

TROY GATE I 2850 ROCHESTER ROAD TROY, MICHIGAN

FOR LEASE

SPACE SIZE:
11,000 SQ. FT. ON
MAIN FLOOR &
2,400 SQ. FT. ON
SECOND FLOOR
MEZZANINE

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
BIG BEAVER 2-WAY SOUTH
OF ROCHESTER: 39,380 ADT

ROCHESTER RD. 2-WAY @
BIG BEAVER: 42,810 ADT



ACROSS FROM THE NEW TROY MARKETPLACE CENTER
(NORDSTROM RACK, REI, ETC.)

EXCELLENT VISIBILITY ON ROCHESTER ROAD

AT THE HEART OF TROY'S RETAIL CORRIDOR



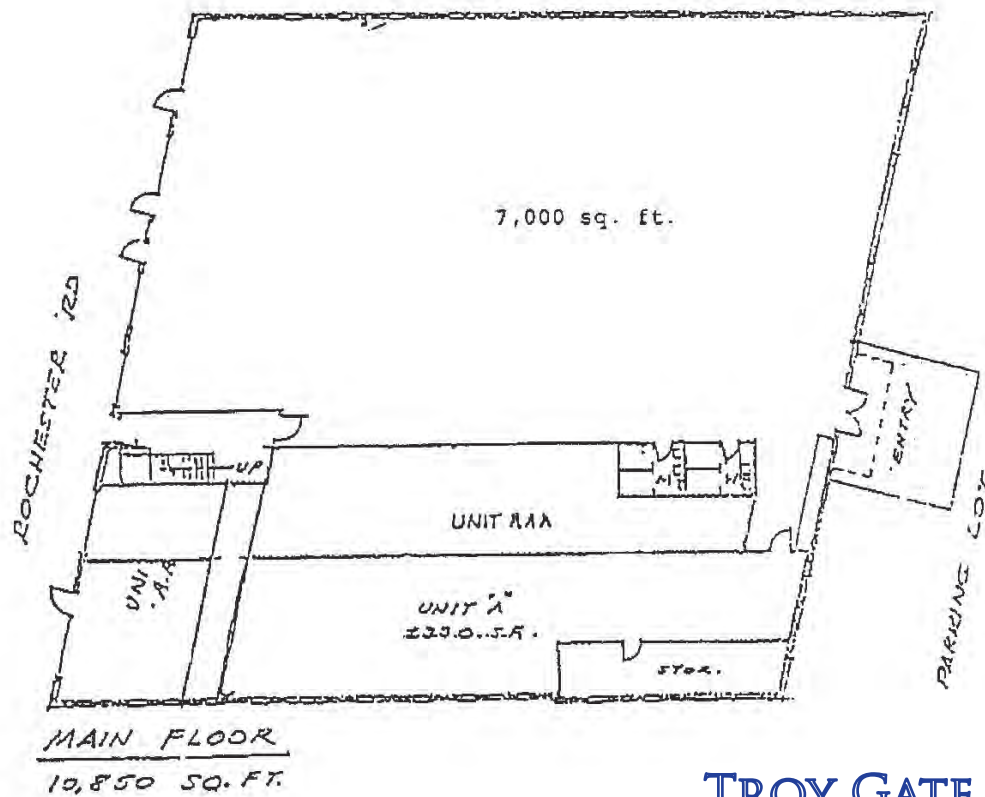
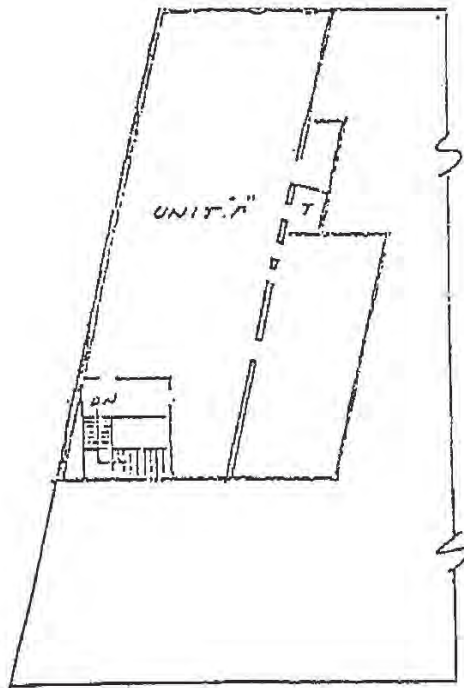
DEMOGRAPHICS

CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	8,088	88,052	253,897
AVERAGE INCOME	\$70,436	\$80,692	\$87,718
HOUSEHOLDS	3,320	35,964	103,394

