EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2833 CROOKS RD

2833 Crooks Rd, Troy, MI 48084



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 2833 Crooks Rd | Troy, MI 48084



PROPERTY OVERVIEW

The available suite was previously occupied by an endodontist and features a build out with 3 exam rooms, 1 private office, kitchenette/break room, nurses' station, receptionist's waiting area, waiting area, and private in suite restroom. Tenant improvements are negotiable.

OFFERING SUMMARY

Lease Rate:	$1,800 per month (Gross + Utilities)
Building Size:	9,472 SF
Available SF:	1,082 SF
Year Built:	1983
Zoning:	(O) Office Building District

PROPERTY HIGHLIGHTS

- Well maintained multi-tenant medical office center
- Owner operator landlord onsite (Somerset Ophthalmology)
- Ideally located in the heart of Troy's business district, minutes from the I-75 expressway
- Easily accessible with ample parking

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Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 2833 Crooks Rd | Troy, MI 48084

BUILDING INFORMATION

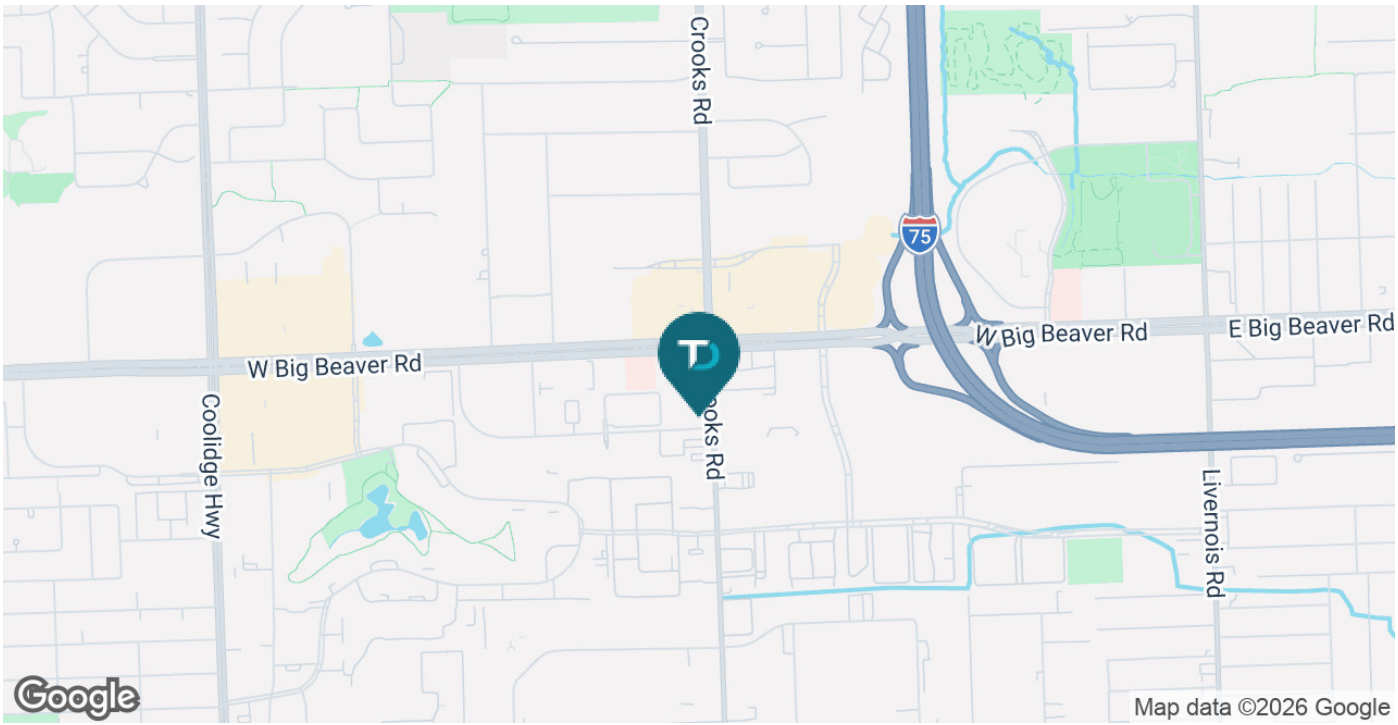
Price/Month:	$1,800 Gross + Utilities
Building Size:	9,472 SF
Year Built:	1983
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	80

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	(O) Office Building District
Traffic Count:	37,779 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	20-29-226-081

LOCATION INFORMATION

Located on the west side of Crooks Rd, just south of Big Beaver Rd in Troy, MI.



