

Century Plaza 3614-3674 Rochester Rd. Troy, Michigan

Space For Lease

Space Size:
1,260 - 3,880 Sq. Ft.

Building Size:
33,616 Sq. Ft.

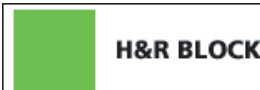
Available:
Immediately

Zoning:
Commercial



Restaurant End Cap Available
Excellent Demographics
Superb Daytime Population
Pylon Signage Available

Join:



Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	18,501	63,308	215,670
Average Income	\$96,390	\$78,737	\$75,073
Households	7,245	26,783	85,560

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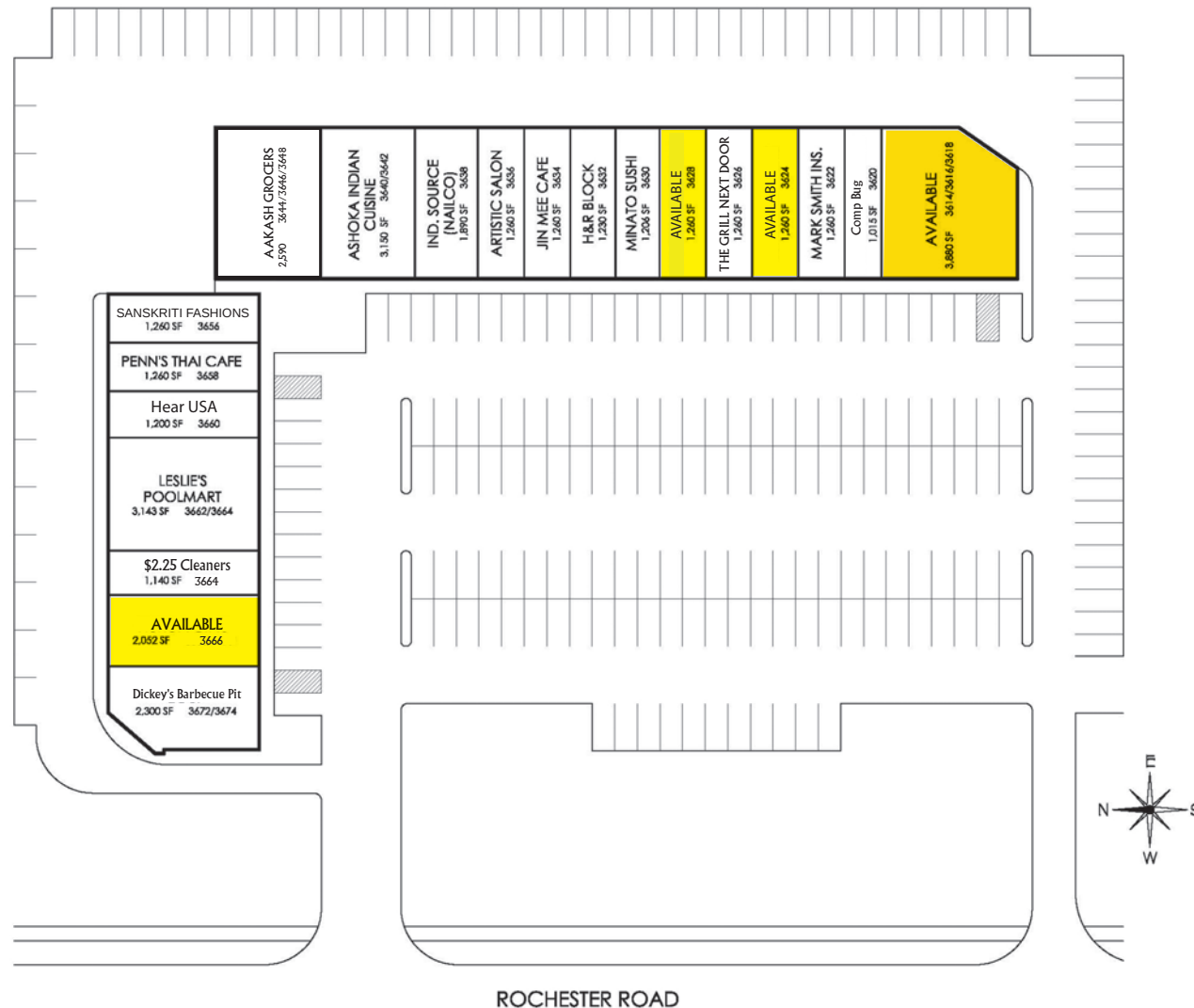
Ludwig & Seeley

