EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

4924 ROCHESTER RD

4924 Rochester Rd, Troy, MI 48085

FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 4924 Rochester Rd | Troy, MI 48085

PROPERTY OVERVIEW

This exceptional property offers a 7,118 square foot modern restaurant space on 1.37 acres with 102 on-site parking spaces, making it a rare turnkey opportunity in the heart of Troy's busy commercial district. Located on high-traffic Rochester Road (±50,000 vehicles daily), the site delivers excellent visibility, signage exposure, and accessibility, drawing customers from the surrounding residential neighborhoods and major employment centers. In 2016, the property underwent a full-scale redevelopment, torn down to one wall and rebuilt into a high-end, contemporary restaurant with modern finishes and a layout designed for today's dining and entertainment concepts. This space is ideally suited for a large restaurant, bar, or multi-use dining destination looking to establish a strong presence in one of Metro Detroit's most sought-after markets.

OFFERING SUMMARY

Sale Price:	$3,400,000
Building Size:	7,118 SF
Year Built:	1965
Renovated:	2016
Zoning:	NN Neighborhood Nodes

PROPERTY HIGHLIGHTS

- 7,118 SF modern restaurant situated on approximately 1.37 acres
- Building was completely reconstructed minus one wall in 2016
- Abundant parking with 102 spaces
- Excellent Rochester Rd location with approximately 50,000 vehicles per day
- 145' frontage on Rochester Rd
- *PLEASE DO NOT APPROACH OR TALK TO ANY EMPLOYEES REGARDING THE SALE*

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Thomas Duke Company | 248.476.3700

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

BUILDING/PROPERTY INFORMATION: 4924 Rochester Rd | Troy, MI 48085

BUILDING INFORMATION

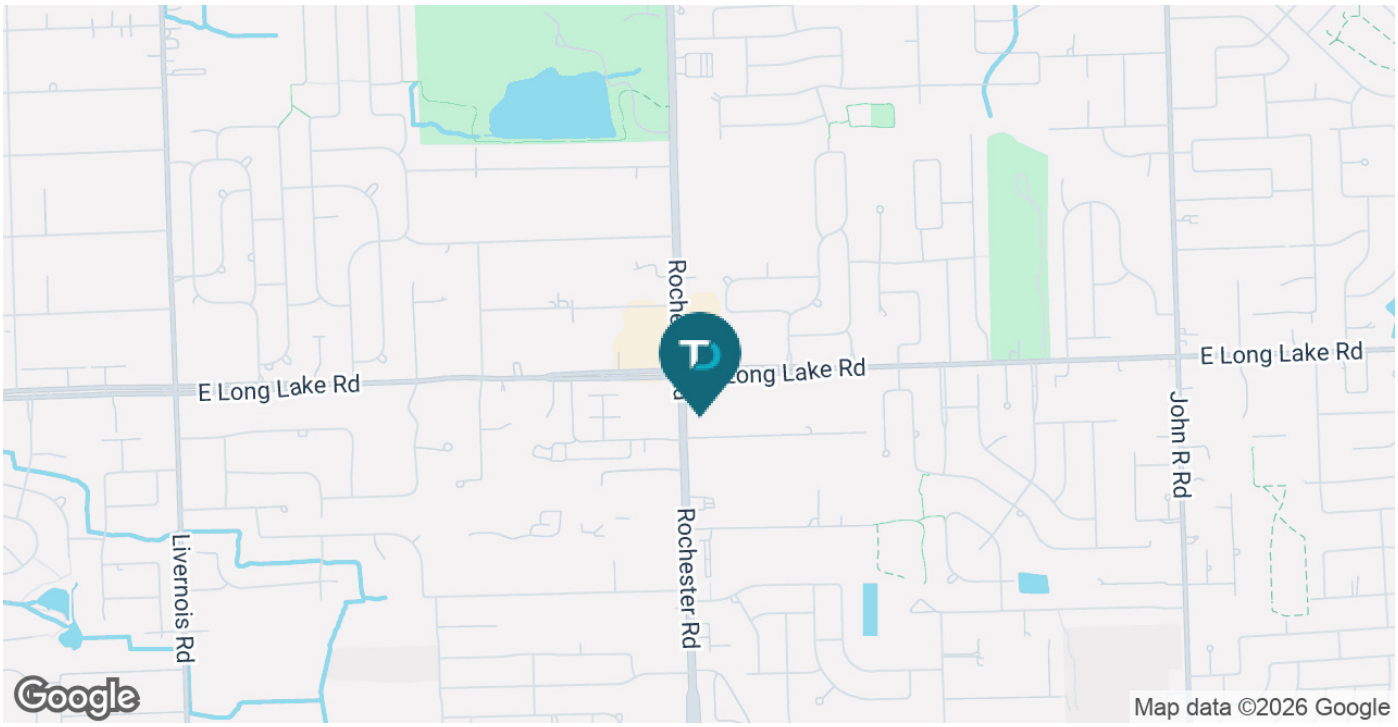
Building Size:	7,118 SF
Year Built:	1965
Last Renovated:	2016
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	102