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LEASE SPACES: 2833 Crooks Rd | Troy, MI 48084



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	1,082 SF	Lease Rate:	$1,800 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	1,082 SF	Gross + Utilities	$1,800 per month

ADDITIONAL PHOTOS: 2833 Crooks Rd | Troy, MI 48084





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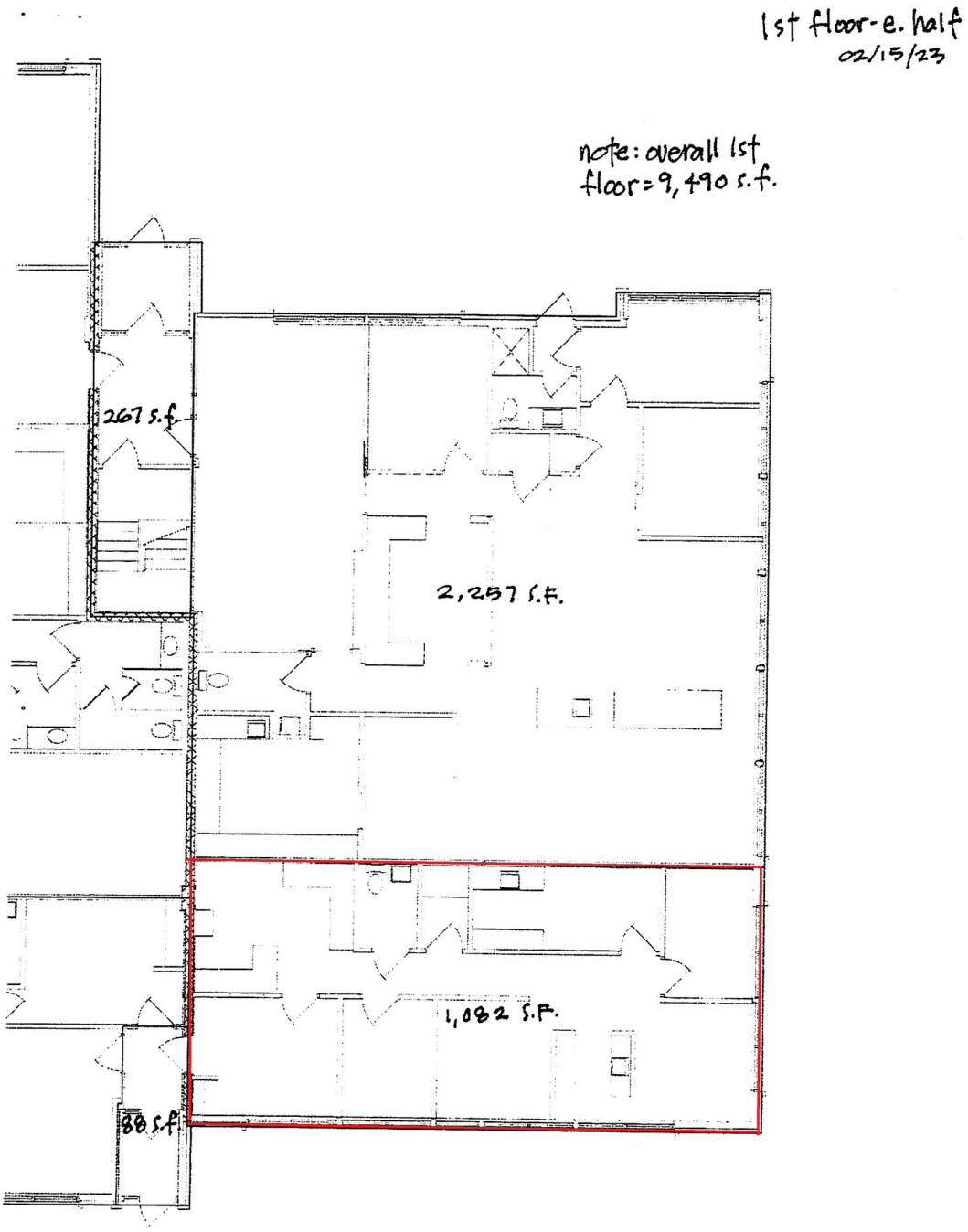








