

TROYGATE II

2810 - 2820 ROCHESTER ROAD

TROY, MICHIGAN

FOR LEASE

BUILDING SIZE:
6,600 SQ. FT.

BUILDING DIMENSIONS:
75' X 88'

AVAILABLE SPACE:
3,300 SQ. FT. (44'X75')

ZONING:
B-3 GENERAL BUSINESS

TRAFFIC COUNTS:
ROCHESTER 2-WAY @
BIG BEAVER: 54,709 ADT

BIG BEAVER 2-WAY @ BIG
BEAVER: 55,280 ADT

I-75 @ ROCHESTER:
102,700 ADT



CONTACT:
KENT BUTLER
KBUTLER@LUDWIGSEELEY.COM



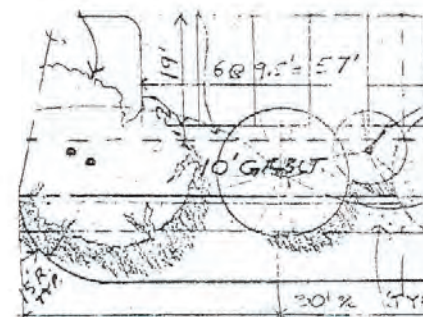
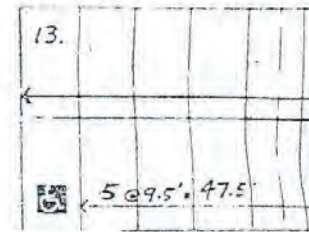
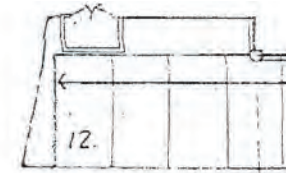
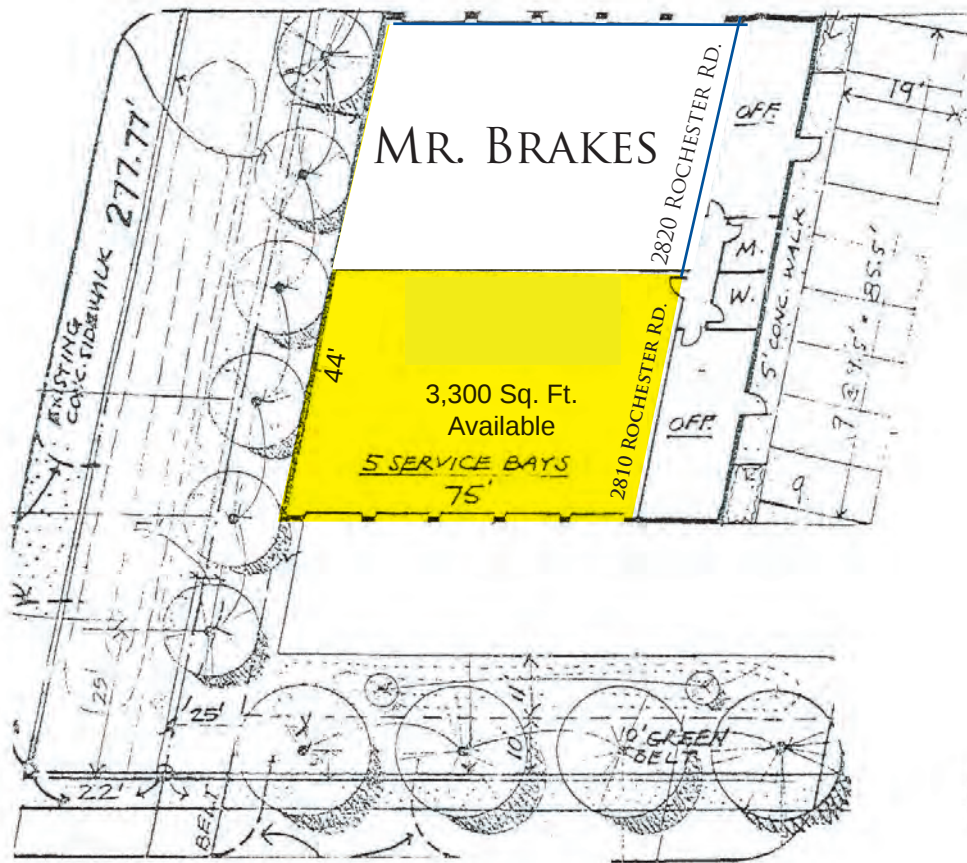
JOIN MR. BRAKES
FORMER AUTOMOTIVE REPAIR FACILITY
EXCELLENT SIGNAGE

