



- ✓ Price \$2,416,000
- ✓ Price / Sq. Ft. \$575 PSF
- ✓ Building Size 4,200 SF

Former Bank with Drive-Thru Investment Vacant Repositioning / Owner-User Opportunity

3754 Rochester Rd, Troy (Detroit), MI 48083



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Investment Contacts:

Spencer O'Donnell

Managing Director
Charter Realty
(714) 400-6267
spencer@charterrealty.com

William Crane

Director
Charter Realty
(404) 538-8091
WCrane@charterrealty.com

Cormac O'Hagan

Associate
Charter Realty
(503) 830-8167
cormac@charterrealty.com

Chris Timboe

Associate
Charter Realty
(415) 716-4408
chris@charterrealty.com

Cooperating Broker:

Brian Brockman

Bang Realty-Michigan, Inc.
Broker License No. 6502428679
(513) 898-1551
bor@bangrealty.com



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Aerial Overview



Investment Overview

We are pleased to present the opportunity to acquire a vacant former Fifth Third Bank branch located at 3754 Rochester Road in Troy, Michigan, one of the most affluent and densely populated suburbs within the Detroit MSA. The property consists of a 4,200-square-foot freestanding bank building situated on a 1.55-acre corner parcel, offering a highly functional layout for a wide range of financial, medical, and service-oriented users.

Positioned along Rochester Road, one of the area's primary commercial corridors, the property benefits from exceptional visibility and approximately 48,110 vehicles per day, along with immediate proximity to Interstate 75, which carries approximately 127,758 vehicles per day, making this one of the strongest retail and commuter corridors within Oakland County.

Originally developed for Fifth Third Bank, the property features a highly functional bank-branch layout, ample parking, prominent signage opportunities, and an existing 4-lane drive-thru, a feature that remains highly sought after by financial institutions, medical users, pharmacies, quick-service restaurants, and a variety of service-oriented operators. The combination of building size, corner-lot configuration, and 4-lane drive-thru infrastructure creates significant leasing and redevelopment flexibility that is increasingly difficult to replicate in today's entitlement and construction environment.

Built in 2006, the property benefits from a modern building profile, contemporary site improvements, and functional design characteristics that distinguish it from older second-generation bank and retail inventory. The property's efficient layout and strong physical infrastructure support a wide range of occupancy, adaptive reuse, and redevelopment strategies.

Situated on a large, well-positioned corner parcel in an affluent suburban trade area, the property is surrounded by dense residential communities, major employers, and a strong concentration of national retailers and service-oriented businesses throughout the Rochester Road and Troy retail corridor, including Target, Meijer, Kroger, Starbucks, Chick-fil-A, Costco, Walmart, The Home Depot, and Lowe's. The surrounding corridor functions as a dominant retail and commuter node serving Troy, Rochester Hills, Birmingham, and the broader northern Detroit suburbs.

Troy is widely regarded as one of Michigan's premier business and retail markets, anchored by a highly educated population, strong household incomes, and a diverse employment base supported by automotive, financial services, technology, healthcare, and corporate headquarters operations.

This offering presents investors, owner-users, and developers with a rare opportunity to acquire a highly visible, drive-thru-equipped bank building with significant value-add potential through lease-up, adaptive reuse, or redevelopment. Combining a prominent commercial corridor location, existing 4-lane drive-thru infrastructure, a modern building profile, and an attractive acquisition basis, the property represents a compelling commercial real estate opportunity within a premier Midwest suburban market.

Property Details:



Building Size
4,200 SF



Parcel No. (APN)
2023100092



Lot Size
1.55 AC



Year Built
2006



Investment Highlights

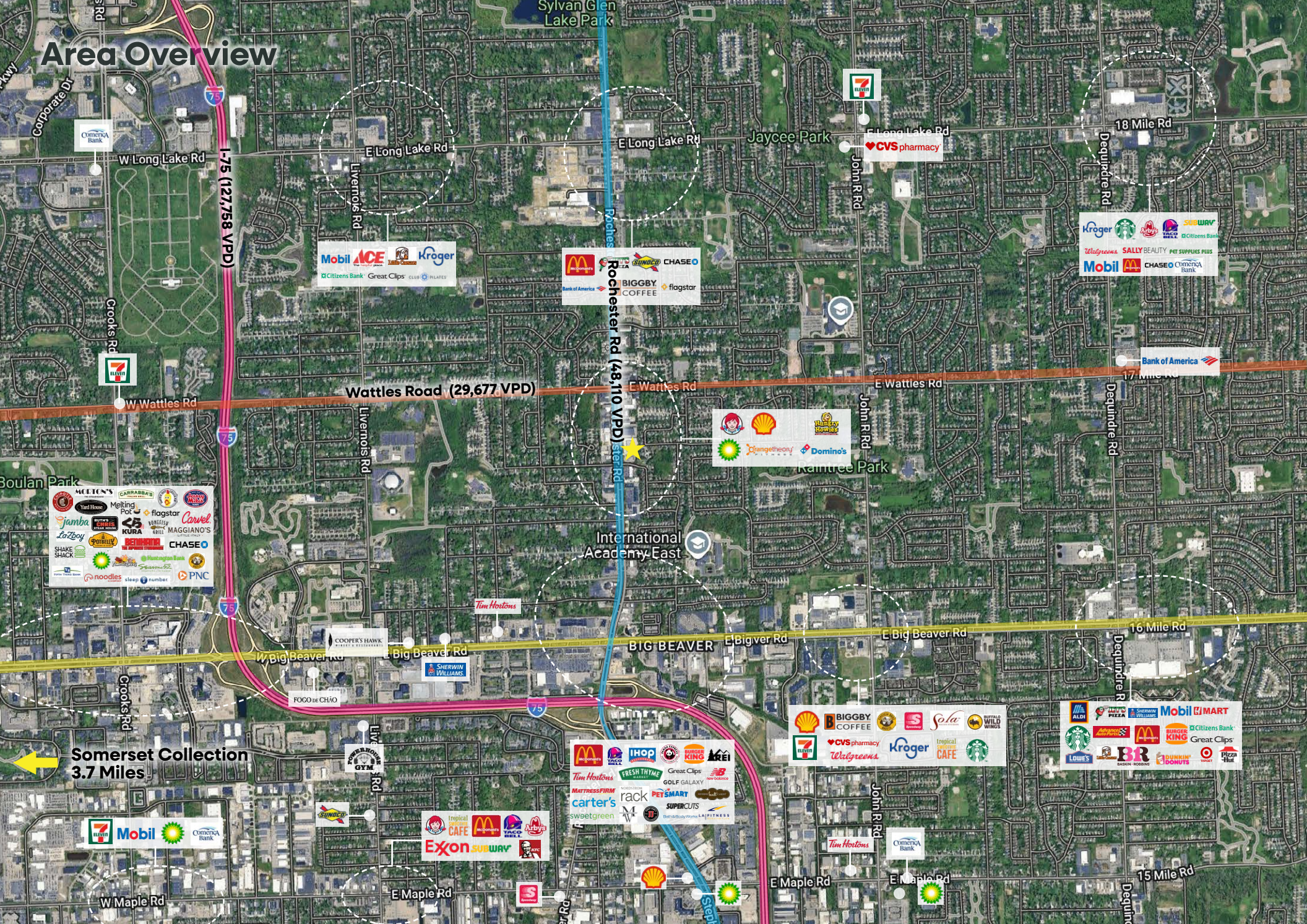
- **Vacant Former Fifth Third Bank Branch** – Opportunity to acquire a well-built, freestanding bank branch with significant value-add potential through lease-up or redevelopment
- **Existing 4-Lane Drive-Thru** – Fully improved 4-lane drive-thru infrastructure highly sought after by financial institutions, medical users, pharmacies, quick-service restaurants, and service-oriented operators
- **Value-Add Lease-Up Opportunity** – Vacant building provides investors and owner-users the ability to create value through occupancy, repositioning, or redevelopment
- **Modern Building (Built 2006)** – Contemporary construction and functional bank-branch design distinguish the asset from older second-generation retail and bank inventory
- **Freestanding 4,200 SF Building** – Efficient, single-tenant layout suitable for banking, medical, office, quick-service, or service-oriented occupancy
- **Large 1.55-Acre Corner Parcel** – Generous site size supports ample parking, drive-thru stacking, and long-term redevelopment flexibility
- **Exceptional Traffic Exposure** – Positioned along Rochester Road (48,110 VPD) with immediate proximity to Interstate 75 (127,758 VPD)
- **Premier Troy, Michigan Location** – Located within one of Metro Detroit's most affluent and densely populated suburban markets
- **Dominant Retail Corridor** – Positioned within one of Oakland County's strongest suburban commercial corridors, with proximity to national retailers including the Somerset Collection
- **Affluent Oakland County Demographics** – Strong surrounding household incomes and dense residential population support long-term commercial demand
- **Excellent Regional Connectivity** – Convenient access to Rochester Hills, Birmingham, and the broader northern Detroit suburbs via Rochester Road and I-75
- **Adaptive Reuse Potential** – Existing building configuration, drive-thru infrastructure, and site layout support multiple repositioning and redevelopment strategies
- **Owner-User or Investment Opportunity** – Suitable for investors seeking lease-up upside as well as owner-users seeking a highly visible, drive-thru-equipped location
- **Highly Visible Corner Presence** – Excellent frontage, access, and signage opportunities create strong exposure for future users and tenants