PROPERTY INFORMATION

Lot Size:	1.37 AC
Property Type:	Retail
Property Subtype:	Restaurant
Zoning	NN Neighborhood Nodes
Traffic Count:	44,023 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	20-14-101-005 & 20-14-101-0

LOCATION INFORMATION

Located on the east side of Rochester Rd just south of Long Lake Rd in Troy, MI.



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ADDITIONAL PHOTOS: 4924 Rochester Rd | Troy, MI 48085

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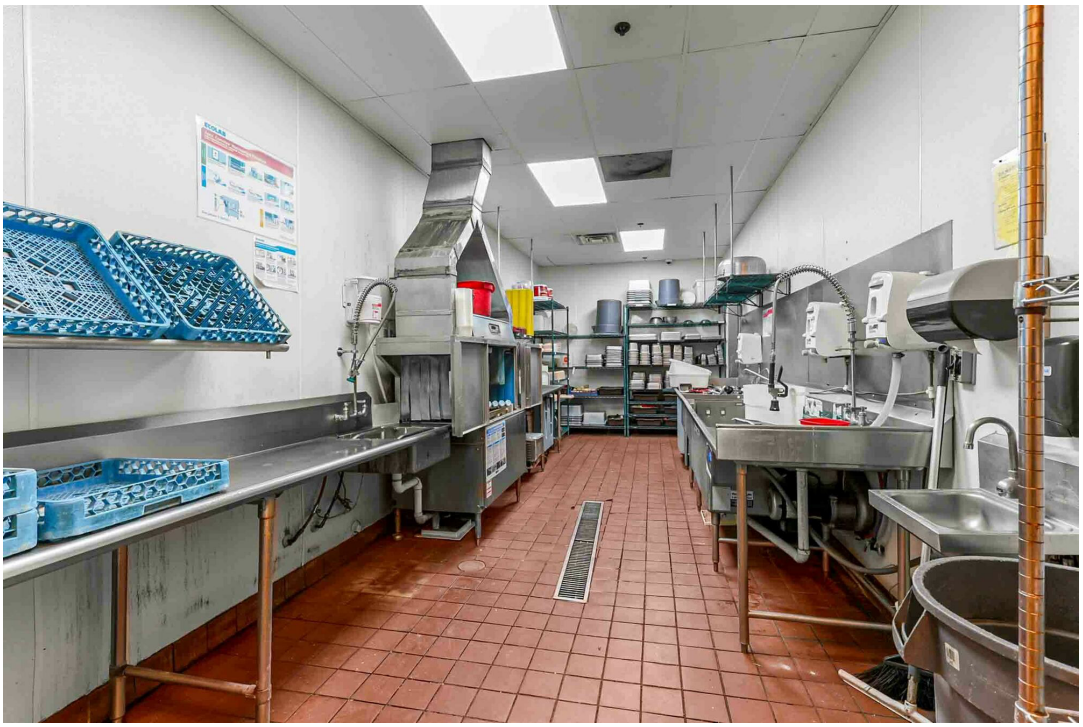

