EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

SUNSET PLAZA

31 - 125 E Long Lake Rd, Troy, MI 48085



FOR LEASE

248.476.3700

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OFFERING SUMMARY: 31 - 125 E Long Lake Rd | Troy, MI 48085



PROPERTY OVERVIEW

Position your business in one of Troy's most established retail destinations, where a mix of national and local tenants creates a steady stream of visitors. The center's walkable layout and convenient access from multiple entry points make it easy for customers to shop, dine, and run errands in one stop. With a proven history of strong tenant performance, Sunset Plaza offers a dependable setting for long-term business success.

OFFERING SUMMARY

Lease Rate:	$22 SF/yr (NNN)
Building Size:	112,541 SF
Available SF:	3,000 SF
Year Built:	1973
Zoning:	(NN) Neighborhood Nodes (A-U)

PROPERTY HIGHLIGHTS

- 2,000–3,641 SF of adaptable retail or medical space in a well-established Troy shopping center
- Co-tenanted by Kroger, CVS, and other national brands driving consistent customer visits
- Ample on-site parking and strong signage visibility for maximum brand presence
- Surrounded by affluent neighborhoods and thriving local businesses, creating a robust customer base

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Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 31 - 125 E Long Lake Rd | Troy, MI 48085

BUILDING INFORMATION

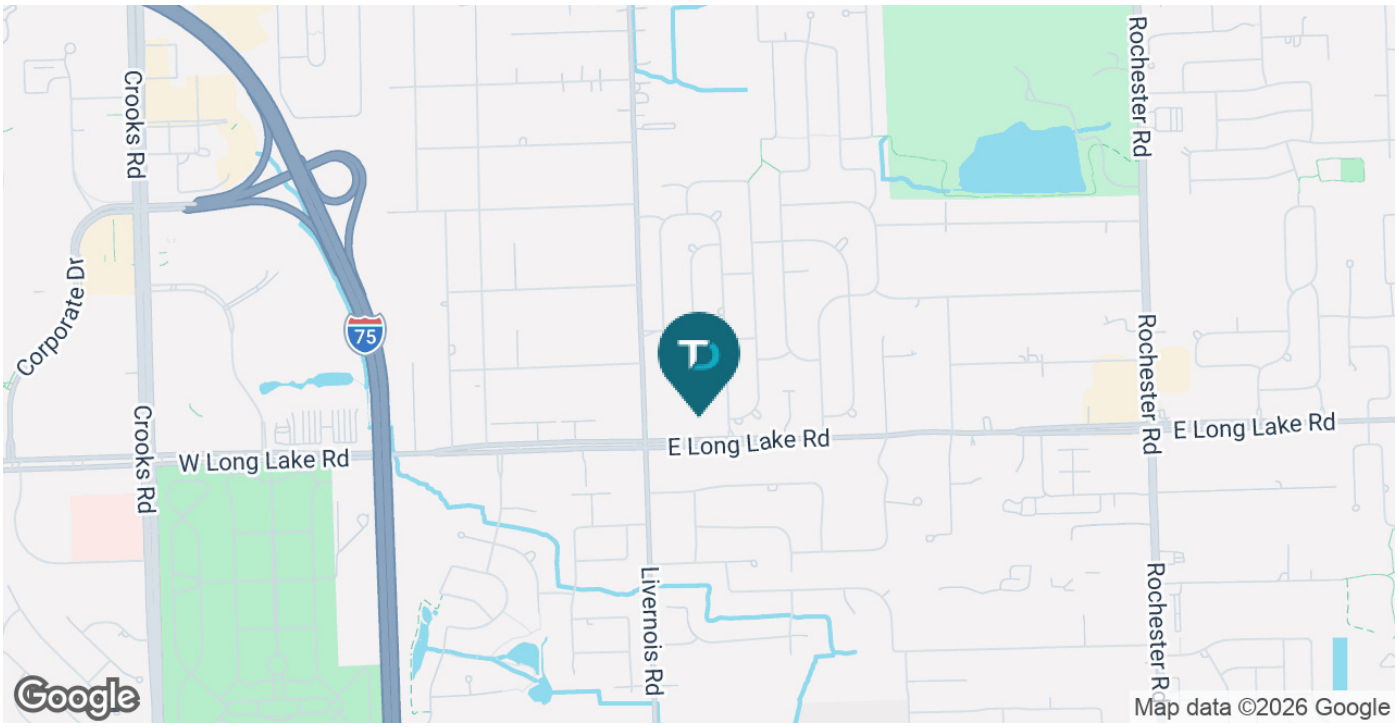
Price/SF:	$22/SF NNN
Building Size:	112,541 SF
Year Built:	1973
Number of Floors:	1
Utilities:	City water and sanitary sewer
Parking Spaces:	592
Parking Ratio:	4.52/1,000

PROPERTY INFORMATION

Lot Size:	8.98 AC
Property Type:	Retail
Property Subtype:	Neighborhood Center
Zoning	(NN) Neighborhood Nodes (A-U)
Traffic Count:	26,545 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	20-10-351-018

LOCATION INFORMATION

Located at the northeast corner of Livernois Road and Long Lake Road, just 2 miles north of Troy's vibrant Big Beaver corridor, Plaza is positioned in a thriving retail hub.



