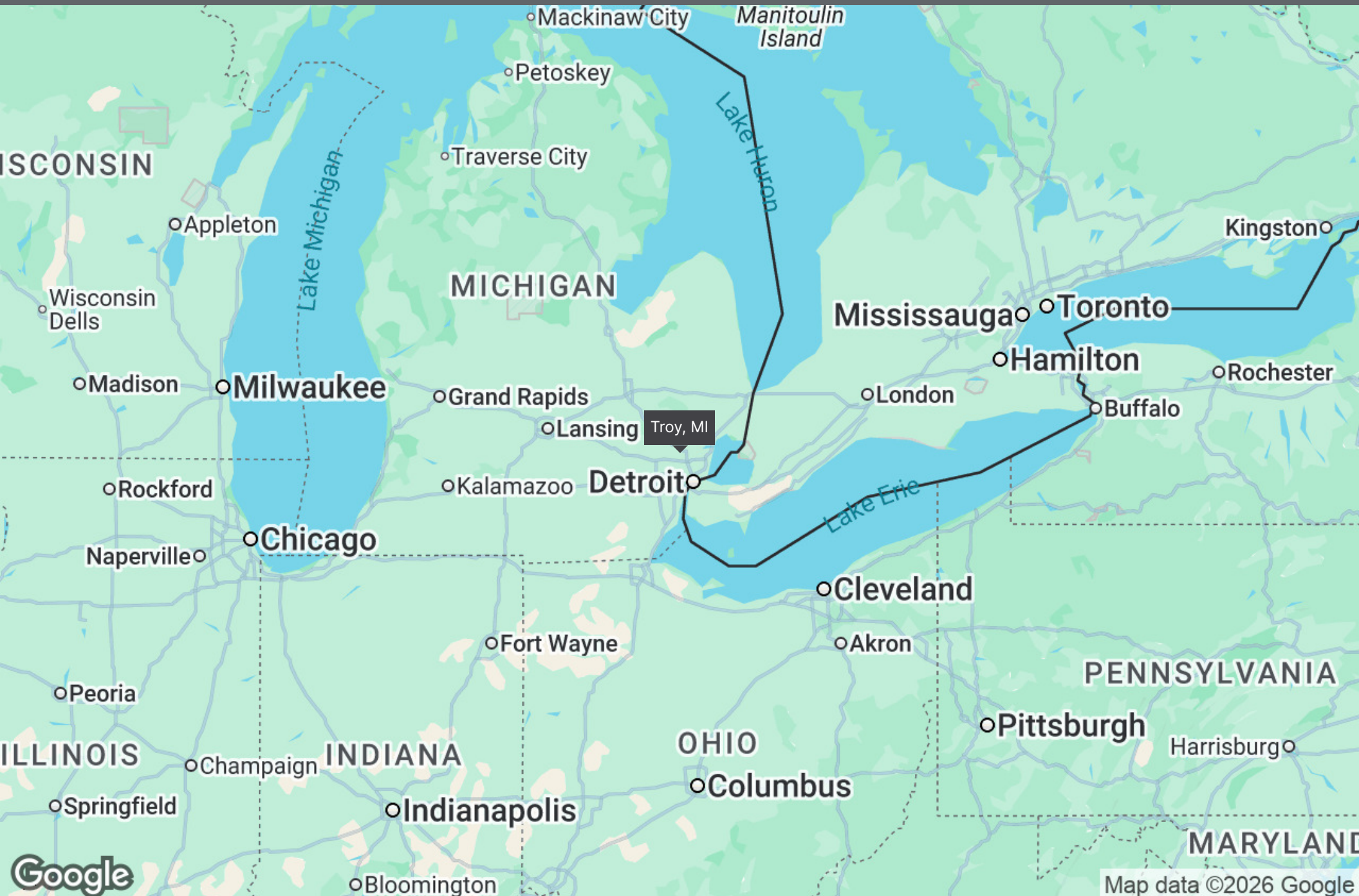




RETAILER MAP

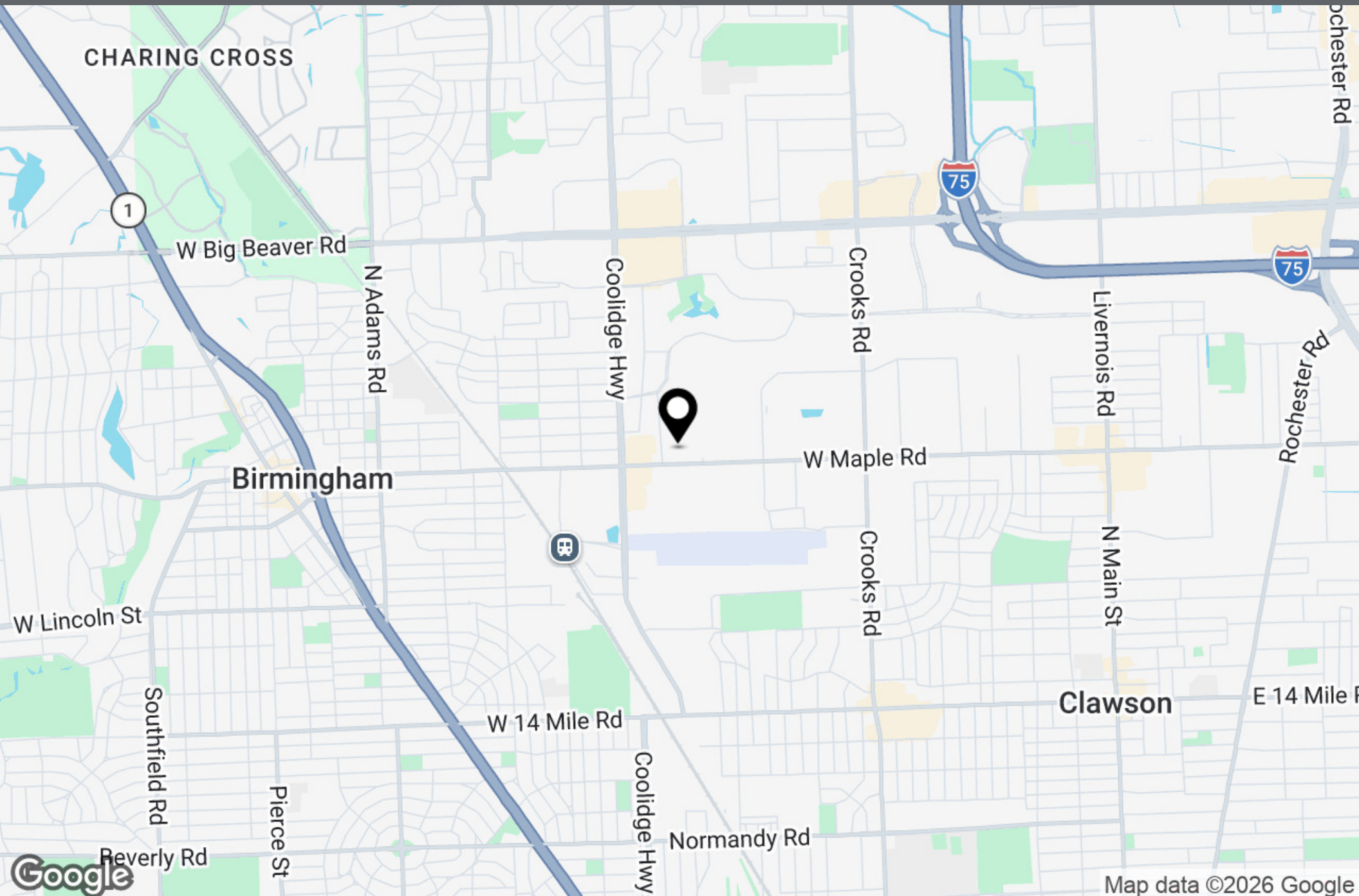
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

FORMER GROCERY STORE

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,848	101,561	268,749

Average Age	39	42	42
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Average Age (Male)	37	40	41
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Average Age (Female)	40	43	43
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,737	45,676	116,160

# of Persons per HH	2.1	2.2	2.3
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Average HH Income	\$126,487	\$151,076	\$146,350
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Average House Value	\$429,026	\$492,028	\$445,115
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RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,004	75,706	190,632