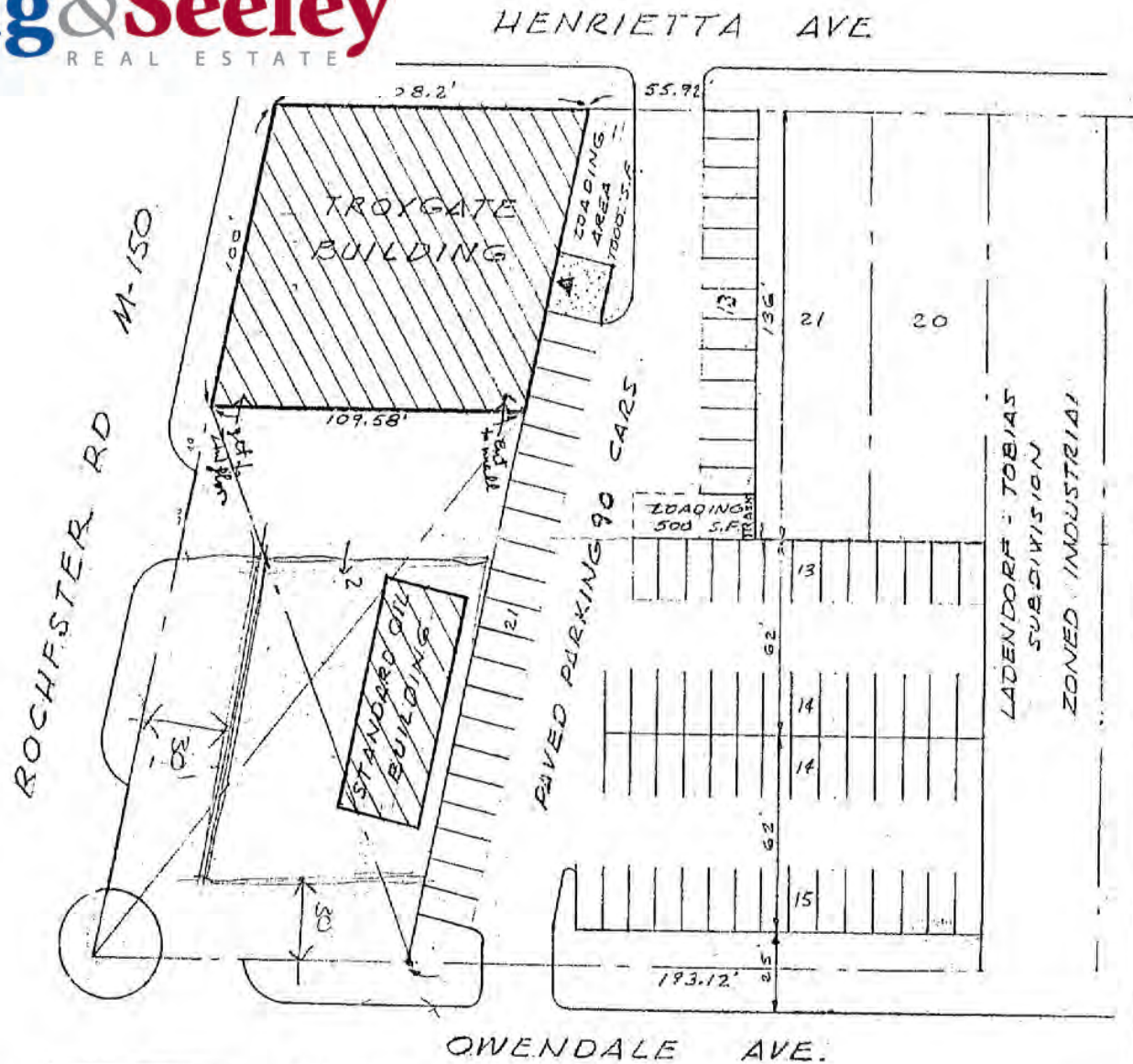
Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
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