REAL ESTATE

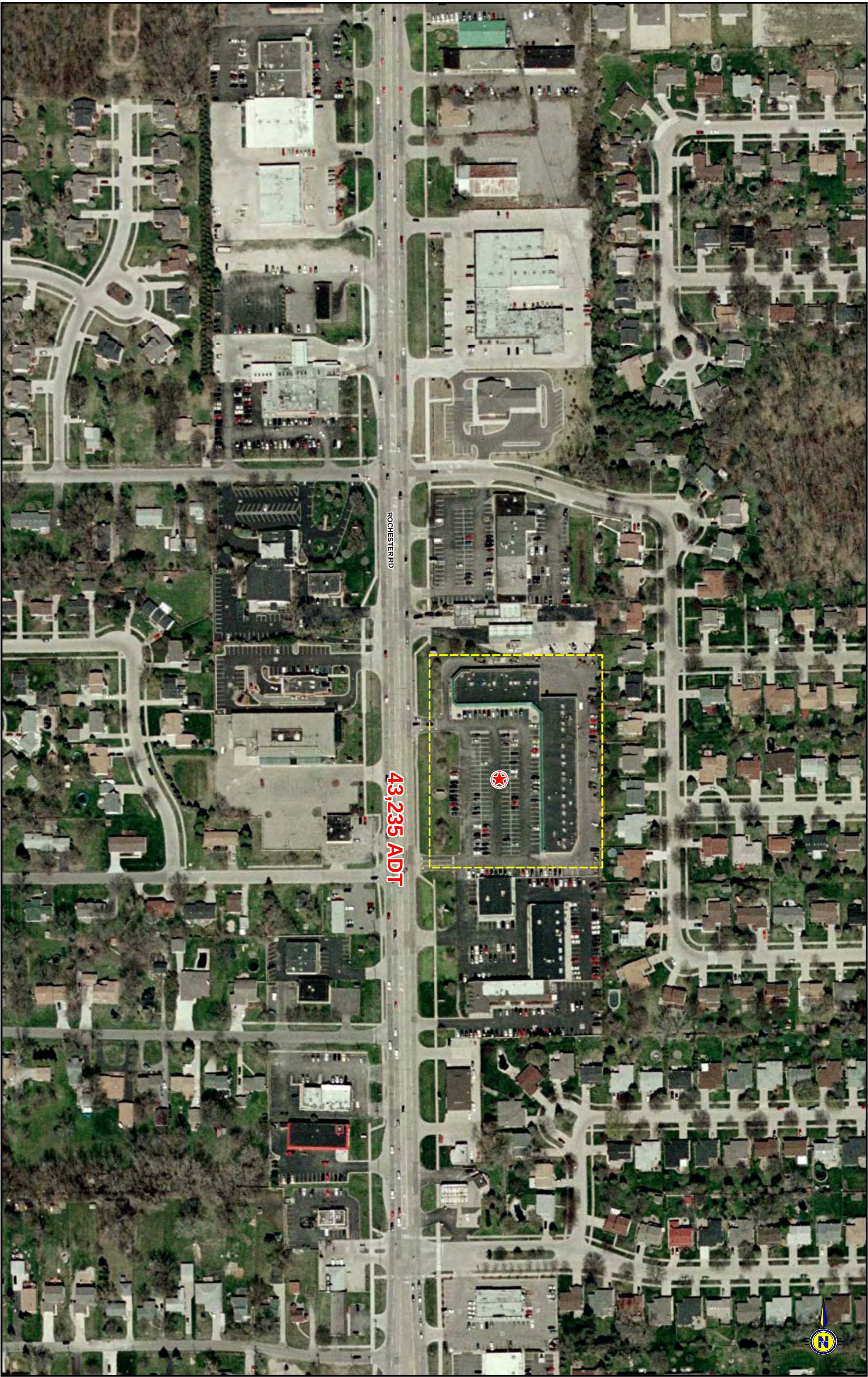
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