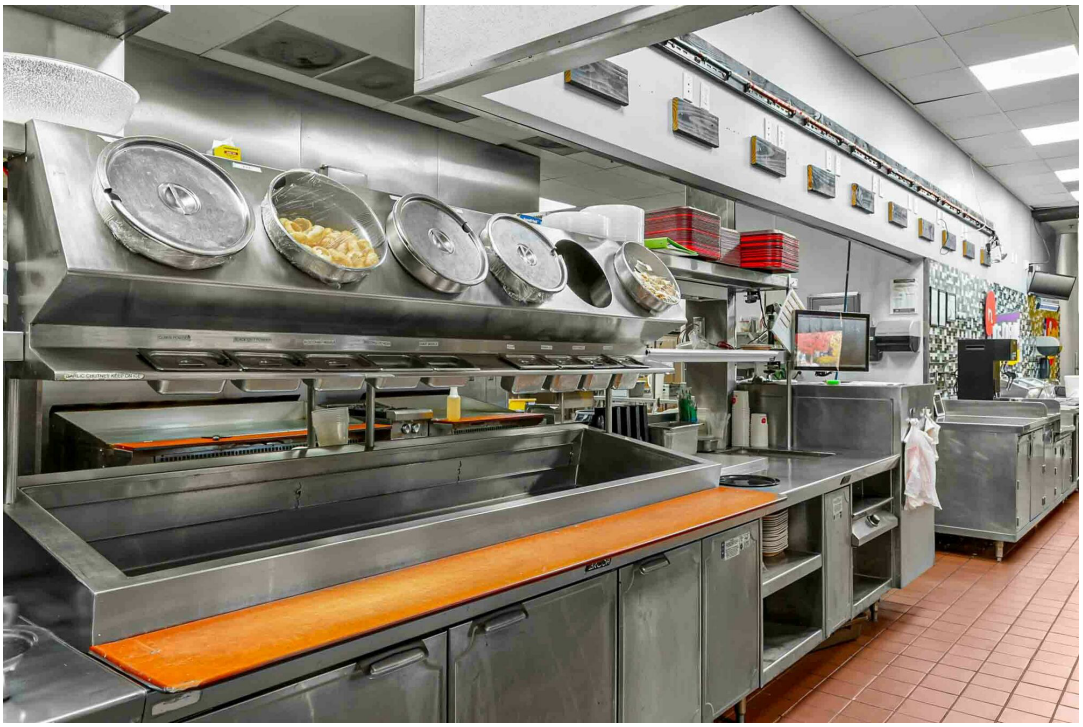

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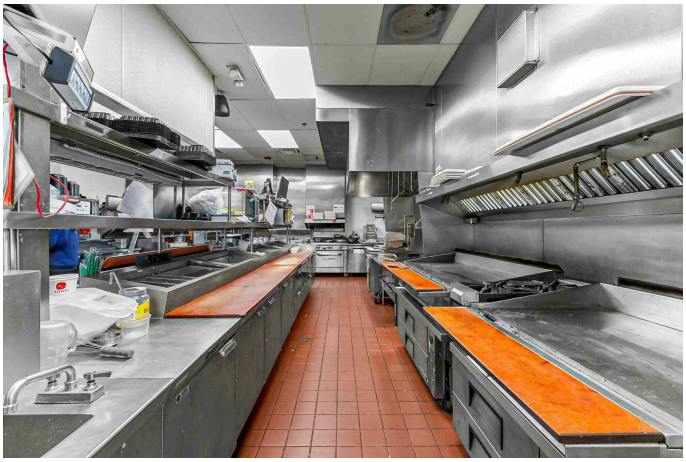