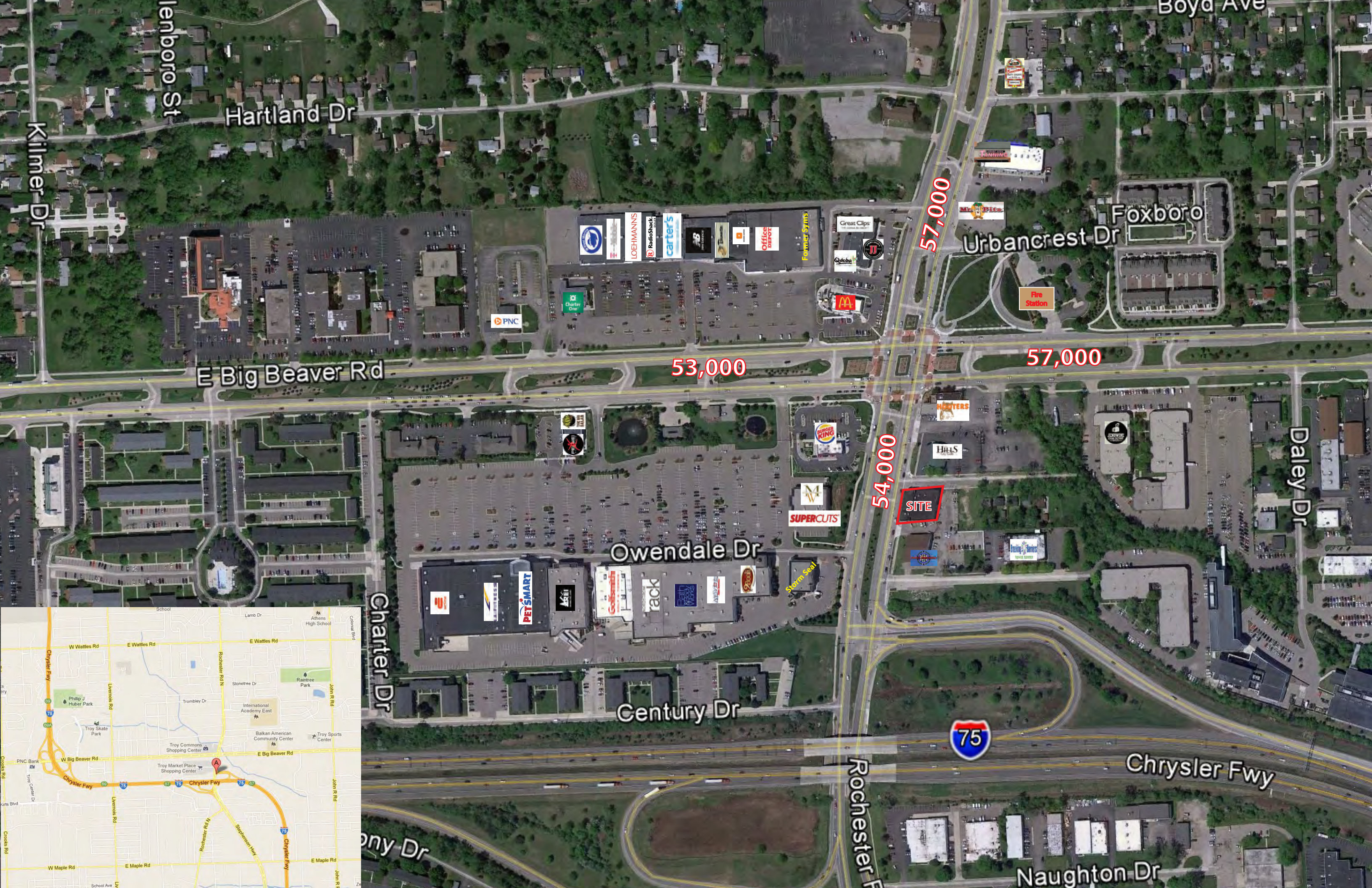
CONTACT:
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TROY GATE CENTER
2850 ROCHESTER ROAD
TROY, MICHIGAN