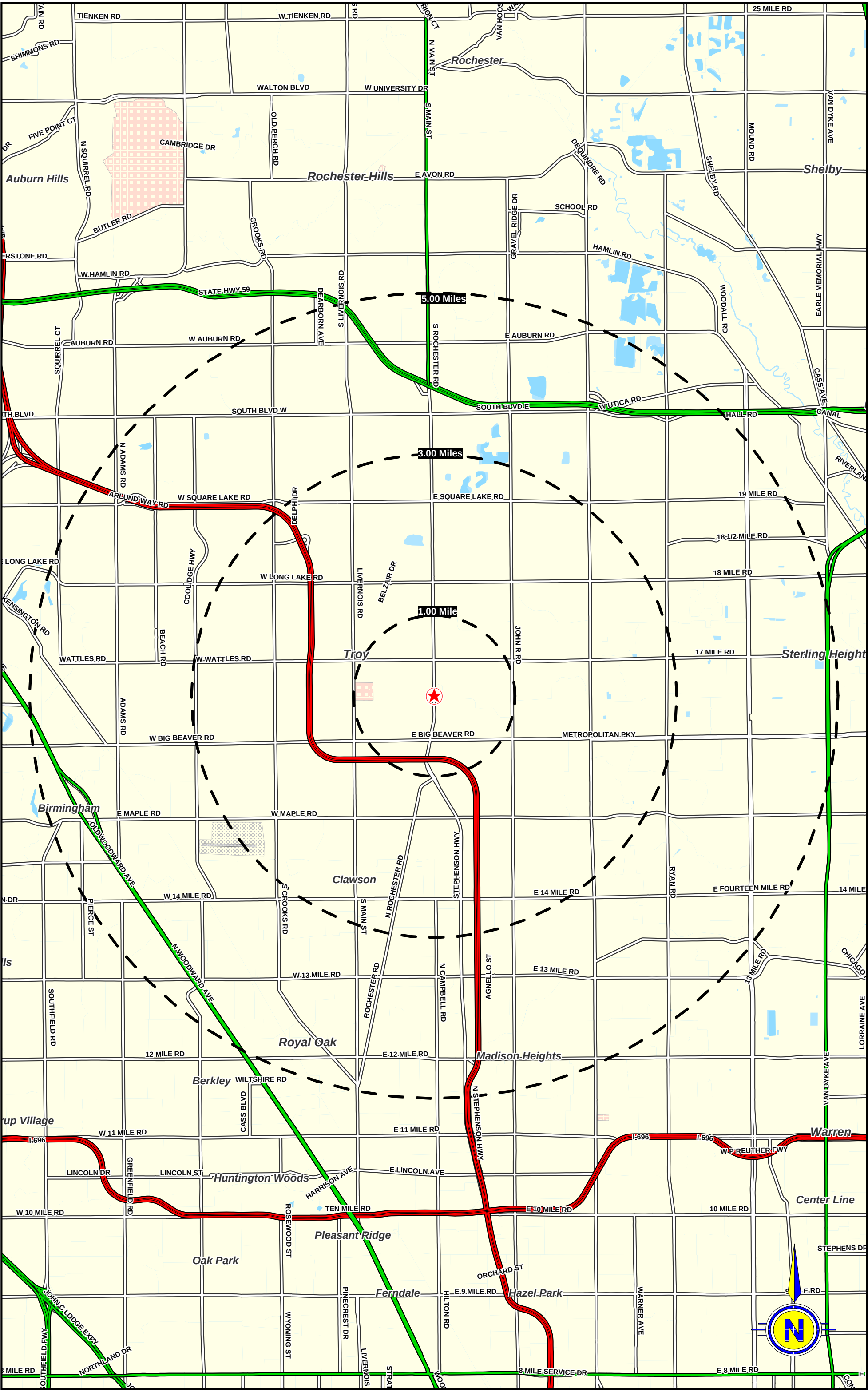
Century Plaza
3614-3674 Rochester Rd.
Troy, Michigan



