

# NOW LEASING



## First Floor Retail

2941 E. Wattles Rd  
Troy, MI 48085

**984 SF - 6,179 SF**  
AVAILABLE

**\$30.00 - \$35.00**  
SF/YR/, NNN



## MIXED-USE DEVELOPMENT

NEW CONSTRUCTION | COMING SOON

FEATURING FIRST FLOOR RETAIL WITH SIX APARTMENTS ABOVE

**FORWARD COMMERCIAL GROUP**  
240 MARTIN STREET, SUITE 200  
BIRMINGHAM, MI 48009  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**EMIL CHERKASOV**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



## PROPERTY HIGHLIGHTS

- Easy access via I-75
- Signage rights available
- Direct entrances
- Ample parking

## PROPERTY SUMMARY

- Price: \$30.00 - \$35.00/SF/YR, NNN
- Q3 2027 Delivery
- Lot Size: 0.71 Acres
- Total Building Size: 12,358 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,644	93,481	246,787
HOUSEHOLDS	4,804	33,637	97,754
MEDIAN HOME VALUE	\$326,877	\$325,099	\$284,425
TRAFFIC COUNTS	COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
	E. WATTLES	DEQUINDRE E	17,910
	DEQUINDRE	WATTLES S	23,137

**FORWARD COMMERCIAL GROUP**  
 240 MARTIN STREET, SUITE 200  
 BIRMINGHAM, MI 48009  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**EMIL CHERKASOV**  
 Principal Broker  
 248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)





# AERIAL MAP

## First Floor Retail

2941 E. Wattles Rd  
Troy, MI 48085

**984 SF - 6,179 SF**  
AVAILABLE

**\$30.00 - \$35.00**  
SF/YR/, NNN



## MIXED-USE DEVELOPMENT

NEW CONSTRUCTION | COMING SOON

FEATURING FIRST FLOOR RETAIL WITH SIX APARTMENTS ABOVE

**FORWARD COMMERCIAL GROUP**  
240 MARTIN STREET, SUITE 200  
BIRMINGHAM, MI 48009  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**EMIL CHERKASOV**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)



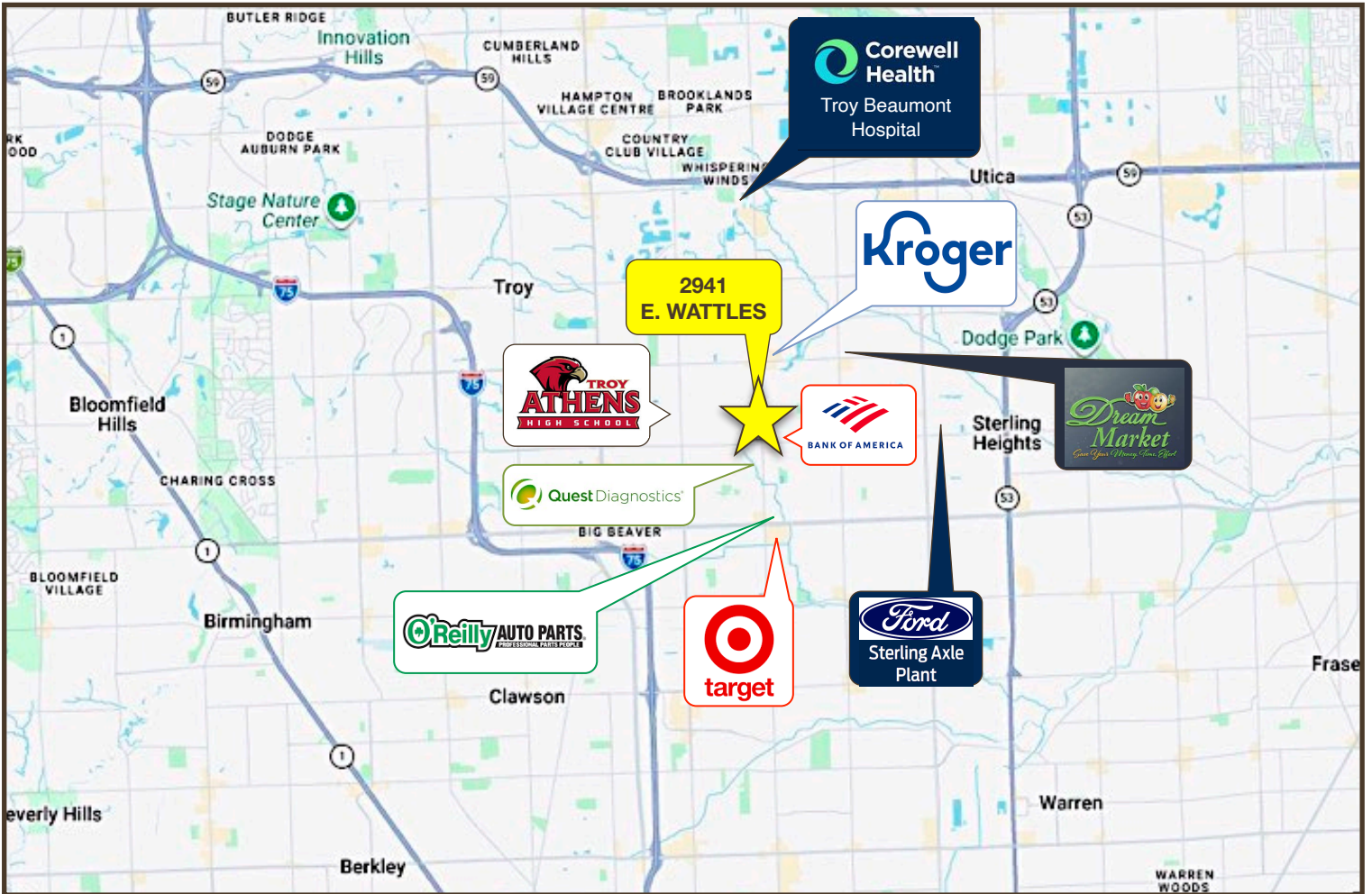
# STREET MAP

## First Floor Retail

2941 E. Wattles Rd  
Troy, MI 48085

**984 SF - 6,179 SF**  
AVAILABLE

**\$30.00 - \$35.00**  
SF/YR/, NNN



## MIXED-USE DEVELOPMENT

NEW CONSTRUCTION | COMING SOON

FEATURING FIRST FLOOR RETAIL WITH SIX APARTMENTS ABOVE

**FORWARD COMMERCIAL GROUP**  
240 MARTIN STREET, SUITE 200  
BIRMINGHAM, MI 48009  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**EMIL CHERKASOV**  
Principal Broker  
248.662.5066 Office  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)