SERVICE BUILDING LOCATED AT
INTERSECTION OF I-75 SERVICE DRIVE
& ROCHESTER ROAD

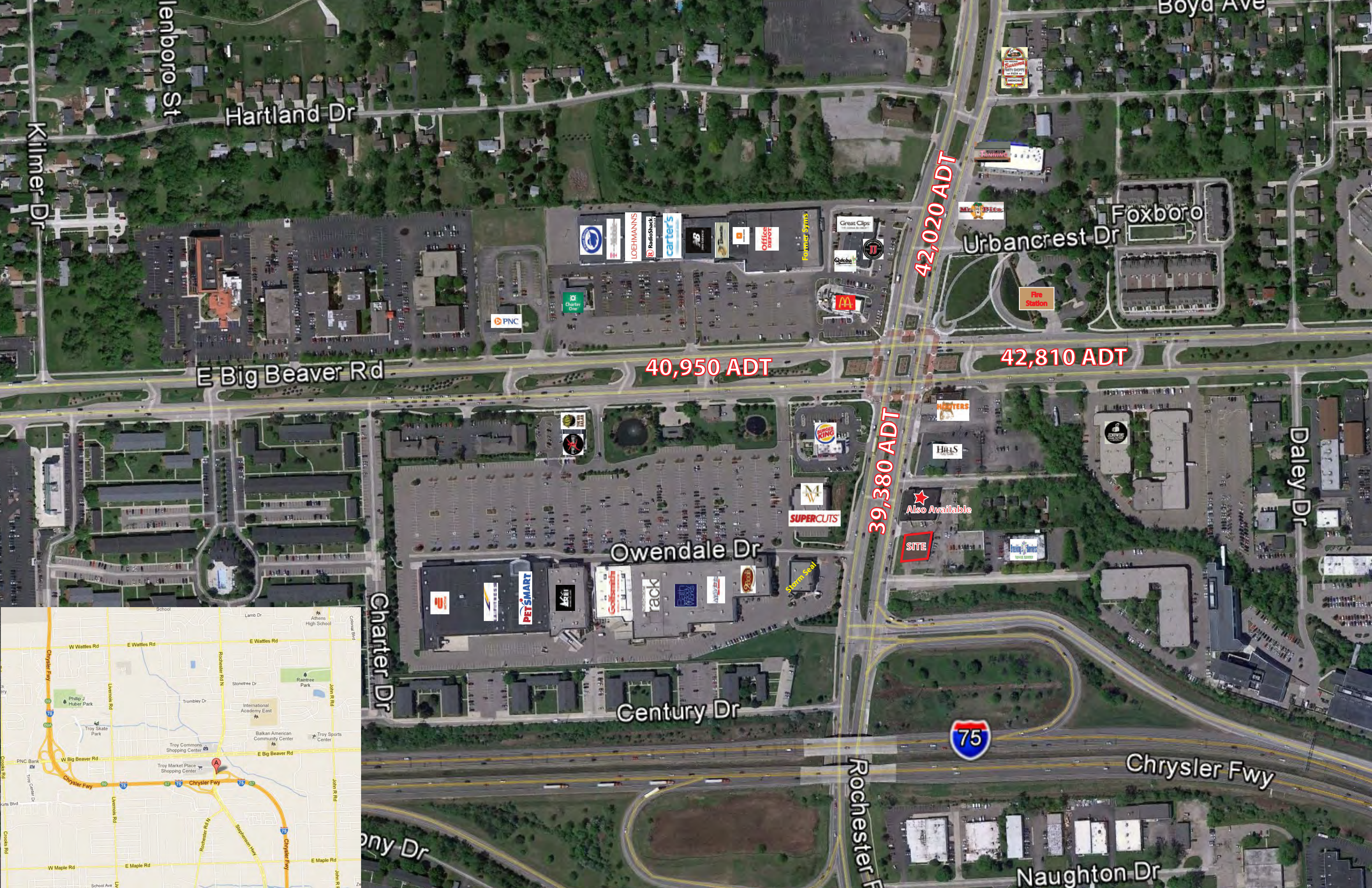
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	8,249	88,945	252,587
	AVERAGE INCOME	\$79,435	\$80,302	\$90,449
	HOUSEHOLDS	3,149	35,867	103,005