TROY GATE CENTER
2850 ROCHESTER ROAD
TROY, MICHIGAN



Hartland Dr

E Big Beaver Rd

Owendale Dr

Century Dr

Foxboro
Urbancrest Dr

Chrysler Fwy

Naughton Dr

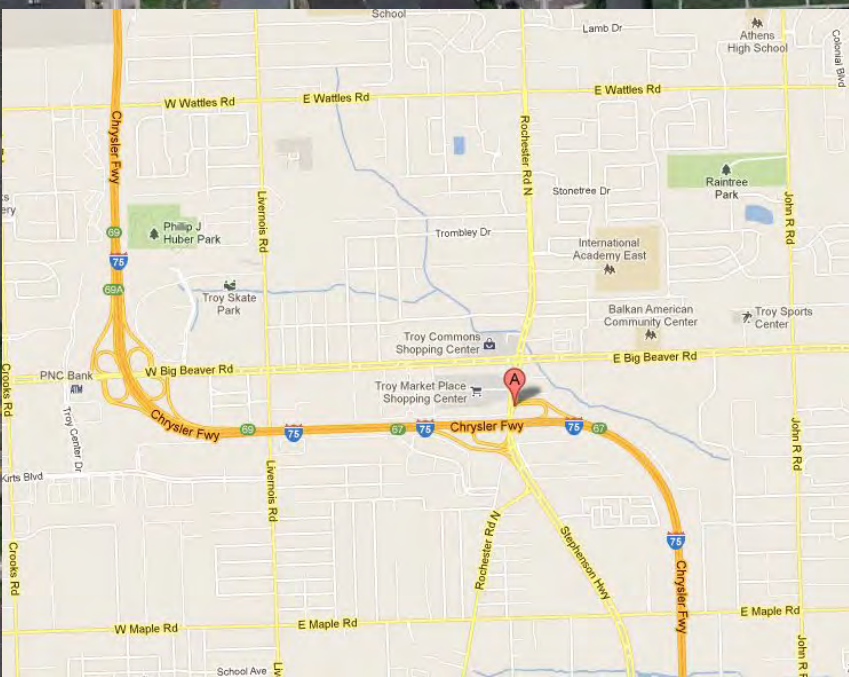
57,000

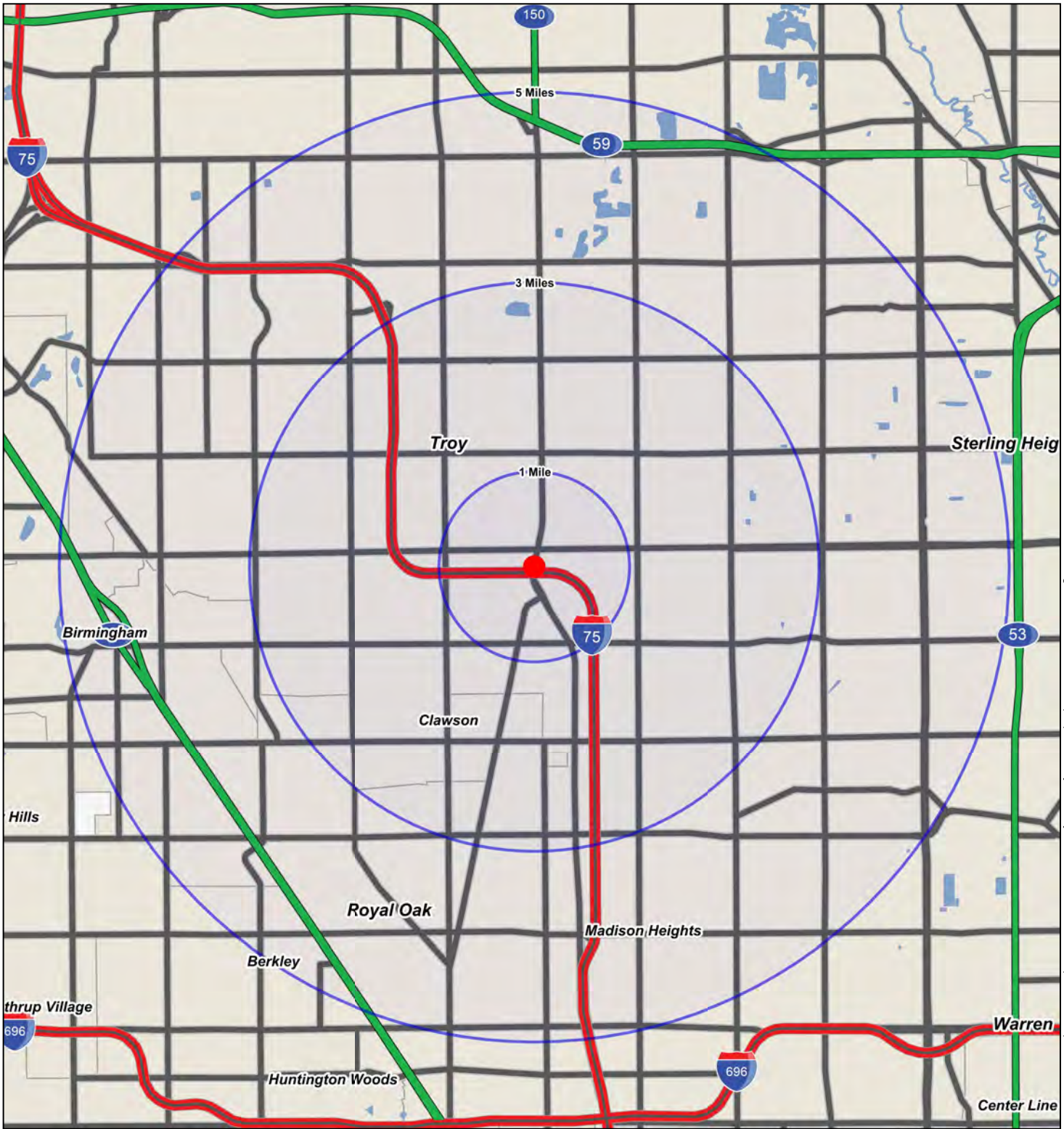
57,000

54,000

53,000

SITE





Lat: 42.295 Lon: 83.604 Zoom: 10.89 mi

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**2850 Rochester Road
Troy, MI**

January 2013

Ludwig & Seeley, Inc.