ROCHESTER RD

43,235 ADT





Site_18	3614 Rochester Rd	3614 Rochester Rd	3614 Rochester Rd	
Latitude: 42.57179	Troy, MI 48083-5213	Troy, MI 48083-5213	Troy, MI 48083-5213	
Longitude: -83.12682	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles	
	2000 Total Population	9,048	82,137	233,560
	2000 Group Quarters	5	457	1,461
	2009 Total Population	9,271	83,266	239,127
	2014 Total Population	9,217	83,037	239,883
	2009 - 2014 Annual Rate	-0.12%	-0.06%	0.06%
	2000 Households	3,137	31,389	92,848
	2000 Average Household Size	2.88	2.6	2.5
	2009 Households	3,284	32,527	96,553
	2009 Average Household Size	2.82	2.55	2.46
	2014 Households	3,293	32,685	97,359
	2014 Average Household Size	2.8	2.53	2.45
	2009 - 2014 Annual Rate	0.05%	0.1%	0.17%
	2000 Families	2,456	21,793	61,619
	2000 Average Family Size	3.31	3.21	3.14
	2009 Families	2,559	22,290	63,280
	2009 Average Family Size	3.24	3.16	3.11
	2014 Families	2,557	22,264	63,453
	2014 Average Family Size	3.22	3.14	3.1
	2009 - 2014 Annual Rate	-0.02%	-0.02%	0.05%
		2000 Housing Units	3,184	32,362
Owner Occupied Housing Units		80.9%	72.4%	73.1%
Renter Occupied Housing Units		16.9%	24.6%	23.7%
Vacant Housing Units		2.1%	2.9%	3.1%
2009 Housing Units		3,393	34,263	102,084
Owner Occupied Housing Units		80.0%	70.2%	71.1%
Renter Occupied Housing Units		16.7%	24.8%	23.5%
Vacant Housing Units		3.2%	5.1%	5.4%
2014 Housing Units		3,431	34,600	103,372
Owner Occupied Housing Units		79.9%	69.9%	70.8%
Renter Occupied Housing Units		16.0%	24.5%	23.4%
Vacant Housing Units		4.0%	5.5%	5.8%
Median Household Income				
2000	\$76,042	\$66,174	\$63,073	
2009	\$92,214	\$80,702	\$77,733	
2014	\$102,729	\$85,338	\$81,529	
Median Home Value				
2000	\$202,537	\$177,386	\$168,983	
2009	\$186,373	\$168,926	\$160,039	
2014	\$186,057	\$169,103	\$160,617	
Per Capita Income				
2000	\$30,613	\$29,907	\$31,274	
2009	\$38,395	\$37,875	\$39,658	
2014	\$40,054	\$39,262	\$41,050	
Median Age				
2000	35.7	37.1	37.3	
2009	38.3	39.7	39.8	
2014	39.0	40.4	40.5	

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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2000 Households by Income

Household Income Base	3,212	31,479	92,967
< \$15,000	5.7%	8.2%	7.3%
\$15,000 - \$24,999	5.9%	6.5%	7.6%
\$25,000 - \$34,999	6.2%	7.8%	8.9%
\$35,000 - \$49,999	9.5%	12.5%	14.1%
\$50,000 - \$74,999	21.7%	22.2%	21.6%
\$75,000 - \$99,999	18.5%	16.7%	16.0%
\$100,000 - \$149,999	22.3%	17.9%	15.7%
\$150,000 - \$199,999	7.5%	5.0%	4.5%
\$200,000+	2.8%	3.2%	4.1%
Average Household Income	\$84,902	\$78,224	\$78,308

2009 Households by Income

Household Income Base	3,285	32,529	96,552
< \$15,000	3.9%	6.3%	5.6%
\$15,000 - \$24,999	4.5%	5.3%	5.6%
\$25,000 - \$34,999	4.2%	5.8%	6.8%
\$35,000 - \$49,999	6.8%	8.8%	10.5%
\$50,000 - \$74,999	14.0%	17.9%	18.9%
\$75,000 - \$99,999	21.9%	19.8%	17.9%
\$100,000 - \$149,999	27.1%	22.6%	21.3%
\$150,000 - \$199,999	9.7%	7.1%	6.6%
\$200,000+	7.9%	6.3%	6.8%
Average Household Income	\$107,547	\$97,466	\$98,100