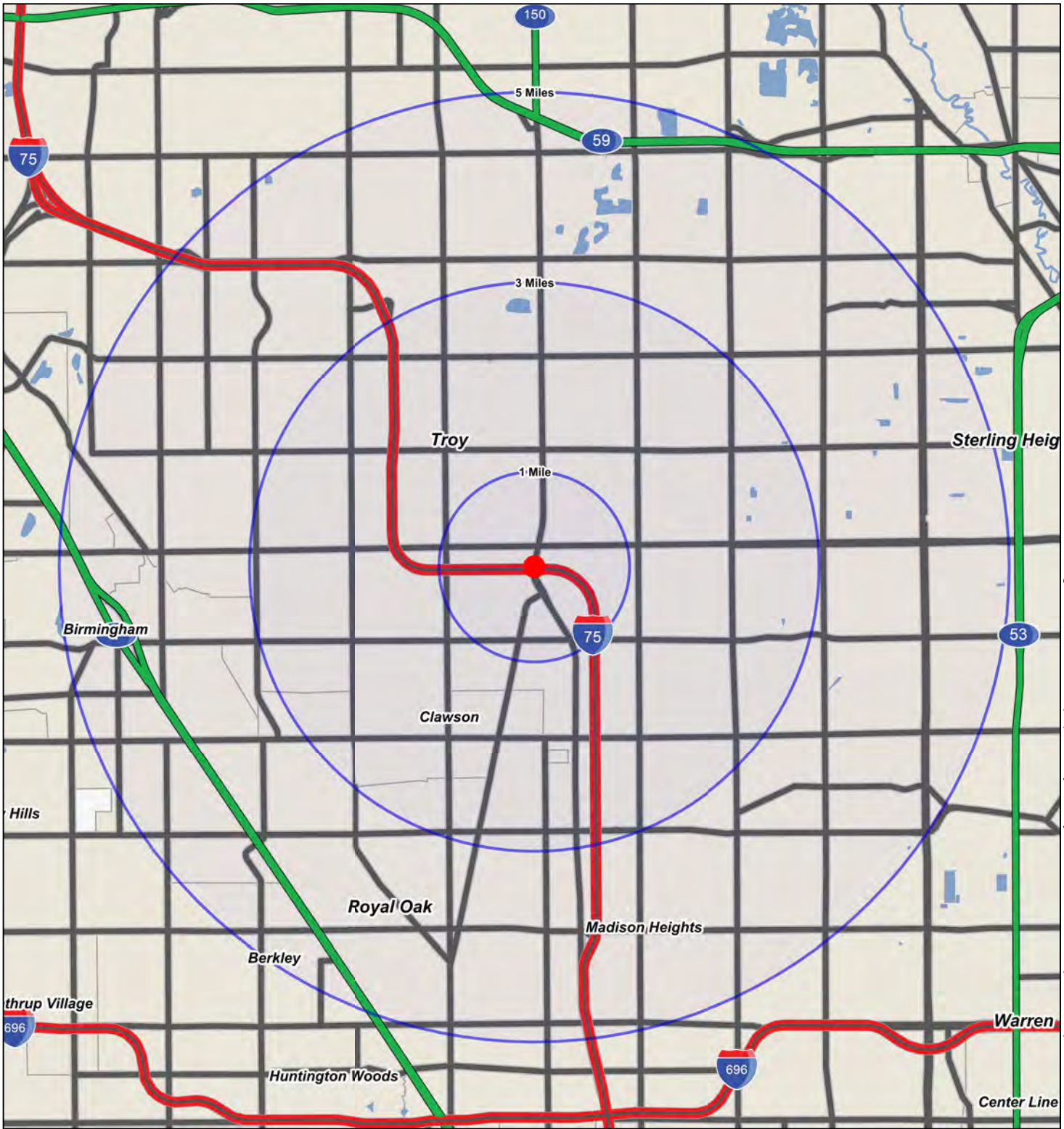
Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



