

LONG LAKE PLAZA

SEC Long Lake & John R Roads: Troy, MI



Presented By:

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Property Management | Commercial Properties | Retail Centers | Investments | Office Buildings

Property Summary

Location:

4916-4972 John R Road
SEC John R. & Long Lake Roads
Troy, MI

Total Shopping Center Size:

Approximately 22,100 square feet

Total Space Available:

Occupied

Estimated NNN Charges:

\$4.50 per square foot

Parking:

Ample

Traffic Count:

Approx. 42,500 vehicles per day

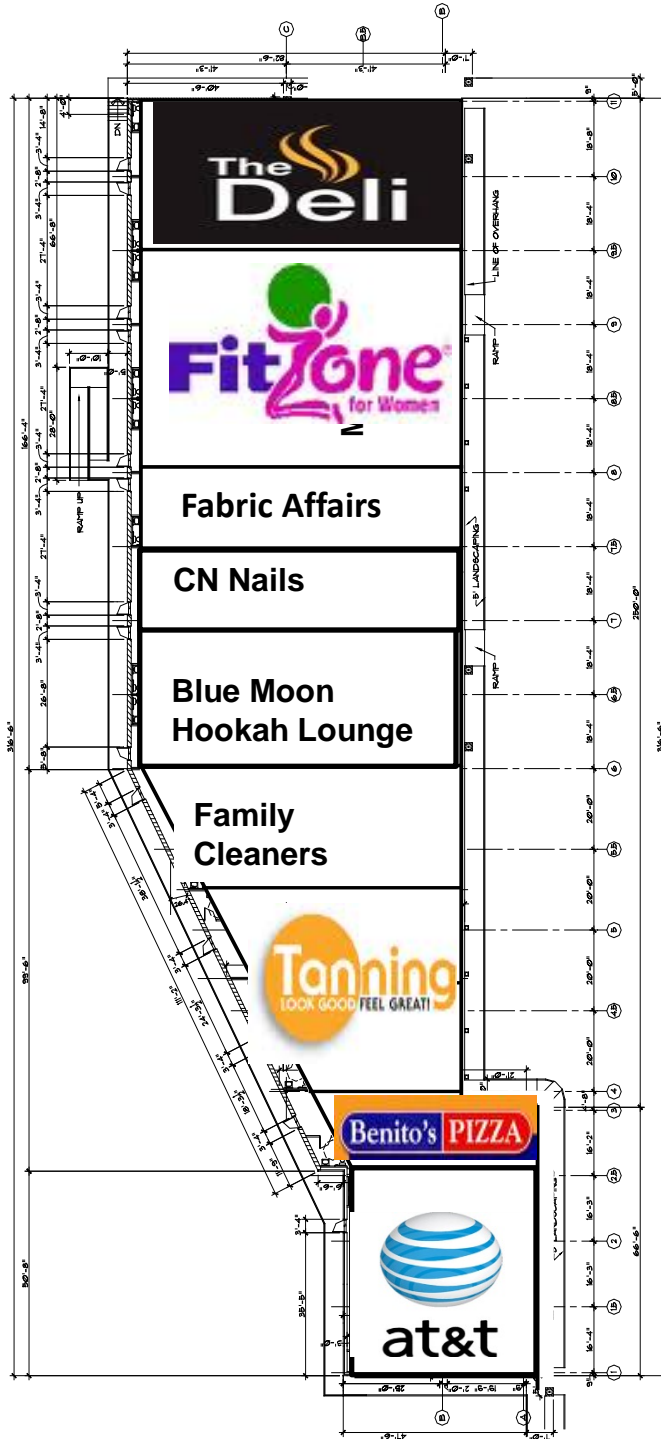
Notable Shopping Center Tenants:

AT&T, Benito's Pizza, Fit Zone, Crazy Joe's Tanning

Property Highlights:

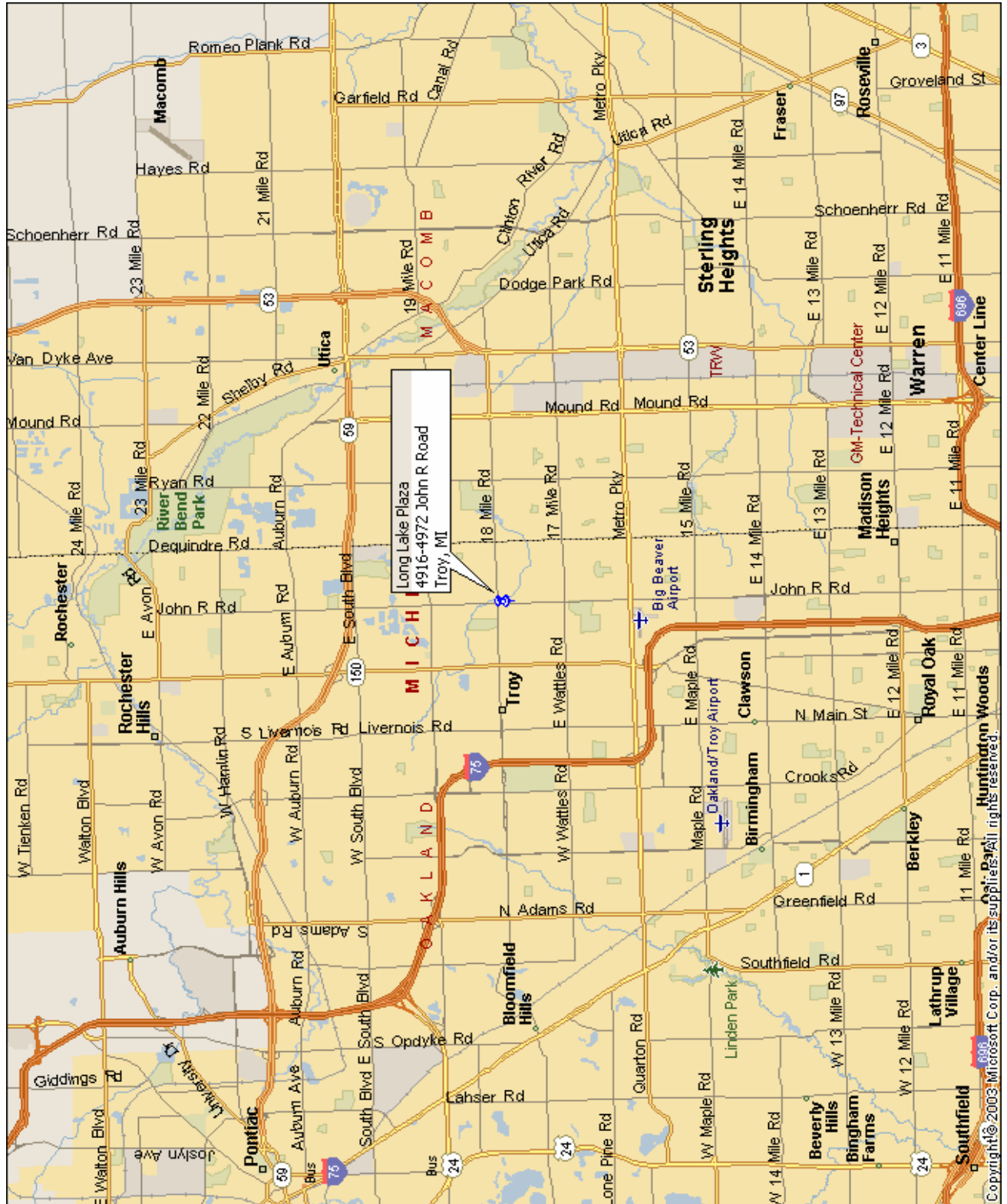
- Long Lake/John R. Plaza offers great demographics with approximately 86,000 people with an average household income of \$86,000 annually living within a three mile radius of the site.
- There is tremendous visibility and accessibility to this neighborhood retail center from both Long Lake & John R. Roads.