2014 Households by Income

Household Income Base	3,293	32,684	97,358
< \$15,000	3.8%	6.1%	5.4%
\$15,000 - \$24,999	4.3%	5.2%	5.3%
\$25,000 - \$34,999	3.8%	5.3%	6.2%
\$35,000 - \$49,999	6.7%	8.7%	10.1%
\$50,000 - \$74,999	12.4%	16.9%	18.0%
\$75,000 - \$99,999	15.3%	15.9%	15.4%
\$100,000 - \$149,999	35.8%	28.2%	26.0%
\$150,000 - \$199,999	9.9%	7.3%	6.8%
\$200,000+	8.0%	6.4%	6.8%
Average Household Income	\$111,265	\$100,278	\$100,999

2000 Owner Occupied HUs by Value

Total	2,586	23,395	70,163
<\$50,000	0.3%	1.3%	2.3%
\$50,000 - 99,999	3.6%	4.7%	6.2%
\$100,000 - 149,999	14.6%	22.3%	27.6%
\$150,000 - 199,999	29.7%	36.3%	30.5%
\$200,000 - \$299,999	43.5%	26.4%	21.2%
\$300,000 - 499,999	8.2%	7.7%	9.9%
\$500,000 - 999,999	0.0%	1.3%	2.1%
\$1,000,000+	0.0%	0.0%	0.2%
Average Home Value	\$207,132	\$196,293	\$199,694

2000 Specified Renter Occupied HUs by Contract Rent

Total	549	8,002	22,756
With Cash Rent	96.4%	97.1%	97.2%
No Cash Rent	3.6%	2.9%	2.8%
Median Rent	\$738	\$721	\$668
Average Rent	\$683	\$706	\$695

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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 2000 Population by Age			
Total	9,049	82,137	233,561
0 - 4	7.2%	6.3%	6.1%
5 - 9	7.7%	6.8%	6.5%
10 - 14	7.9%	7.2%	6.8%
15 - 19	7.5%	6.6%	6.1%
20 - 24	4.8%	5.3%	5.3%
25 - 34	13.7%	14.2%	15.2%
35 - 44	18.5%	17.3%	17.3%
45 - 54	17.2%	15.7%	15.2%
55 - 64	8.1%	9.6%	9.3%
65 - 74	4.3%	5.8%	6.4%
75 - 84	2.5%	4.0%	4.4%
85+	0.7%	1.3%	1.3%
18+	72.0%	75.4%	76.6%

2009 Population by Age

Total	9,273	83,268	239,126
0 - 4	6.8%	6.1%	5.9%
5 - 9	7.3%	6.3%	6.0%
10 - 14	7.9%	6.9%	6.5%
15 - 19	6.8%	6.4%	6.1%
20 - 24	4.5%	5.1%	5.1%
25 - 34	11.3%	12.1%	12.9%
35 - 44	16.5%	15.4%	15.5%
45 - 54	17.0%	16.4%	16.3%
55 - 64	12.7%	12.4%	12.3%
65 - 74	5.5%	6.9%	6.9%
75 - 84	2.7%	4.2%	4.5%
85+	1.0%	1.8%	1.9%
18+	73.5%	76.6%	77.7%

2014 Population by Age

Total	9,215	83,036	239,882
0 - 4	6.8%	6.0%	5.9%
5 - 9	7.3%	6.3%	6.1%
10 - 14	7.9%	6.9%	6.4%
15 - 19	6.8%	6.2%	5.8%
20 - 24	4.6%	5.2%	5.2%
25 - 34	10.7%	11.9%	12.7%
35 - 44	15.8%	14.7%	15.0%
45 - 54	16.5%	15.6%	15.4%
55 - 64	12.6%	12.7%	12.9%
65 - 74	7.2%	8.5%	8.4%
75 - 84	2.8%	4.2%	4.3%
85+	1.0%	1.9%	1.9%
18+	73.5%	76.8%	77.9%

2000 Population by Sex

Males	50.1%	49.3%	49.2%
Females	49.9%	50.7%	50.8%

2009 Population by Sex

Males	49.8%	49.3%	49.2%
Females	50.2%	50.7%	50.8%

2014 Population by Sex

Males	49.6%	49.4%	49.3%
Females	50.4%	50.6%	50.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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2000 Population by Race/Ethnicity

Total	9,048	82,137	233,560
White Alone	80.9%	83.9%	87.7%
Black Alone	1.8%	1.8%	1.7%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	14.9%	11.4%	7.8%
Some Other Race Alone	0.5%	0.4%	0.3%
Two or More Races	1.7%	2.4%	2.3%
Hispanic Origin	1.5%	1.4%	1.4%
Diversity Index	34.4	30.3	24.7