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5614/-83.1286

RF5

Rochester Road & Big Beaver

	1 mi radius			2 mi radius			3 mi radius		
Population									
Estimated Population (2012)	8,039			33,913			89,550		
Projected Population (2017)	8,050			33,954			89,860		
Forecasted Population (2022)	8,050			33,954			89,870		
Census Population (2010)	8,031			33,879			89,365		
Census Population (2000)	8,049			33,793			89,221		
Projected Annual Growth (2012 to 2017)	11	-		41	-		310	0.1%	
Historical Annual Growth (2010 to 2012)	9	0.1%		34	0.1%		185	0.1%	
Historical Annual Growth (2000 to 2010)	-18	-		85	-		144	-	
Estimated Population Density (2012)	2,560 <i>psm</i>			2,700 <i>psm</i>			3,168 <i>psm</i>		
Trade Area Size	3.14 <i>sq mi</i>			12.56 <i>sq mi</i>			28.26 <i>sq mi</i>		
Households									
Estimated Households (2012)	3,100			13,667			36,348		
Projected Households (2017)	3,165			13,953			37,098		
Forecasted Households (2022)	3,166			13,964			37,120		
Census Households (2010)	3,075			13,558			36,068		
Census Households (2000)	3,205			13,474			36,007		
Estimated Households with Children (2012)	1,144	36.9%		4,535	33.2%		11,056	30.4%	
Estimated Average Household Size (2012)	2.59			2.47			2.45		
Average Household Income									
Estimated Average Household Income (2012)	\$77,143			\$78,052			\$79,180		
Projected Average Household Income (2017)	\$88,423			\$89,694			\$90,015		
Estimated Average Family Income (2012)	\$90,326			\$94,163			\$95,653		
Median Household Income									
Estimated Median Household Income (2012)	\$70,820			\$70,951			\$68,510		
Projected Median Household Income (2017)	\$81,436			\$81,235			\$78,089		
Estimated Median Family Income (2012)	\$86,275			\$88,723			\$84,758		
Per Capita Income									
Estimated Per Capita Income (2012)	\$29,794			\$31,569			\$32,307		
Projected Per Capita Income (2017)	\$34,815			\$36,988			\$37,348		
Estimated Per Capita income 5 Year Growth	\$5,021	16.9%		\$5,419	17.2%		\$5,042	15.6%	
Other Income									
Estimated Median Disposable Income (2012)	\$57,008			\$57,079			\$55,664		
Projected Median Disposable Income (2017)	\$64,713			\$64,785			\$63,263		
Disposable Income Estimated 5 Year Growth	\$7,706	13.5%		\$7,706	13.5%		\$7,599	13.7%	
Estimated Average Household Net Worth (2012)	\$612,931			\$642,162			\$610,957		
Daytime Demos (2012)									
Total Businesses	929			3,264			6,369		
Total Employees	12,413			46,070			86,629		
Company Headquarter Businesses	11	1.2%		55	1.7%		85	1.3%	
Company Headquarter Employees	736	5.9%		4,461	9.7%		7,948	9.2%	
Employee Population per Business	13.4			14.1			13.6		
Residential Population per Business	8.7			10.4			14.1		