Site Plan

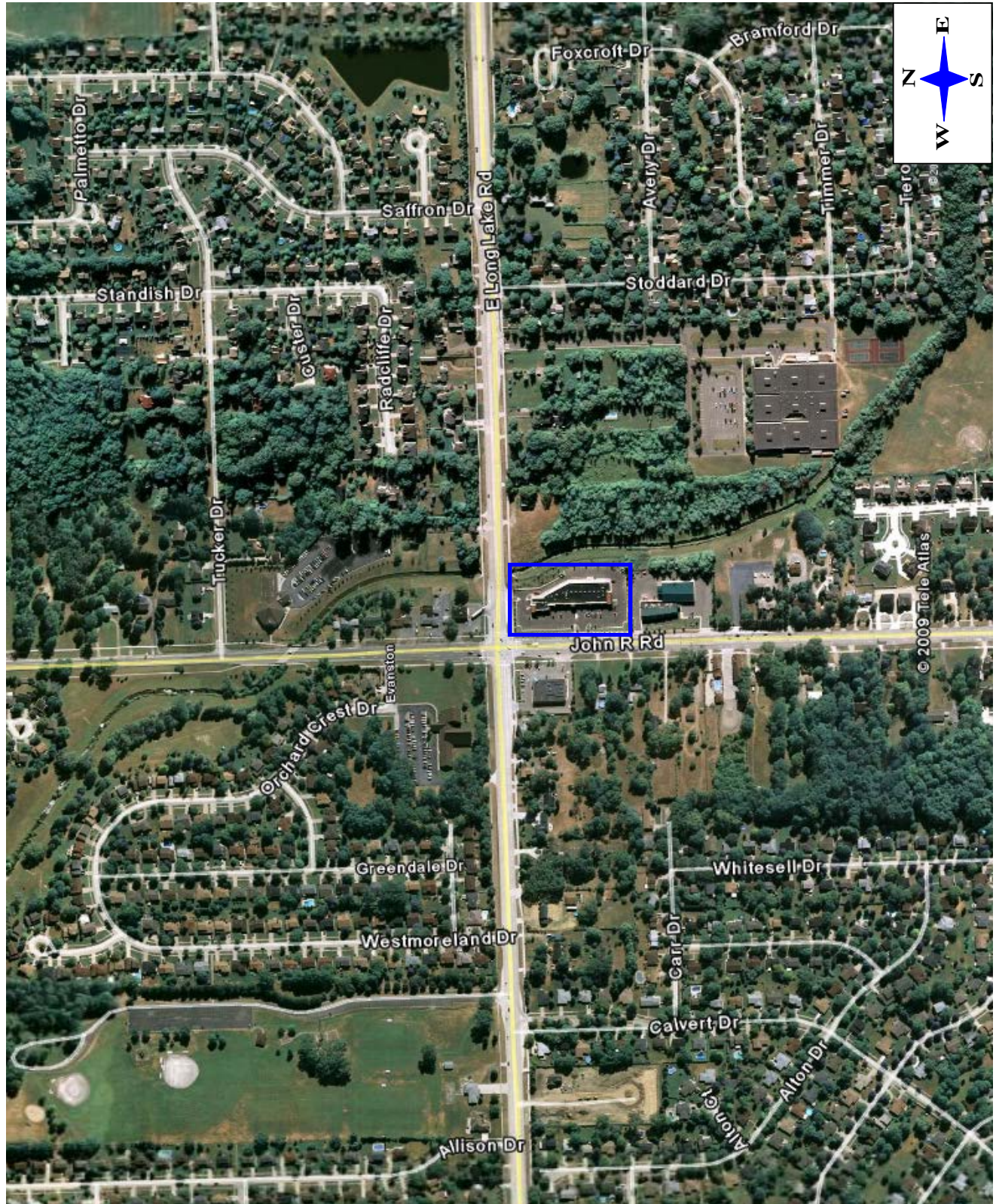


AT &T	4972 John R Rd	2,249.00 SQFT
Benito's Pizza	4960 John R Rd	1,370.00 SQFT
Crazy Joe Tanning	4952 John R Rd	2,740.00 SQFT
Family Cleaners	4948 John R Rd	2,120.00 SQFT
Blue Moon Hookah Lounge	4944 John R Rd	3,034.00 SQFT
CN Nails	4940 John R Rd	1,503.00 SQFT
Fabric Affairs	4928 John R Rd	1,513.00 SQFT
Fit Zone	4924 John R Rd	4,538.00 SQFT
Ember's Deli	4916 John R Rd	3,115.00 SQFT

Area Map



Aerial



Demographics

Long Lake Plaza

4916-4972 John R Rd Troy, Michigan		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	10,287	85,851	222,081
	2012 Projected Population	10,271	87,960	226,531
	2000 Census Population	10,315	82,388	214,878
	1990 Census Population	9,737	71,457	195,013
	Historical Annual Growth 1990 to 2007	0.3%	1.2%	0.8%
	Projected Annual Growth 2007 to 2012	-0.0%	0.5%	0.4%
	2007 Median Age	40.0	38.2	38.0
Households	2007 Estimated Households	3,361	29,901	86,229
	2012 Projected Households	3,380	30,883	88,577
	2000 Census Households	3,342	28,413	82,778
	1990 Census Households	2,904	23,258	71,942
	Historical Annual Growth 1990 to 2007	0.9%	1.7%	1.2%
	Projected Annual Growth 2007 to 2012	0.1%	0.7%	0.5%
POPULATION BY RACE	2007 Estimated White	80.4%	80.7%	82.1%
	2007 Estimated Black or African American	3.9%	4.5%	4.9%
	2007 Estimated Asian & Pacific Islander	14.1%	12.2%	10.5%
	2007 Estimated American Indian & Native Alaskan	0.1%	0.2%	0.2%
	2007 Estimated Other Races	1.6%	2.5%	2.3%
	2007 Estimated Hispanic	1.5%	1.7%	2.1%
Income	2007 Estimated Average Household Income	\$ 104,793	\$ 86,825	\$ 78,668
	2007 Estimated Median Household Income	\$ 111,628	\$ 91,713	\$ 81,012
	2007 Estimated Per Capita Income	\$ 34,334	\$ 30,340	\$ 30,861
EDUCATION (AGE 25+)	2007 Elementary	2.2%	3.6%	3.0%
	2007 Some High School	3.3%	5.2%	5.4%
	2007 High School Graduate	17.0%	21.4%	22.7%
	2007 Some College	17.4%	19.6%	20.5%
	2007 Associates Degree Only	7.8%	8.9%	8.9%
	2007 Bachelors Degree Only	27.5%	24.6%	23.6%
	2007 Graduate Degree	24.8%	16.7%	16.1%
Business	Number of Businesses	313	3,612	12,644
	Total Number of Employees	2,585	42,478	188,556
	Employee Population per Business	8.3	11.8	14.9
	Residential Population per Business	32.8	23.8	17.6

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Pictures