SERVICE BUILDING
2810 ROCHESTER RD.
TROY, MICHIGAN





Lat: 43.1297 Lon: 42.5599 Zoom: 10.89 mi

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**2810 Rochester Road
Troy, MI**

January 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5627/-83.1286

RF5

Rochester Road & Big Beaver, Troy	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	8,249	88,945	252,587
Projected Population (2017)	8,260	89,258	253,829
Forecasted Population (2022)	8,260	89,268	253,873
Census Population (2010)	8,240	88,760	251,912
Census Population (2000)	8,259	88,687	250,776
Projected Annual Growth (2012 to 2017)	11 -	313 0.1%	1,242 0.1%
Historical Annual Growth (2010 to 2012)	9 0.1%	185 0.1%	675 0.1%
Historical Annual Growth (2000 to 2010)	-19 -	73 -	1,136 -
Estimated Population Density (2012)	2,627 psm	3,147 psm	3,217 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	3,149	35,867	103,005
Projected Households (2017)	3,215	36,606	105,102
Forecasted Households (2022)	3,217	36,628	105,154
Census Households (2010)	3,124	35,590	102,221
Census Households (2000)	3,238	35,490	101,217
Estimated Households with Children (2012)	1,172 37.2%	11,023 30.7%	29,960 29.1%
Estimated Average Household Size (2012)	2.62	2.47	2.44
Average Household Income			
Estimated Average Household Income (2012)	\$79,435	\$80,302	\$90,449
Projected Average Household Income (2017)	\$90,988	\$91,256	\$101,576
Estimated Average Family Income (2012)	\$92,371	\$96,648	\$109,684
Median Household Income			
Estimated Median Household Income (2012)	\$73,116	\$69,652	\$75,864
Projected Median Household Income (2017)	\$84,145	\$79,381	\$86,199
Estimated Median Family Income (2012)	\$88,144	\$85,831	\$95,908
Per Capita Income			
Estimated Per Capita Income (2012)	\$30,372	\$32,544	\$37,106
Projected Per Capita Income (2017)	\$35,468	\$37,606	\$42,306
Estimated Per Capita income 5 Year Growth	\$5,095 16.8%	\$5,062 15.6%	\$5,199 14.0%
Other Income			
Estimated Median Disposable Income (2012)	\$58,567	\$56,543	\$61,615
Projected Median Disposable Income (2017)	\$66,645	\$64,428	\$68,950
Disposable Income Estimated 5 Year Growth	\$8,078 13.8%	\$7,885 13.9%	\$7,335 11.9%
Estimated Average Household Net Worth (2012)	\$627,242	\$618,373	\$650,953
Daytime Demos (2012)			
Total Businesses	905	6,315	14,693
Total Employees	11,699	86,239	203,649
Company Headquarter Businesses	10 1.1%	85 1.3%	167 1.1%
Company Headquarter Employees	633 5.4%	8,149 9.4%	28,120 13.8%
Employee Population per Business	12.9	13.7	13.9
Residential Population per Business	9.1	14.1	17.2