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Rochester Road & Big Beaver

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Race & Ethnicity						
White (2012)	5,420	67.4%	25,606	75.5%	69,524	77.6%
Black or African American (2012)	592	7.4%	1,670	4.9%	4,305	4.8%
American Indian or Alaska Native (2012)	40	0.5%	98	0.3%	239	0.3%
Asian (2012)	1,618	20.1%	5,384	15.9%	12,538	14.0%
Hawaiian or Pacific Islander (2012)	1	-	4	-	13	-
Other Race (2012)	25	0.3%	87	0.3%	195	0.2%
Two or More Races (2012)	343	4.3%	1,064	3.1%	2,737	3.1%
Not Hispanic or Latino Population (2012)	7,715	96.0%	32,931	97.1%	87,379	97.6%
Hispanic or Latino Population (2012)	324	4.0%	982	2.9%	2,171	2.4%
Not Hispanic or Latino Population (2017)	7,691	95.5%	32,862	96.8%	87,448	97.3%
Hispanic or Latino Population (2017)	359	4.5%	1,091	3.2%	2,413	2.7%
Not Hispanic or Latino Population (2010)	7,723	96.2%	32,949	97.3%	87,305	97.7%
Hispanic or Latino Population (2010)	308	3.8%	930	2.7%	2,060	2.3%
Not Hispanic or Latino Population (2000)	7,890	98.0%	33,227	98.3%	87,942	98.6%
Hispanic or Latino Population (2000)	158	2.0%	566	1.7%	1,279	1.4%
Projected Hispanic Annual Growth (2012 to 2017)	35	2.1%	110	2.2%	242	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	166	8.7%	416	6.1%	891	5.8%
Age Distribution (2012)						
Age Under 5	578	7.2%	2,003	5.9%	5,182	5.8%
Age 5 to 9 Years	559	6.9%	2,122	6.3%	5,112	5.7%
Age 10 to 14 Years	576	7.2%	2,218	6.5%	5,362	6.0%
Age 15 to 19 Years	510	6.3%	2,025	6.0%	5,335	6.0%
Age 20 to 24 Years	489	6.1%	1,945	5.7%	5,361	6.0%
Age 25 to 29 Years	508	6.3%	2,129	6.3%	6,001	6.7%
Age 30 to 34 Years	647	8.0%	2,360	7.0%	6,311	7.0%
Age 35 to 39 Years	631	7.8%	2,322	6.8%	5,929	6.6%
Age 40 to 44 Years	607	7.6%	2,390	7.0%	5,984	6.7%
Age 45 to 49 Years	595	7.4%	2,588	7.6%	6,431	7.2%
Age 50 to 54 Years	580	7.2%	2,649	7.8%	6,880	7.7%
Age 55 to 59 Years	545	6.8%	2,416	7.1%	6,500	7.3%
Age 60 to 64 Years	387	4.8%	2,035	6.0%	5,647	6.3%
Age 65 to 74 Years	517	6.4%	2,686	7.9%	7,634	8.5%
Age 75 to 84 Years	219	2.7%	1,390	4.1%	3,971	4.4%
Age 85 Years or Over	91	1.1%	634	1.9%	1,912	2.1%
Median Age	36.1		39.4		39.9	
Gender Age Distribution (2012)						
Female Population	4,008	49.9%	17,305	51.0%	45,772	51.1%
Age 0 to 19 Years	1,057	26.4%	4,072	23.5%	10,150	22.2%
Age 20 to 64 Years	2,494	62.2%	10,513	60.7%	27,886	60.9%
Age 65 Years or Over	457	11.4%	2,721	15.7%	7,736	16.9%
Female Median Age	36.8		40.7		41.3	
Male Population	4,032	50.1%	16,607	49.0%	43,778	48.9%
Age 0 to 19 Years	1,167	28.9%	4,297	25.9%	10,840	24.8%
Age 20 to 64 Years	2,495	61.9%	10,321	62.1%	27,158	62.0%
Age 65 Years or Over	370	9.2%	1,989	12.0%	5,780	13.2%
Male Median Age	35.4		37.9		38.3	

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EXPANDED PROFILE

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RF5

Rochester Road & Big Beaver	1 mi radius		2 mi radius		3 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	180	5.8%	831	6.1%	2,376	6.5%
HH Income \$150,000 to \$199,999	164	5.3%	793	5.8%	1,816	5.0%
HH Income \$100,000 to \$149,999	535	17.3%	2,608	19.1%	6,116	16.8%
HH Income \$75,000 to \$99,999	549	17.7%	2,249	16.5%	5,497	15.1%
HH Income \$50,000 to \$74,999	437	14.1%	2,136	15.6%	6,465	17.8%
HH Income \$35,000 to \$49,999	442	14.3%	1,649	12.1%	4,624	12.7%
HH Income \$25,000 to \$34,999	286	9.2%	1,227	9.0%	3,297	9.1%
HH Income \$15,000 to \$24,999	188	6.1%	951	7.0%	2,903	8.0%
HH Income Under \$15,000	319	10.3%	1,224	9.0%	3,253	8.9%
HH Income \$35,000 or More	2,307	74.4%	10,265	75.1%	26,895	74.0%
HH Income \$75,000 or More	1,428	46.1%	6,480	47.4%	15,806	43.5%
Housing (2012)						
Total Housing Units	3,513		14,599		38,869	
Housing Units Occupied	3,100	88.2%	13,667	93.6%	36,348	93.5%
Housing Units Owner-Occupied	1,961	63.3%	9,295	68.0%	23,869	65.7%
Housing Units, Renter-Occupied	1,139	36.7%	4,371	32.0%	12,479	34.3%
Housing Units, Vacant	414	11.8%	932	6.4%	2,521	6.5%
Median Years in Residence	4.4		5.0		5.3	
Marital Status (2012)						
Never Married	1,740	33.1%	7,161	30.7%	19,823	31.8%
Currently Married	2,942	56.0%	13,075	56.1%	33,856	54.4%
Separated	114	2.2%	471	2.0%	1,306	2.1%
Widowed	82	1.6%	646	2.8%	1,910	3.1%
Divorced	372	7.1%	1,936	8.3%	5,354	8.6%
Household Type (2012)						
Population Family	6,536	81.3%	26,895	79.3%	70,436	78.7%
Population Non-Family	1,493	18.6%	6,926	20.4%	18,706	20.9%
Population Group Quarters	10	0.1%	92	0.3%	409	0.5%
Family Households	2,110	68.1%	8,860	64.8%	23,359	64.3%
Non-Family Households	990	31.9%	4,807	35.2%	12,989	35.7%
Married Couple with Children	876	29.8%	3,715	28.4%	8,981	26.5%
Average Family Household Size	3.1		3.0		3.0	
Household Size (2012)						
1 Person Households	811	26.2%	4,004	29.3%	10,878	29.9%
2 Person Households	894	28.8%	4,134	30.2%	11,252	31.0%
3 Person Households	541	17.5%	2,184	16.0%	5,771	15.9%
4 Person Households	564	18.2%	2,141	15.7%	5,162	14.2%
5 Person Households	192	6.2%	808	5.9%	2,113	5.8%
6 or More Person Households	98	3.2%	396	2.9%	1,172	3.2%
Household Vehicles (2012)						
Households with 0 Vehicles Available	192	6.2%	847	6.2%	2,423	6.7%
Households with 1 Vehicles Available	1,230	39.7%	4,808	35.2%	12,951	35.6%
Households with 2 or More Vehicles Available	1,678	54.1%	8,012	58.6%	20,974	57.7%
Total Vehicles Available	5,308		24,471		64,436	
Average Vehicles Per Household	1.7		1.8		1.8	