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LEASE SPACES: 31 - 125 E Long Lake Rd | Troy, MI 48085



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
69	Available	3,000 SF	NNN	$22.00 SF/yr

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ADDITIONAL PHOTOS: 31 - 125 E Long Lake Rd | Troy, MI 48085





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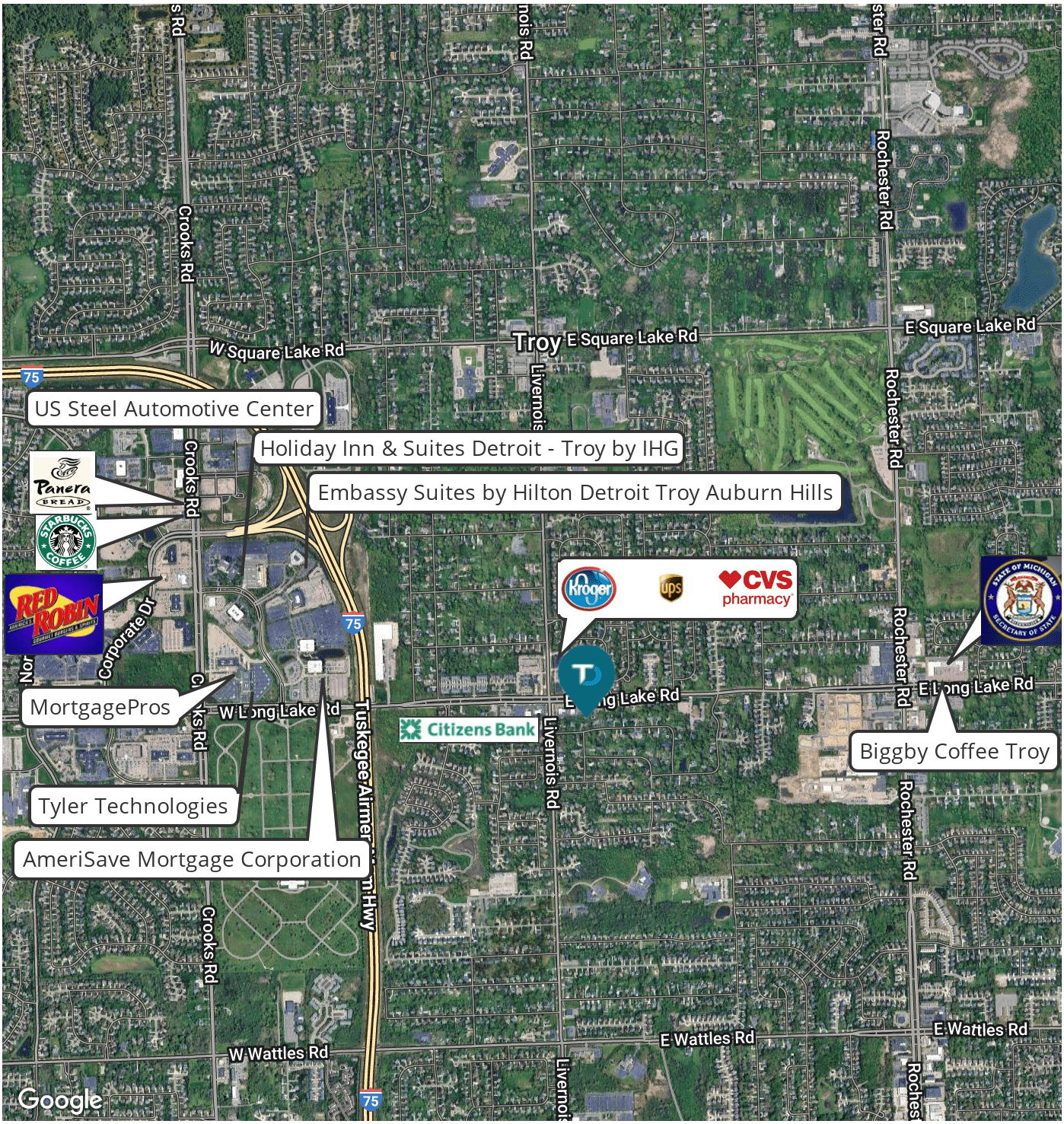
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ADDITIONAL PHOTOS: 31 - 125 E Long Lake Rd | Troy, MI 48085