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Lat/Lon: 42.5627/-83.1286

RF5

Rochester Road & Big Beaver, Troy

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	5,589	67.8%	69,038	77.6%	207,319	82.1%
Black or African American (2012)	595	7.2%	4,184	4.7%	12,352	4.9%
American Indian or Alaska Native (2012)	40	0.5%	235	0.3%	679	0.3%
Asian (2012)	1,652	20.0%	12,572	14.1%	24,745	9.8%
Hawaiian or Pacific Islander (2012)	1	-	10	-	45	-
Other Race (2012)	25	0.3%	193	0.2%	453	0.2%
Two or More Races (2012)	347	4.2%	2,713	3.1%	6,993	2.8%
Not Hispanic or Latino Population (2012)	7,922	96.0%	86,799	97.6%	247,133	97.8%
Hispanic or Latino Population (2012)	327	4.0%	2,146	2.4%	5,454	2.2%
Not Hispanic or Latino Population (2017)	7,897	95.6%	86,873	97.3%	247,780	97.6%
Hispanic or Latino Population (2017)	362	4.4%	2,386	2.7%	6,049	2.4%
Not Hispanic or Latino Population (2010)	7,930	96.2%	86,723	97.7%	246,728	97.9%
Hispanic or Latino Population (2010)	310	3.8%	2,037	2.3%	5,184	2.1%
Not Hispanic or Latino Population (2000)	8,100	98.1%	87,418	98.6%	247,390	98.6%
Hispanic or Latino Population (2000)	160	1.9%	1,269	1.4%	3,386	1.4%
Projected Hispanic Annual Growth (2012 to 2017)	35	2.2%	239	2.2%	596	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	168	8.7%	877	5.8%	2,068	5.1%

Age Distribution (2012)

Age Under 5	588	7.1%	5,120	5.8%	14,372	5.7%
Age 5 to 9 Years	579	7.0%	5,106	5.7%	14,088	5.6%
Age 10 to 14 Years	598	7.2%	5,379	6.0%	14,979	5.9%
Age 15 to 19 Years	528	6.4%	5,340	6.0%	15,386	6.1%
Age 20 to 24 Years	497	6.0%	5,296	6.0%	15,104	6.0%
Age 25 to 29 Years	511	6.2%	5,860	6.6%	16,500	6.5%
Age 30 to 34 Years	646	7.8%	6,186	7.0%	16,854	6.7%
Age 35 to 39 Years	641	7.8%	5,857	6.6%	16,226	6.4%
Age 40 to 44 Years	625	7.6%	5,952	6.7%	16,951	6.7%
Age 45 to 49 Years	613	7.4%	6,417	7.2%	18,702	7.4%
Age 50 to 54 Years	604	7.3%	6,869	7.7%	20,188	8.0%
Age 55 to 59 Years	571	6.9%	6,495	7.3%	19,128	7.6%
Age 60 to 64 Years	411	5.0%	5,657	6.4%	15,898	6.3%
Age 65 to 74 Years	530	6.4%	7,614	8.6%	20,809	8.2%
Age 75 to 84 Years	217	2.6%	3,917	4.4%	11,619	4.6%
Age 85 Years or Over	92	1.1%	1,879	2.1%	5,783	2.3%
Median Age	36.3		40.0		40.2	

Gender Age Distribution (2012)

Female Population	4,108	49.8%	45,428	51.1%	129,443	51.2%
Age 0 to 19 Years	1,090	26.5%	10,119	22.3%	28,597	22.1%
Age 20 to 64 Years	2,558	62.3%	27,657	60.9%	79,032	61.1%
Age 65 Years or Over	460	11.2%	7,652	16.8%	21,814	16.9%
Female Median Age	36.9		41.3		41.5	
Male Population	4,141	50.2%	43,517	48.9%	123,144	48.8%
Age 0 to 19 Years	1,202	29.0%	10,827	24.9%	30,227	24.5%
Age 20 to 64 Years	2,560	61.8%	26,932	61.9%	76,519	62.1%
Age 65 Years or Over	379	9.2%	5,758	13.2%	16,397	13.3%
Male Median Age	35.6		38.5		38.8	