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RF5

Rochester Road & Big Beaver

	1 mi radius		2 mi radius		3 mi radius	
Labor Force (2012)						
Estimated Labor Population Age 16 Years or Over	6,225		27,174		72,845	
Estimated Civilian Employed	3,691	59.3%	16,108	59.3%	42,210	57.9%
Estimated Civilian Unemployed	532	8.6%	2,497	9.2%	6,676	9.2%
Estimated in Armed Forces	-	-	5	-	32	-
Estimated Not in Labor Force	2,002	32.2%	8,563	31.5%	23,926	32.8%
Unemployment Rate	8.6%		9.2%		9.2%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	3,475		15,805		41,540	
Management, Business, Financial Operations	631	18.2%	2,897	18.3%	6,915	16.6%
Professional, Related	987	28.4%	4,775	30.2%	12,172	29.3%
Service	473	13.6%	2,032	12.9%	6,203	14.9%
Sales, Office	848	24.4%	3,791	24.0%	10,171	24.5%
Farming, Fishing, Forestry	5	0.2%	29	0.2%	53	0.1%
Construct, Extraction, Maintenance	208	6.0%	934	5.9%	2,160	5.2%
Production, Transport Material Moving	323	9.3%	1,346	8.5%	3,867	9.3%
White Collar Workers	71.0%		72.5%		70.4%	
Blue Collar Workers	29.0%		27.5%		29.6%	
Consumer Expenditure (2012)						
Total Household Expenditure	\$181 M		\$806 M		\$2.15 B	
Total Non-Retail Expenditure	\$105 M	57.8%	\$465 M	57.7%	\$1.24 B	57.7%
Total Retail Expenditure	\$76.6 M	42.2%	\$341 M	42.3%	\$910 M	42.3%
Apparel	\$8.71 M	4.8%	\$38.6 M	4.8%	\$103 M	4.8%
Contributions	\$7.08 M	3.9%	\$31.9 M	4.0%	\$85.6 M	4.0%
Education	\$4.67 M	2.6%	\$20.9 M	2.6%	\$55.7 M	2.6%
Entertainment	\$10.2 M	5.6%	\$45.4 M	5.6%	\$121 M	5.6%
Food and Beverages	\$27.3 M	15.0%	\$121 M	15.0%	\$323 M	15.0%
Furnishings and Equipment	\$8.21 M	4.5%	\$36.5 M	4.5%	\$97.0 M	4.5%
Gifts	\$4.99 M	2.8%	\$22.5 M	2.8%	\$60.0 M	2.8%
Health Care	\$10.7 M	5.9%	\$47.6 M	5.9%	\$127 M	5.9%
Household Operations	\$6.80 M	3.7%	\$30.3 M	3.8%	\$80.7 M	3.8%
Miscellaneous Expenses	\$2.97 M	1.6%	\$13.2 M	1.6%	\$35.3 M	1.6%
Personal Care	\$2.63 M	1.4%	\$11.6 M	1.4%	\$31.1 M	1.4%
Personal Insurance	\$1.94 M	1.1%	\$8.67 M	1.1%	\$23.2 M	1.1%
Reading	\$597 K	0.3%	\$2.66 M	0.3%	\$7.10 M	0.3%
Shelter	\$35.1 M	19.4%	\$157 M	19.4%	\$418 M	19.4%
Tobacco	\$1.10 M	0.6%	\$4.80 M	0.6%	\$12.9 M	0.6%
Transportation	\$36.1 M	19.9%	\$160 M	19.8%	\$425 M	19.8%
Utilities	\$12.3 M	6.8%	\$54.3 M	6.7%	\$145 M	6.8%
Educational Attainment (2012)						
Adult Population Age 25 Years or Over	5,327		23,599		63,199	
Elementary (Grade Level 0 to 8)	200	3.8%	665	2.8%	2,851	4.5%
Some High School (Grade Level 9 to 11)	277	5.2%	1,189	5.0%	3,579	5.7%
High School Graduate	1,371	25.7%	5,238	22.2%	14,168	22.4%
Some College	849	15.9%	4,383	18.6%	11,348	18.0%
Associate Degree Only	284	5.3%	1,911	8.1%	4,874	7.7%
Bachelor Degree Only	1,252	23.5%	6,037	25.6%	15,913	25.2%
Graduate Degree	1,094	20.5%	4,178	17.7%	10,465	16.6%