2009 Population by Race/Ethnicity

Total	9,271	83,266	239,128
White Alone	72.8%	77.2%	82.4%
Black Alone	2.2%	2.2%	2.1%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	22.3%	17.2%	12.1%
Some Other Race Alone	0.6%	0.5%	0.5%
Two or More Races	2.0%	2.8%	2.8%
Hispanic Origin	1.9%	1.8%	2.0%
Diversity Index	44.1	39.6	33.3

2014 Population by Race/Ethnicity

Total	9,216	83,037	239,882
White Alone	67.7%	72.9%	79.1%
Black Alone	2.3%	2.3%	2.2%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	27.1%	21.1%	14.9%
Some Other Race Alone	0.7%	0.5%	0.5%
Two or More Races	2.1%	3.0%	3.0%
Hispanic Origin	2.1%	2.0%	2.2%
Diversity Index	49.0	44.6	38.0


2000 Population 3+ by School Enrollment

Total	8,659	79,207	225,506
Enrolled in Nursery/Preschool	2.2%	1.9%	1.9%
Enrolled in Kindergarten	1.3%	1.3%	1.2%
Enrolled in Grade 1-8	12.7%	11.8%	11.4%
Enrolled in Grade 9-12	7.4%	6.3%	5.8%
Enrolled in College	4.6%	5.1%	5.3%
Enrolled in Grad/Prof School	2.0%	1.9%	1.9%
Not Enrolled in School	69.7%	71.6%	72.4%

2009 Population 25+ by Educational Attainment

Total	6,183	57,648	168,201
Less than 9th Grade	2.3%	3.5%	3.3%
9th - 12th Grade, No Diploma	3.5%	5.6%	5.7%
High School Graduate	18.3%	21.3%	22.5%
Some College, No Degree	18.3%	19.1%	19.4%
Associate Degree	6.6%	7.7%	7.5%
Bachelor's Degree	27.8%	25.9%	25.2%
Graduate/Professional Degree	23.1%	17.0%	16.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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2009 Population 15+ by Marital Status

Total	7,226	67,210	195,013
Never Married	26.3%	27.6%	28.3%
Married	62.4%	58.6%	56.8%
Widowed	4.2%	5.5%	5.7%
Divorced	7.2%	8.3%	9.1%


2000 Population 16+ by Employment Status

Total	6,907	64,472	185,239
In Labor Force	71.6%	68.9%	69.1%
Civilian Employed	69.3%	66.6%	66.9%
Civilian Unemployed	2.3%	2.3%	2.2%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	28.4%	31.1%	30.9%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	89.0%	87.9%	88.4%
Civilian Unemployed	11.0%	12.1%	11.6%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	92.9%	92.1%	92.4%
Civilian Unemployed	7.1%	7.9%	7.6%

2000 Females 16+ by Employment Status and Age of Children

Total	3,531	33,115	95,206
Own Children < 6 Only	9.2%	7.7%	7.2%
Employed/in Armed Forces	5.8%	4.5%	4.3%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	3.4%	3.1%	2.9%
Own Children < 6 and 6-17 Only	5.1%	5.4%	5.1%
Employed/in Armed Forces	2.7%	2.9%	2.6%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	2.4%	2.5%	2.4%
Own Children 6-17 Only	23.8%	18.9%	17.7%
Employed/in Armed Forces	16.8%	13.0%	12.7%
Unemployed	0.3%	0.2%	0.3%
Not in Labor Force	6.7%	5.7%	4.8%
No Own Children < 18	61.9%	68.0%	69.9%
Employed/in Armed Forces	36.5%	37.4%	39.1%
Unemployed	2.0%	1.7%	1.5%
Not in Labor Force	23.4%	28.9%	29.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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2009 Employed Population 16+ by Industry

Total	4,130	35,821	105,073
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	2.3%	2.9%	3.5%
Manufacturing	17.0%	17.3%	16.3%
Wholesale Trade	3.4%	3.9%	3.8%
Retail Trade	11.9%	13.0%	12.8%
Transportation/Utilities	2.9%	2.8%	2.5%
Information	2.6%	2.2%	2.2%
Finance/Insurance/Real Estate	6.4%	7.4%	7.9%
Services	50.9%	47.8%	48.0%
Public Administration	2.5%	2.7%	2.9%