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EXPANDED PROFILE

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Lat/Lon: 42.5627/-83.1286

RF5

Rochester Road & Big Beaver, Troy

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	195	6.2%	2,421	6.8%	9,110	8.8%
HH Income \$150,000 to \$199,999	175	5.5%	1,841	5.1%	5,696	5.5%
HH Income \$100,000 to \$149,999	564	17.9%	6,115	17.0%	17,497	17.0%
HH Income \$75,000 to \$99,999	569	18.1%	5,453	15.2%	15,051	14.6%
HH Income \$50,000 to \$74,999	432	13.7%	6,341	17.7%	18,259	17.7%
HH Income \$35,000 to \$49,999	441	14.0%	4,548	12.7%	12,673	12.3%
HH Income \$25,000 to \$34,999	286	9.1%	3,212	9.0%	8,836	8.6%
HH Income \$15,000 to \$24,999	182	5.8%	2,821	7.9%	7,918	7.7%
HH Income Under \$15,000	305	9.7%	3,114	8.7%	7,964	7.7%
HH Income \$35,000 or More	2,376	75.4%	26,720	74.5%	78,287	76.0%
HH Income \$75,000 or More	1,503	47.7%	15,831	44.1%	47,355	46.0%

Housing (2012)

Total Housing Units	3,555		38,331		109,492	
Housing Units Occupied	3,149	88.6%	35,867	93.6%	103,005	94.1%
Housing Units Owner-Occupied	2,040	64.8%	23,828	66.4%	72,831	70.7%
Housing Units, Renter-Occupied	1,110	35.2%	12,039	33.6%	30,174	29.3%
Housing Units, Vacant	406	11.4%	2,464	6.4%	6,488	5.9%
Median Years in Residence	4.5		5.4		5.4	

Marital Status (2012)

Never Married	1,762	32.7%	19,602	31.7%	57,905	32.8%
Currently Married	3,066	56.8%	33,859	54.7%	95,679	54.1%
Separated	121	2.2%	1,268	2.1%	3,802	2.2%
Widowed	77	1.4%	1,855	3.0%	4,746	2.7%
Divorced	367	6.8%	5,263	8.5%	14,672	8.3%

Household Type (2012)

Population Family	6,758	81.9%	70,346	79.1%	197,769	78.3%
Population Non-Family	1,482	18.0%	18,209	20.5%	53,610	21.2%
Population Group Quarters	9	0.1%	390	0.4%	1,208	0.5%
Family Households	2,177	69.1%	23,290	64.9%	66,052	64.1%
Non-Family Households	972	30.9%	12,577	35.1%	36,953	35.9%
Married Couple with Children	916	29.9%	8,980	26.5%	24,026	25.1%
Average Family Household Size	3.1		3.0		3.0	

Household Size (2012)

1 Person Households	797	25.3%	10,541	29.4%	30,830	29.9%
2 Person Households	910	28.9%	11,121	31.0%	32,812	31.9%
3 Person Households	556	17.7%	5,740	16.0%	15,836	15.4%
4 Person Households	585	18.6%	5,164	14.4%	14,194	13.8%
5 Person Households	199	6.3%	2,120	5.9%	6,001	5.8%
6 or More Person Households	102	3.2%	1,181	3.3%	3,331	3.2%

Household Vehicles (2012)

Households with 0 Vehicles Available	186	5.9%	2,335	6.5%	6,094	5.9%
Households with 1 Vehicles Available	1,200	38.1%	12,610	35.2%	35,782	34.7%
Households with 2 or More Vehicles Available	1,762	56.0%	20,922	58.3%	61,128	59.3%
Total Vehicles Available	5,484		64,008		185,249	
Average Vehicles Per Household	1.7		1.8		1.8	