Total Population - Black	636	4,943	29,392
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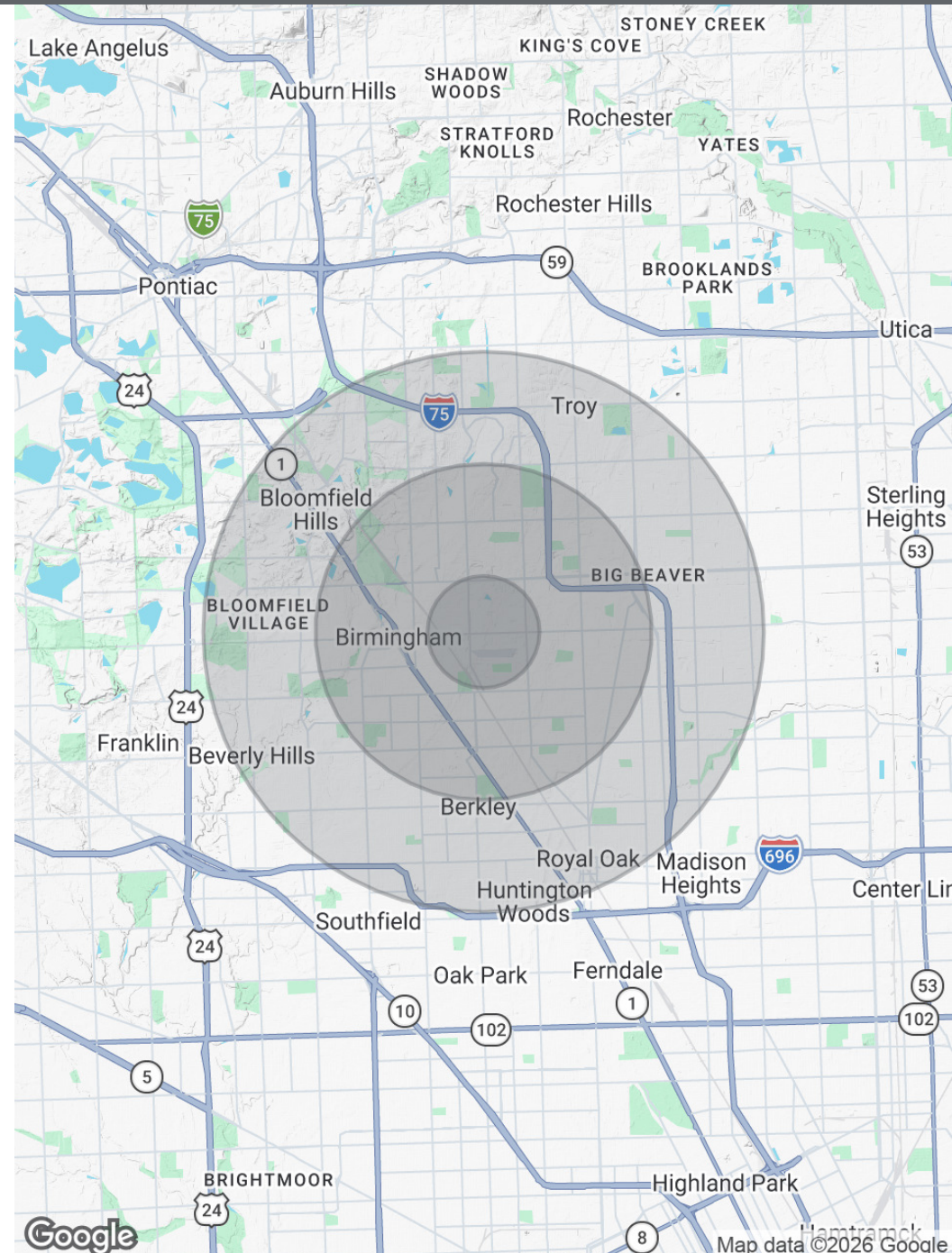
Total Population - Asian	3,377	13,234	29,249
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Total Population - Hawaiian	1	30	55
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Total Population - American Indian	39	203	519
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Total Population - Other	181	1,208	3,016
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2020 American Community Survey (ACS)





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