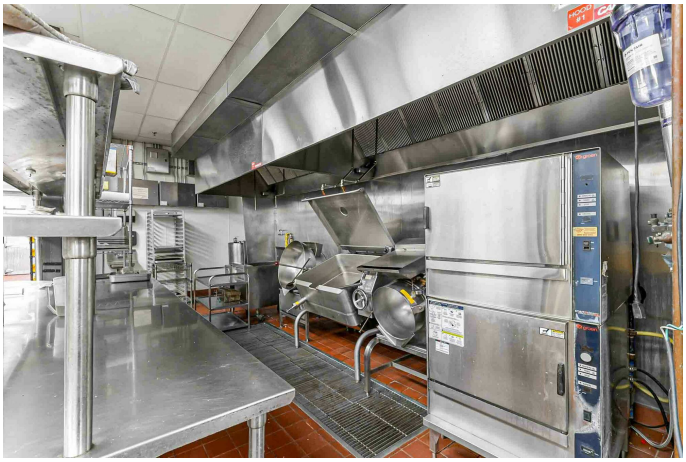

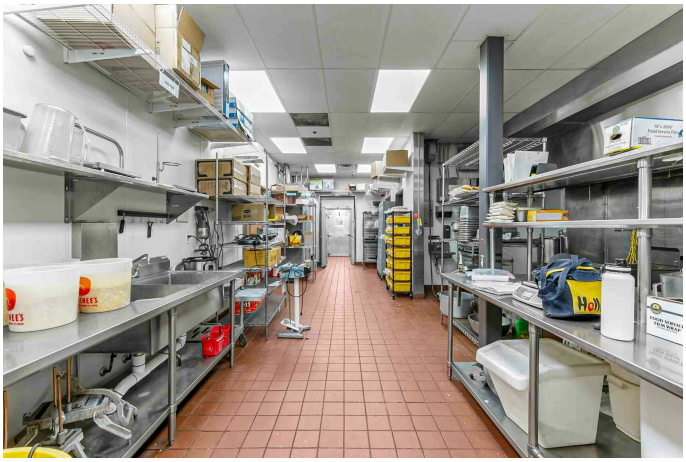

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AERIAL MAP: 4924 Rochester Rd | Troy, MI 48085

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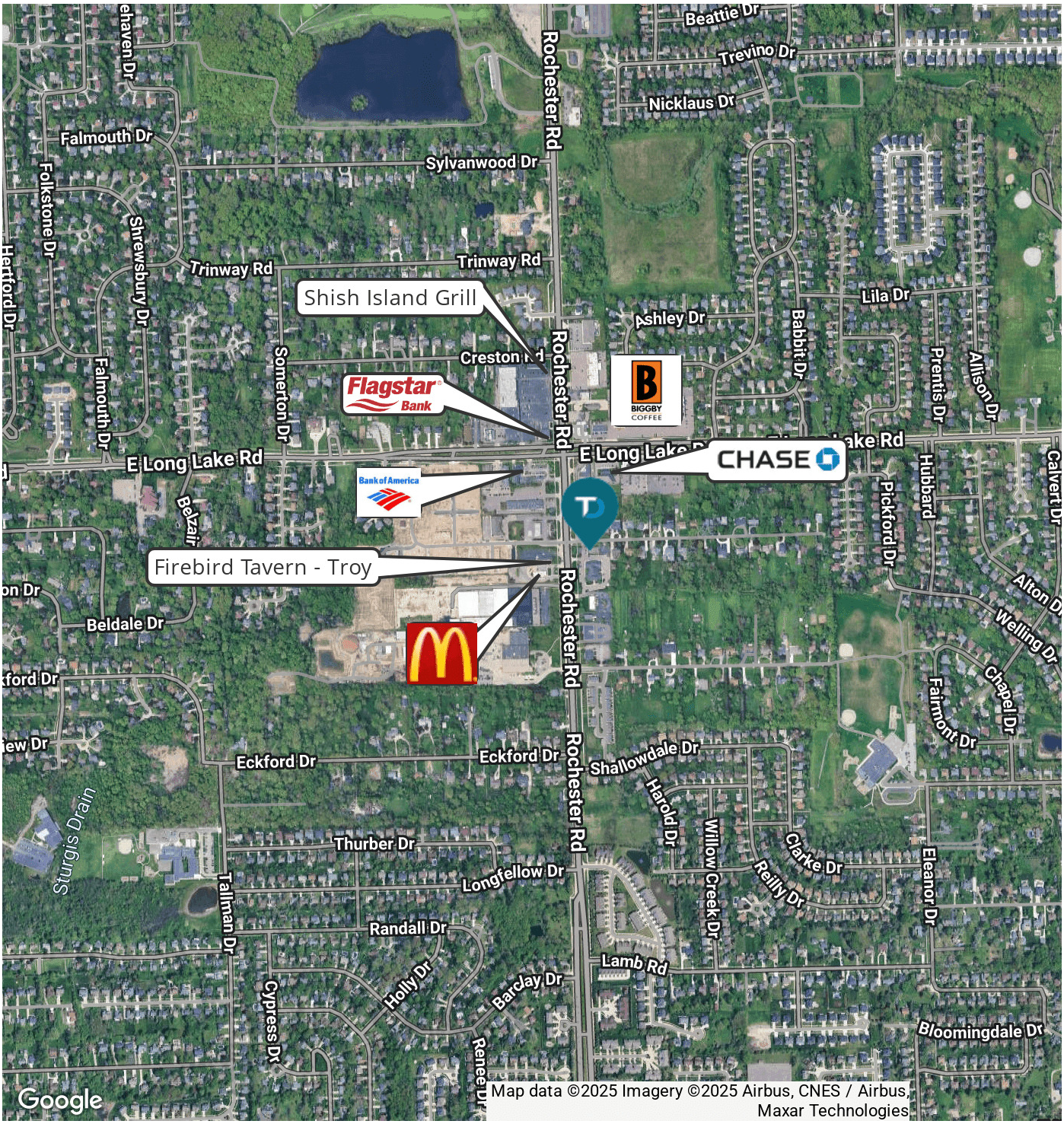
RETAILER MAP: 4924 Rochester Rd | Troy, MI 48085