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EXPANDED PROFILE

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Lat/Lon: 42.5627/-83.1286

RF5

Rochester Road & Big Beaver, Troy

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	6,379		72,283		206,034	
Estimated Civilian Employed	3,793	59.5%	41,934	58.0%	120,794	58.6%
Estimated Civilian Unemployed	533	8.4%	6,594	9.1%	17,433	8.5%
Estimated in Armed Forces	-	-	32	-	72	-
Estimated Not in Labor Force	2,053	32.2%	23,723	32.8%	67,735	32.9%
Unemployment Rate	8.4%		9.1%		8.5%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,579		41,233		118,667	
Management, Business, Financial Operations	653	18.2%	6,887	16.7%	21,341	18.0%
Professional, Related	1,016	28.4%	12,094	29.3%	33,515	28.2%
Service	484	13.5%	6,114	14.8%	16,832	14.2%
Sales, Office	881	24.6%	10,097	24.5%	29,694	25.0%
Farming, Fishing, Forestry	5	0.2%	53	0.1%	153	0.1%
Construct, Extraction, Maintenance	211	5.9%	2,144	5.2%	6,048	5.1%
Production, Transport Material Moving	329	9.2%	3,843	9.3%	11,085	9.3%
White Collar Workers		71.2%		70.5%		71.2%
Blue Collar Workers		28.8%		29.5%		28.8%

Consumer Expenditure (2012)

Total Household Expenditure	\$188 M		\$2.14 B		\$6.71 B	
Total Non-Retail Expenditure	\$109 M	57.8%	\$1.24 B	57.7%	\$3.87 B	57.7%
Total Retail Expenditure	\$79.5 M	42.2%	\$907 M	42.3%	\$2.83 B	42.3%
Apparel	\$9.04 M	4.8%	\$103 M	4.8%	\$323 M	4.8%
Contributions	\$7.40 M	3.9%	\$85.7 M	4.0%	\$279 M	4.2%
Education	\$4.88 M	2.6%	\$55.7 M	2.6%	\$179 M	2.7%
Entertainment	\$10.6 M	5.6%	\$121 M	5.6%	\$378 M	5.6%
Food and Beverages	\$28.3 M	15.0%	\$322 M	15.0%	\$998 M	14.9%
Furnishings and Equipment	\$8.55 M	4.5%	\$96.8 M	4.5%	\$305 M	4.5%
Gifts	\$5.21 M	2.8%	\$60.0 M	2.8%	\$192 M	2.9%
Health Care	\$11.1 M	5.9%	\$127 M	5.9%	\$392 M	5.8%
Household Operations	\$7.09 M	3.8%	\$80.7 M	3.8%	\$257 M	3.8%
Miscellaneous Expenses	\$3.08 M	1.6%	\$35.2 M	1.6%	\$109 M	1.6%
Personal Care	\$2.72 M	1.4%	\$30.9 M	1.4%	\$96.4 M	1.4%
Personal Insurance	\$2.02 M	1.1%	\$23.2 M	1.1%	\$74.2 M	1.1%
Reading	\$620 K	0.3%	\$7.07 M	0.3%	\$22.1 M	0.3%
Shelter	\$36.5 M	19.4%	\$416 M	19.4%	\$1.31 B	19.5%
Tobacco	\$1.13 M	0.6%	\$12.8 M	0.6%	\$38.8 M	0.6%
Transportation	\$37.4 M	19.9%	\$423 M	19.7%	\$1.31 B	19.6%
Utilities	\$12.7 M	6.8%	\$145 M	6.7%	\$446 M	6.6%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	5,460		62,704		178,658	
Elementary (Grade Level 0 to 8)	191	3.5%	2,826	4.5%	7,045	3.9%
Some High School (Grade Level 9 to 11)	293	5.4%	3,490	5.6%	10,087	5.6%
High School Graduate	1,394	25.5%	14,028	22.4%	39,341	22.0%
Some College	858	15.7%	11,187	17.8%	32,157	18.0%
Associate Degree Only	282	5.2%	4,823	7.7%	13,754	7.7%
Bachelor Degree Only	1,320	24.2%	15,868	25.3%	44,530	24.9%
Graduate Degree	1,122	20.6%	10,482	16.7%	31,745	17.8%