	LIST OF TENANTS
25	AAA of Michigan
31	Kroger
53	Happy Nails Salon
55	Mailboxes, Etc
57	Great Clips
65	Little Green Apple
67	Club Pilates
69	AVAILABLE
71	Sunset Plaza Cleaners
73	Lavida Massage
77	Evergreen Spa & Threading
79 - 83	Juliart Dance Studio
89	Chosid Management
91	Indian Spice Restaurant
101	AVAILABLE
107-111	Redwood Dental
113A	AVAILABLE
113B	Premium Hearing
115	Oakland Medical
121	Oakland Hills Veterinary
125	CVS

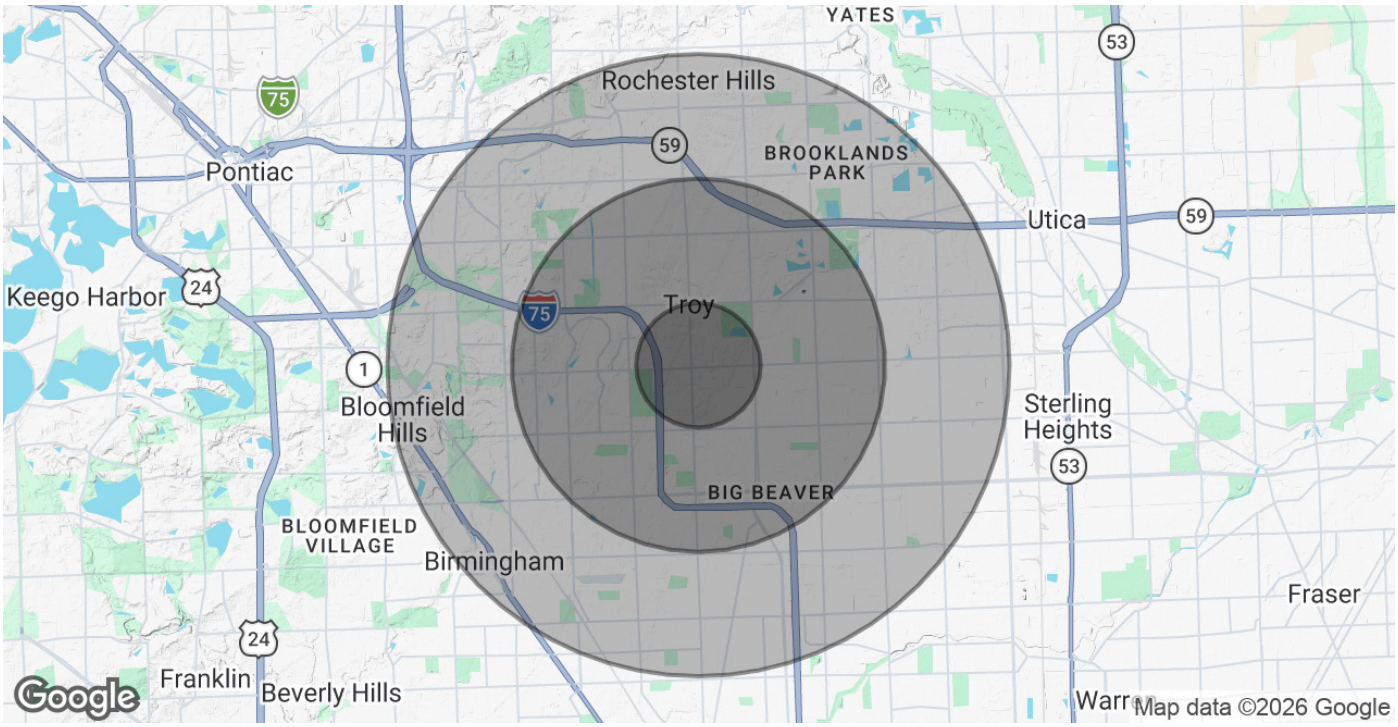
RETAILER MAP: 31 - 125 E Long Lake Rd | Troy, MI 48085



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DEMOGRAPHICS MAP & REPORT: 31 - 125 E Long Lake Rd | Troy, MI 48085



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,125	64,683	206,723
Average Age	41.9	40.6	40.5
Average Age (Male)	41.2	39.6	39.5
Average Age (Female)	42.0	41.3	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,180	23,765	82,914
# of Persons per HH	2.8	2.7	2.5
Average HH Income	$112,892	$110,681	$94,495
Average House Value	$274,653	$282,235	$267,313

2020 American Community Survey (ACS)