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	1 mi radius		2 mi radius		3 mi radius	
Units In Structure (2010)						
1 Detached Unit	2,015	65.5%	9,720	71.7%	24,537	68.0%
1 Attached Unit	81	2.6%	569	4.2%	1,955	5.4%
2 to 4 Units	110	3.6%	415	3.1%	1,722	4.8%
5 to 9 Units	395	12.8%	1,216	9.0%	3,516	9.7%
10 to 19 Units	168	5.5%	602	4.4%	1,587	4.4%
20 to 49 Units	19	0.6%	75	0.6%	470	1.3%
50 or More Units	55	1.8%	671	4.9%	1,854	5.1%
Mobile Home or Trailer	232	7.5%	290	2.1%	425	1.2%
Other Structure	-	-	-	-	1	-
Homes Built By Year (2010)						
Homes Built 2005 or later	77	2.5%	330	2.4%	800	2.2%
Homes Built 2000 to 2004	188	6.1%	650	4.8%	1,674	4.6%
Homes Built 1990 to 1999	356	11.6%	1,709	12.6%	3,782	10.5%
Homes Built 1980 to 1989	338	11.0%	1,278	9.4%	3,756	10.4%
Homes Built 1970 to 1979	902	29.4%	3,898	28.7%	10,106	28.0%
Homes Built 1960 to 1969	395	12.8%	2,019	14.9%	5,955	16.5%
Homes Built 1950 to 1959	411	13.4%	2,108	15.6%	5,701	15.8%
Homes Built Before 1949	407	13.2%	1,567	11.6%	4,293	11.9%
Home Values (2010)						
Home Values \$1,000,000 or More	13	0.6%	42	0.4%	94	0.4%
Home Values \$500,000 to \$999,999	18	0.9%	128	1.3%	415	1.7%
Home Values \$400,000 to \$499,999	32	1.6%	194	2.0%	489	2.0%
Home Values \$300,000 to \$399,999	153	7.6%	698	7.3%	1,651	6.7%
Home Values \$200,000 to \$299,999	484	24.0%	2,137	22.4%	5,081	20.7%
Home Values \$150,000 to \$199,999	388	19.2%	2,303	24.1%	6,282	25.6%
Home Values \$100,000 to \$149,999	288	14.3%	1,684	17.6%	4,709	19.2%
Home Values \$70,000 to \$99,999	203	10.0%	1,012	10.6%	2,468	10.0%
Home Values \$50,000 to \$69,999	84	4.2%	422	4.4%	1,210	4.9%
Home Values \$25,000 to \$49,999	97	4.8%	445	4.7%	1,094	4.5%
Home Values Under \$25,000	257	12.7%	493	5.2%	1,090	4.4%
Owner-Occupied Median Home Value	\$149,399		\$166,608		\$167,585	
Renter-Occupied Median Rent	\$815		\$780		\$792	
Transportation To Work (2010)						
Drive to Work Alone	3,035	89.0%	13,514	87.3%	35,208	86.9%
Drive to Work in Carpool	220	6.5%	1,050	6.8%	2,820	7.0%
Travel to Work by Public Transportation	15	0.5%	97	0.6%	383	0.9%
Drive to Work on Motorcycle	2	0.1%	6	-	6	-
Walk or Bicycle to Work	41	1.2%	176	1.1%	544	1.3%
Other Means	5	0.1%	26	0.2%	128	0.3%
Work at Home	93	2.7%	612	4.0%	1,443	3.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	781	23.5%	3,906	26.3%	10,160	26.0%
Travel to Work in 15 to 29 Minutes	1,352	40.7%	5,927	39.9%	15,734	40.3%
Travel to Work in 30 to 59 Minutes	1,033	31.1%	4,495	30.2%	11,784	30.1%
Travel to Work in 60 Minutes or More	153	4.6%	541	3.6%	1,410	3.6%
Average Minutes Travel to Work	22.2		21.5		21.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.