2009 Employed Population 16+ by Occupation

Total	4,131	35,823	105,070
White Collar	79.7%	75.5%	74.5%
Management/Business/Financial	18.4%	18.6%	18.6%
Professional	37.1%	31.8%	30.2%
Sales	14.2%	13.7%	13.6%
Administrative Support	9.9%	11.4%	12.1%
Services	10.5%	11.5%	11.7%
Blue Collar	9.9%	13.0%	13.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	2.1%	2.4%	2.8%
Installation/Maintenance/Repair	2.4%	3.0%	2.9%
Production	3.2%	4.9%	5.0%
Transportation/Material Moving	2.1%	2.7%	3.1%


2000 Workers 16+ by Means of Transportation to Work

Total	4,720	42,328	122,073
Drove Alone - Car, Truck, or Van	90.2%	90.0%	90.1%
Carpooled - Car, Truck, or Van	6.2%	5.9%	5.8%
Public Transportation	0.1%	0.3%	0.4%
Walked	0.8%	0.9%	0.8%
Other Means	0.7%	0.6%	0.4%
Worked at Home	2.0%	2.4%	2.5%

2000 Workers 16+ by Travel Time to Work

Total	4,720	42,327	122,072
Did Not Work at Home	98.0%	97.6%	97.5%
Less than 5 minutes	1.8%	1.8%	1.8%
5 to 9 minutes	9.2%	8.8%	8.6%
10 to 19 minutes	30.3%	28.9%	29.7%
20 to 24 minutes	19.8%	17.3%	17.1%
25 to 34 minutes	21.7%	21.9%	22.7%
35 to 44 minutes	6.7%	7.7%	7.4%
45 to 59 minutes	6.0%	7.3%	6.8%
60 to 89 minutes	1.7%	2.8%	2.5%
90 or more minutes	0.7%	1.0%	1.0%
Worked at Home	2.0%	2.4%	2.5%
Average Travel Time to Work (in min)	22.4	24.1	23.8

2000 Households by Vehicles Available

Total	3,137	31,394	92,920
None	2.4%	5.2%	4.6%
1	23.4%	29.0%	32.8%
2	53.5%	46.2%	44.1%
3	15.2%	13.9%	13.3%
4	3.3%	4.2%	4.0%
5+	2.2%	1.4%	1.2%
Average Number of Vehicles Available	2.0	1.9	1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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2000 Households by Type

Total	3,137	31,389	92,848
Family Households	78.3%	69.4%	66.4%
Married-couple Family	68.5%	60.0%	56.2%
With Related Children	38.9%	30.4%	27.0%
Other Family (No Spouse)	9.8%	9.5%	10.2%
With Related Children	5.2%	4.6%	4.9%
Nonfamily Households	21.7%	30.6%	33.6%
Householder Living Alone	17.6%	25.9%	28.3%
Householder Not Living Alone	4.1%	4.7%	5.4%
Households with Related Children	44.1%	35.0%	31.9%
Households with Persons 65+	16.5%	21.5%	22.0%

2000 Households by Size

Total	3,137	31,389	92,848
1 Person Household	17.6%	25.9%	28.3%
2 Person Household	29.0%	29.8%	31.7%
3 Person Household	20.5%	16.9%	15.8%
4 Person Household	21.4%	16.7%	14.8%
5 Person Household	8.0%	7.1%	6.3%
6 Person Household	2.4%	2.5%	2.1%
7+ Person Household	1.1%	1.1%	1.0%

2000 Households by Year Householder Moved In

Total	3,135	31,394	92,921
Moved in 1999 to March 2000	14.7%	16.9%	17.7%
Moved in 1995 to 1998	23.8%	26.8%	27.6%
Moved in 1990 to 1994	18.9%	17.3%	16.1%
Moved in 1980 to 1989	16.7%	17.7%	16.7%
Moved in 1970 to 1979	20.9%	15.5%	12.7%
Moved in 1969 or Earlier	5.1%	5.8%	9.1%
Median Year Householder Moved In	1992	1993	1994