Aerial Overview



Area Overview



Demographics

1 Mile Radius:



Total Population: 9,702
Households: 3,376
Daytime Population: 11,811
Median Age: 39.3



Average Household Income: \$168,510
Median Household Income: \$138,330

3 Mile Radius:



Total Population: 89,984
Households: 35,444
Daytime Population: 129,001
Median Age: 40.8



Average Household Income: \$133,290
Median Household Income: \$109,802

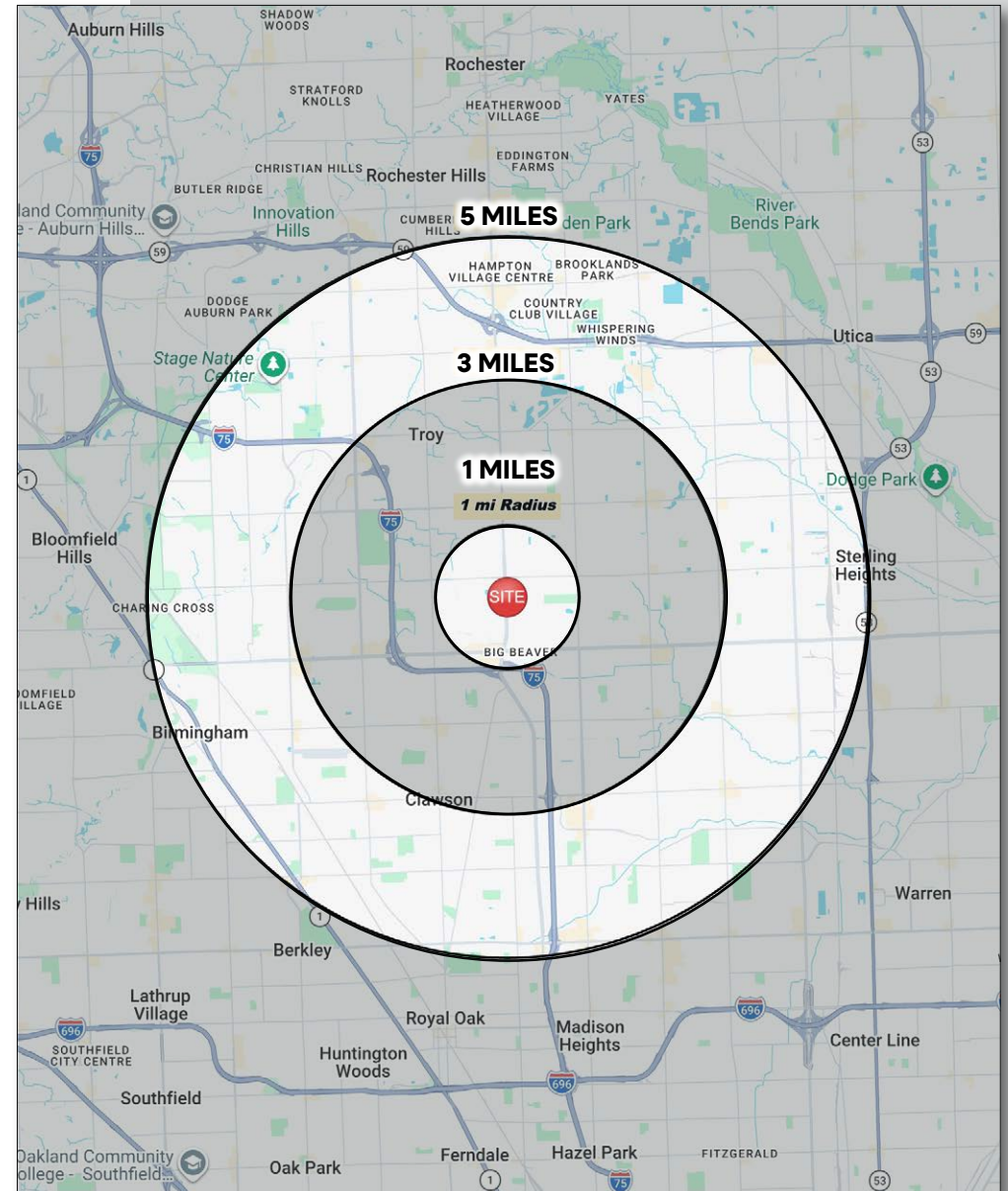
5 Mile Radius:



Total Population: 248,527
Households: 102,820
Daytime Population: 280,739
Median Age: 40.4



Average Household Income: \$132,786
Median Household Income: \$106,803



Demographics - 15 Minutes Drive Time



TOTAL RETAIL SALES

Includes F&B



\$5,353,104,936

EDUCATION

Bachelor's Degree
or Higher



50%

OWNER OCCUPIED HOME VALUE

Average



\$375,736

TAPESTRY SEGMENTS

City Greens 29,000 households	Savvy Suburbanites 21,900 households	Emerging Hub 17,600 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.	Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.	These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.
Household Types	Household Types	Household Types
Married couples; Singles living alone	Married Couples	Singles living alone; married couples with no kids
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$4,276

Eating
Out

\$2,570

Apparel &
Services

\$7,783

Groceries

\$241

Computer &
Hardware

\$8,170

Health
Care

KEY FACTS

✓ Population: 448,875

✓ Median Age: 40.7

✓ Median Household Income: \$89,684

✓ Daytime Population: 508,619

City Overview – Troy, MI

Affluent Detroit Suburb | Premier Corporate Corridor | Oakland County Retail Hub

Troy is one of the most prominent and affluent suburban communities within the Detroit metropolitan area, located approximately 20 miles north of downtown Detroit in Oakland County. The city is widely recognized as a premier business, retail, and residential market, supported by a highly educated workforce, strong household incomes, and substantial corporate presence.

Strategically positioned along Interstate 75, Troy serves as a major commercial hub for the northern Detroit suburbs, benefiting from exceptional regional connectivity and access to one of the Midwest's largest metropolitan economies. The city is home to numerous corporate headquarters, office campuses, and professional employers spanning automotive, technology, healthcare, engineering, and financial services industries.

The surrounding retail corridor is among the strongest within Michigan, anchored by Somerset Collection, major national retailers, dense residential communities, and substantial daytime employment population. Troy consistently attracts regional consumer traffic due to its concentration of upscale retail, dining, and commercial amenities.

The subject property is positioned along Rochester Road near Interstate 75 within a mature infill corridor characterized by strong traffic counts, established surrounding development, and long-term real estate stability. The combination of affluent demographics, strong commuter traffic, and institutional-quality surrounding real estate creates a highly durable environment for necessity-based retail and financial service tenants.

From an investment perspective, Troy offers a stable and supply-constrained suburban market supported by diversified economic drivers, strong infrastructure, and long-term consumer demand fundamentals, making it one of the most desirable net lease markets in the Midwest.



Key Facts

- ✓ **City Population:** ~88,000
- ✓ **Regional Population:** 4.3+ Million (Detroit MSA)
- ✓ **Regional Drivers:** Automotive, Technology, Healthcare, Financial Services, Engineering
- ✓ **Major Thoroughfares:** Interstate 75, Rochester Road, Big Beaver Road
- ✓ **Traffic Counts:** 48,110 VPD (Rochester Rd) | 127,758 VPD (I-75)
- ✓ **Retail Anchors:** Somerset Collection (one of the highest performing luxury destination retail centers in the Midwest), Costco, Target, Whole Foods, Kroger, Walmart

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