FLOOR PLAN: 2833 Crooks Rd | Troy, MI 48084



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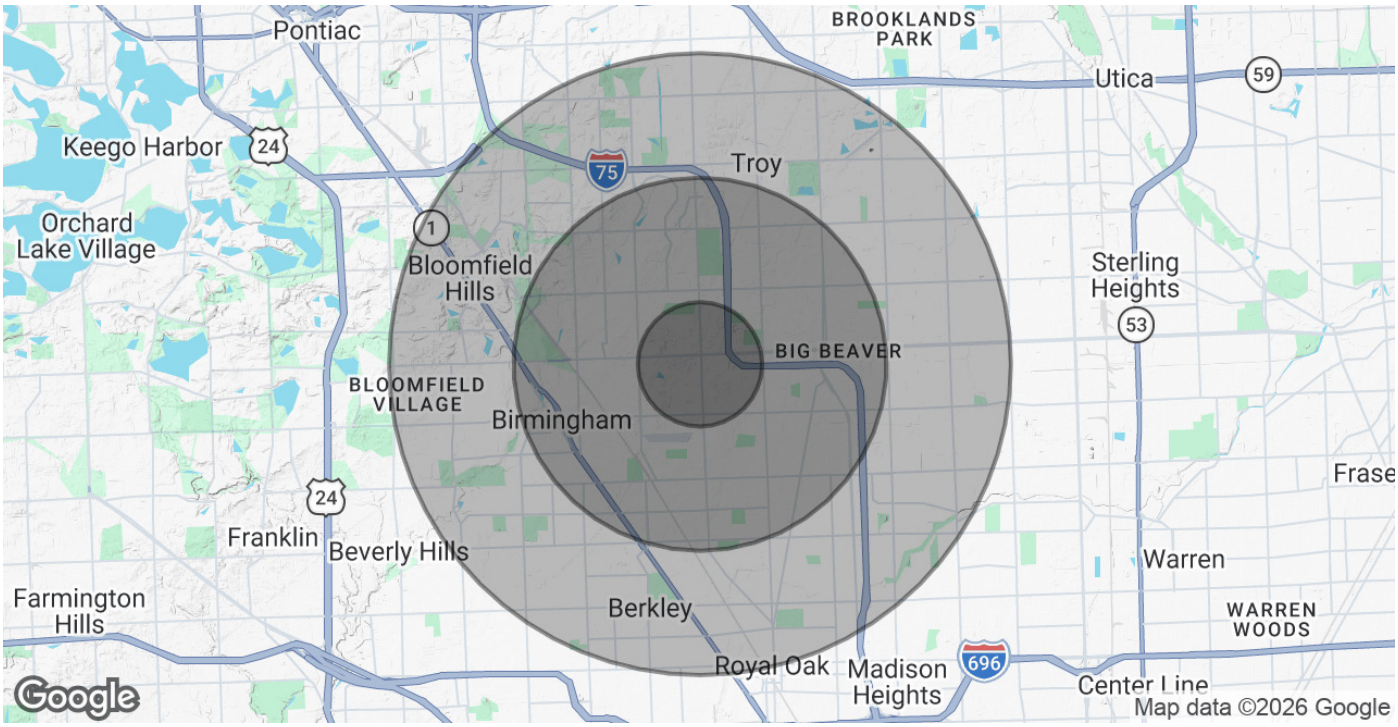
RETAILER MAP: 2833 Crooks Rd | Troy, MI 48084



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DEMOGRAPHICS MAP & REPORT: 2833 Crooks Rd | Troy, MI 48084



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	7,829	91,367	251,448
Average Age	38	42	42
Average Age (Male)	38	41	41
Average Age (Female)	39	43	43

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	3,477	40,132	104,980
# of Persons per HH	2.3	2.3	2.4
Average HH Income	$136,364	$151,588	$145,822
Average House Value	$423,978	$476,315	$448,832

2020 American Community Survey (ACS)