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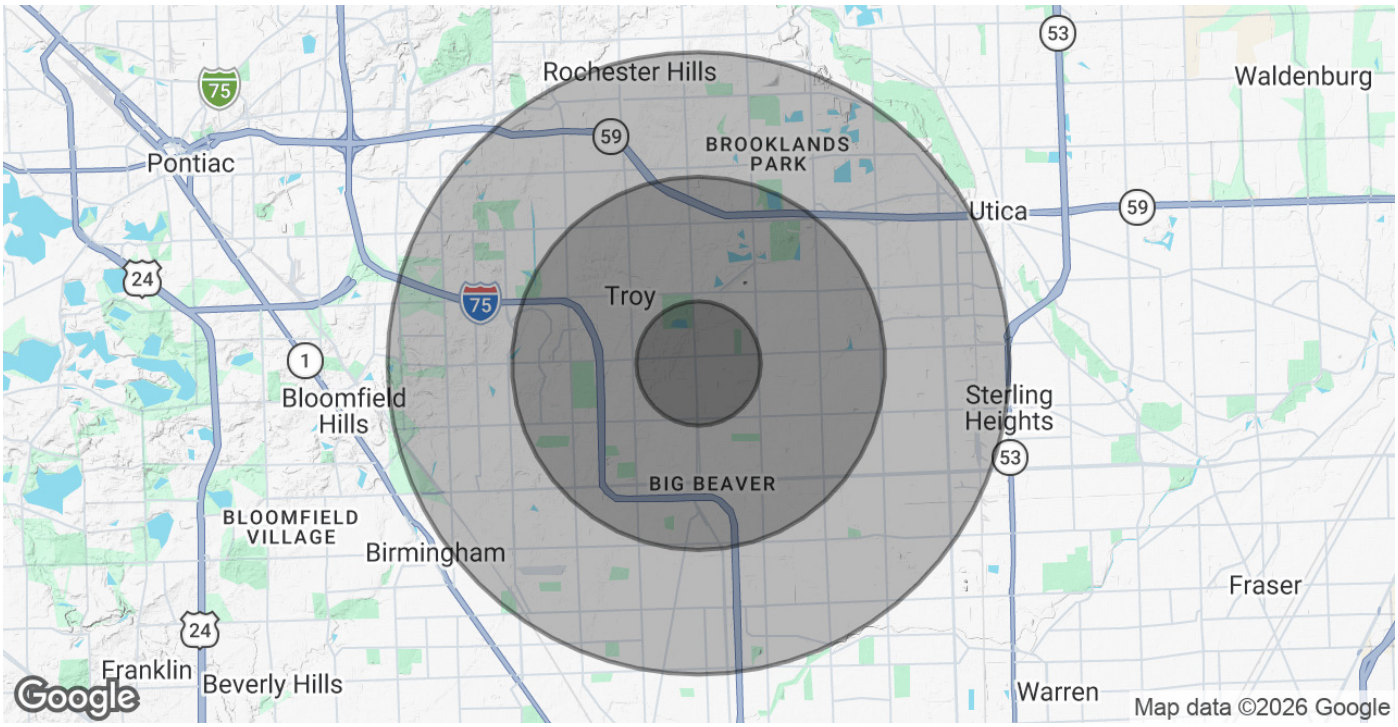
DEMOGRAPHICS MAP & REPORT: 4924 Rochester Rd | Troy, MI 48085



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,588	80,831	245,549
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,917	29,418	99,378
# of Persons per HH	2.9	2.7	2.5
Average HH Income	$159,870	$144,312	$130,166
Average House Value	$447,283	$415,281	$387,975

2020 American Community Survey (ACS)

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