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RF5

Rochester Road & Big Beaver, Troy						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	2,096	67.1%	24,487	68.8%	74,215	72.6%
1 Attached Unit	79	2.5%	1,932	5.4%	5,736	5.6%
2 to 4 Units	107	3.4%	1,662	4.7%	4,309	4.2%
5 to 9 Units	385	12.3%	3,338	9.4%	7,298	7.1%
10 to 19 Units	161	5.1%	1,515	4.3%	3,363	3.3%
20 to 49 Units	19	0.6%	458	1.3%	1,564	1.5%
50 or More Units	53	1.7%	1,777	5.0%	4,049	4.0%
Mobile Home or Trailer	225	7.2%	421	1.2%	1,687	1.7%
Other Structure	-	-	1	-	1	-
Homes Built By Year (2010)						
Homes Built 2005 or later	74	2.4%	795	2.2%	2,956	2.9%
Homes Built 2000 to 2004	190	6.1%	1,663	4.7%	4,963	4.9%
Homes Built 1990 to 1999	361	11.5%	3,798	10.7%	11,192	10.9%
Homes Built 1980 to 1989	341	10.9%	3,767	10.6%	10,057	9.8%
Homes Built 1970 to 1979	957	30.6%	10,119	28.4%	20,917	20.5%
Homes Built 1960 to 1969	394	12.6%	5,775	16.2%	15,890	15.5%
Homes Built 1950 to 1959	401	12.8%	5,497	15.4%	19,760	19.3%
Homes Built Before 1949	406	13.0%	4,177	11.7%	16,486	16.1%
Home Values (2010)						
Home Values \$1,000,000 or More	14	0.7%	93	0.4%	528	0.7%
Home Values \$500,000 to \$999,999	19	0.9%	423	1.7%	2,074	2.8%
Home Values \$400,000 to \$499,999	35	1.7%	498	2.0%	1,834	2.4%
Home Values \$300,000 to \$399,999	166	7.9%	1,681	6.8%	5,704	7.6%
Home Values \$200,000 to \$299,999	525	25.0%	5,149	21.0%	14,625	19.5%
Home Values \$150,000 to \$199,999	396	18.9%	6,211	25.3%	17,250	23.0%
Home Values \$100,000 to \$149,999	296	14.1%	4,649	18.9%	14,533	19.4%
Home Values \$70,000 to \$99,999	208	9.9%	2,459	10.0%	7,920	10.5%
Home Values \$50,000 to \$69,999	88	4.2%	1,198	4.9%	3,770	5.0%
Home Values \$25,000 to \$49,999	98	4.7%	1,093	4.5%	3,385	4.5%
Home Values Under \$25,000	252	12.0%	1,084	4.4%	3,456	4.6%
Owner-Occupied Median Home Value	\$153,659		\$168,537		\$170,044	
Renter-Occupied Median Rent	\$829		\$798		\$819	
Transportation To Work (2010)						
Drive to Work Alone	3,142	89.3%	34,923	86.8%	100,902	87.0%
Drive to Work in Carpool	219	6.2%	2,813	7.0%	7,690	6.6%
Travel to Work by Public Transportation	16	0.4%	377	0.9%	890	0.8%
Drive to Work on Motorcycle	3	0.1%	6	-	22	-
Walk or Bicycle to Work	41	1.2%	533	1.3%	1,840	1.6%
Other Means	5	0.1%	125	0.3%	388	0.3%
Work at Home	92	2.6%	1,445	3.6%	4,261	3.7%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	805	23.5%	10,023	25.8%	28,655	25.6%
Travel to Work in 15 to 29 Minutes	1,399	40.8%	15,654	40.4%	45,687	40.9%
Travel to Work in 30 to 59 Minutes	1,053	30.7%	11,687	30.1%	33,355	29.9%
Travel to Work in 60 Minutes or More	169	4.9%	1,412	3.6%	4,036	3.6%
Average Minutes Travel to Work	22.2		21.5		21.6	

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