2000 Housing Units by Units in Structure

Total	3,200	32,318	95,891
1, Detached	86.1%	71.6%	71.0%
1, Attached	1.6%	4.1%	4.6%
2	0.3%	0.6%	0.7%
3 or 4	0.7%	3.5%	3.5%
5 to 9	5.4%	8.5%	8.5%
10 to 19	3.6%	4.3%	4.2%
20+	2.5%	6.4%	6.0%
Mobile Home	0.0%	1.0%	1.5%
Other	0.0%	0.0%	0.0%

2000 Housing Units by Year Structure Built

Total	3,179	32,338	95,925
1999 to March 2000	2.5%	1.5%	1.5%
1995 to 1998	5.9%	4.4%	5.2%
1990 to 1994	5.6%	6.7%	5.4%
1980 to 1989	12.2%	13.8%	11.4%
1970 to 1979	49.2%	39.5%	26.3%
1969 or Earlier	24.7%	34.1%	50.3%
Median Year Structure Built	1975	1974	1970

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Site_18	3614 Rochester Rd	3614 Rochester Rd	3614 Rochester Rd
Latitude: 42.57179	Troy, MI 48083-5213	Troy, MI 48083-5213	Troy, MI 48083-5213
Longitude: -83.12682	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles

Top 3 Tapestry Segments

1.	Suburban Splendor	Suburban Splendor	Cozy and Comfortable
2.	Sophisticated Squires	Sophisticated Squires	Suburban Splendor
3.	Enterprising Professio	Cozy and Comfortable	Sophisticated Squires



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$8,773,787	\$79,095,343	\$236,374,039
Average Spent	\$2,671.68	\$2,431.68	\$2,448.13
Spending Potential Index	107	97	98
Computers & Accessories: Total \$	\$1,141,742	\$10,219,029	\$30,628,923
Average Spent	\$347.67	\$314.17	\$317.22
Spending Potential Index	152	138	139
Education: Total \$	\$7,001,128	\$61,452,128	\$181,330,767
Average Spent	\$2,131.89	\$1,889.27	\$1,878.04
Spending Potential Index	170	151	150
Entertainment/Recreation: Total \$	\$16,321,152	\$145,659,561	\$435,533,424
Average Spent	\$4,969.90	\$4,478.11	\$4,510.82
Spending Potential Index	153	138	139
Food at Home: Total \$	\$21,230,532	\$196,477,902	\$589,240,721
Average Spent	\$6,464.84	\$6,040.46	\$6,102.77
Spending Potential Index	142	132	134
Food Away from Home: Total \$	\$16,148,711	\$147,256,404	\$441,333,679
Average Spent	\$4,917.39	\$4,527.21	\$4,570.90
Spending Potential Index	148	136	137
Health Care: Total \$	\$17,095,508	\$161,025,917	\$483,828,871
Average Spent	\$5,205.70	\$4,950.53	\$5,011.02
Spending Potential Index	138	131	133
HH Furnishings & Equipment: Total \$	\$9,967,547	\$87,604,427	\$262,060,764
Average Spent	\$3,035.18	\$2,693.28	\$2,714.16
Spending Potential Index	140	124	125
Investments: Total \$	\$7,843,007	\$67,989,479	\$199,186,393
Average Spent	\$2,388.25	\$2,090.25	\$2,062.97
Spending Potential Index	166	145	143
Retail Goods: Total \$	\$120,281,585	\$1,081,482,621	\$3,239,446,339
Average Spent	\$36,626.55	\$33,248.77	\$33,550.97
Spending Potential Index	142	129	130
Shelter: Total \$	\$80,617,460	\$724,472,956	\$2,154,076,864
Average Spent	\$24,548.56	\$22,272.97	\$22,309.79
Spending Potential Index	157	143	143
TV/Video/Sound Equipment: Total \$	\$5,744,039	\$52,673,089	\$158,337,819
Average Spent	\$1,749.10	\$1,619.37	\$1,639.91
Spending Potential Index	144	133	135
Travel: Total \$	\$9,887,375	\$87,442,358	\$259,534,142
Average Spent	\$3,010.77	\$2,688.30	\$2,688.00
Spending Potential Index	163	146	146
Vehicle Maintenance & Repairs: Total \$	\$4,498,030	\$40,977,435	\$122,873,326
Average Spent	\$1,369.68	\$1,259.80	\$1,272.60
Spending Potential Index	146	135	136

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.