

**ICONIC**  
REAL ESTATE

# FOR LEASE

**1,953 SF & 1,979 SF  
AVAILABLE**



## RETAIL SPACE

CONTACT

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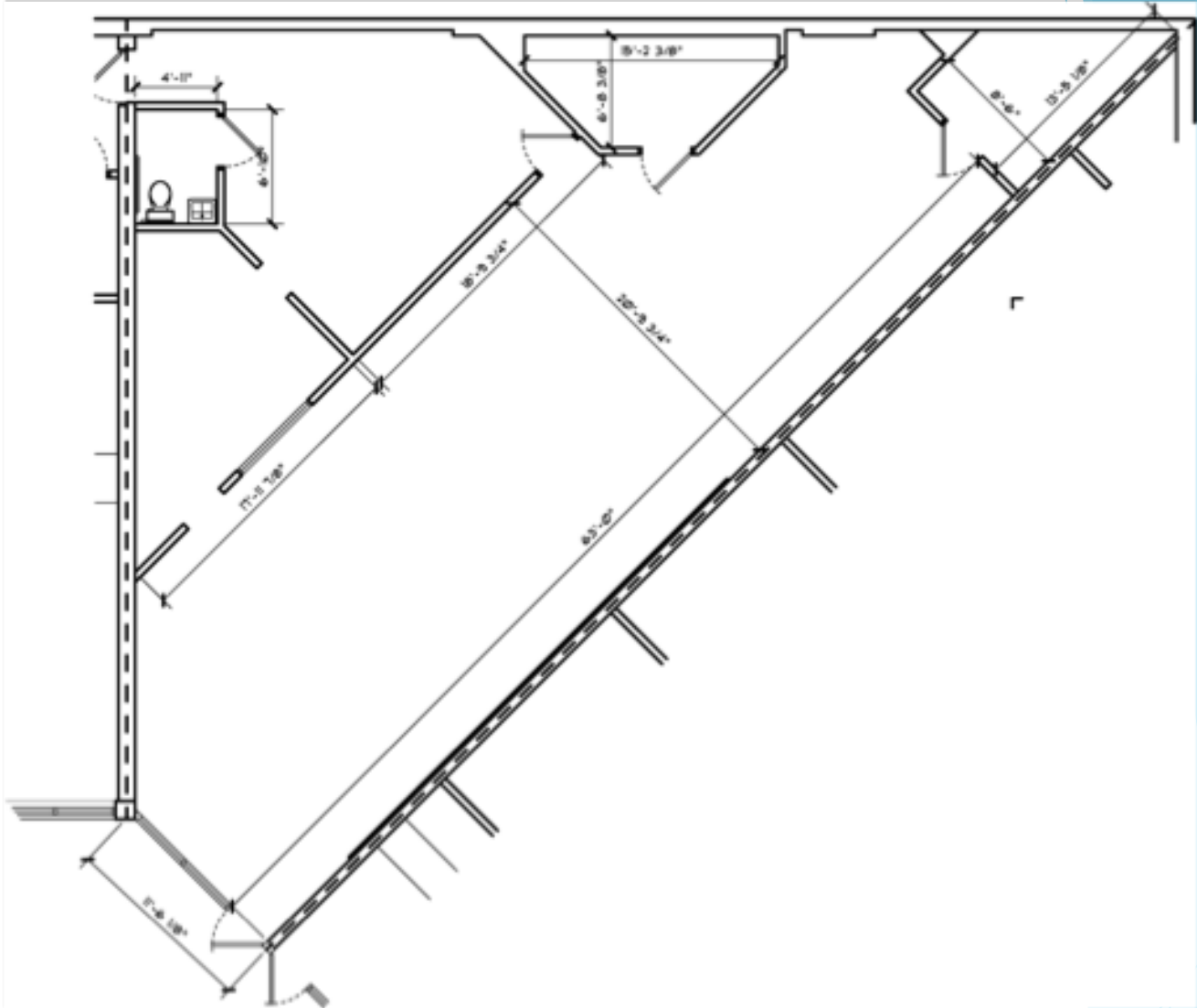
**INFINITY SQUARE**

1977 E. WATTLES ROAD  
TROY, MI 48085

## PROPERTY FEATURES

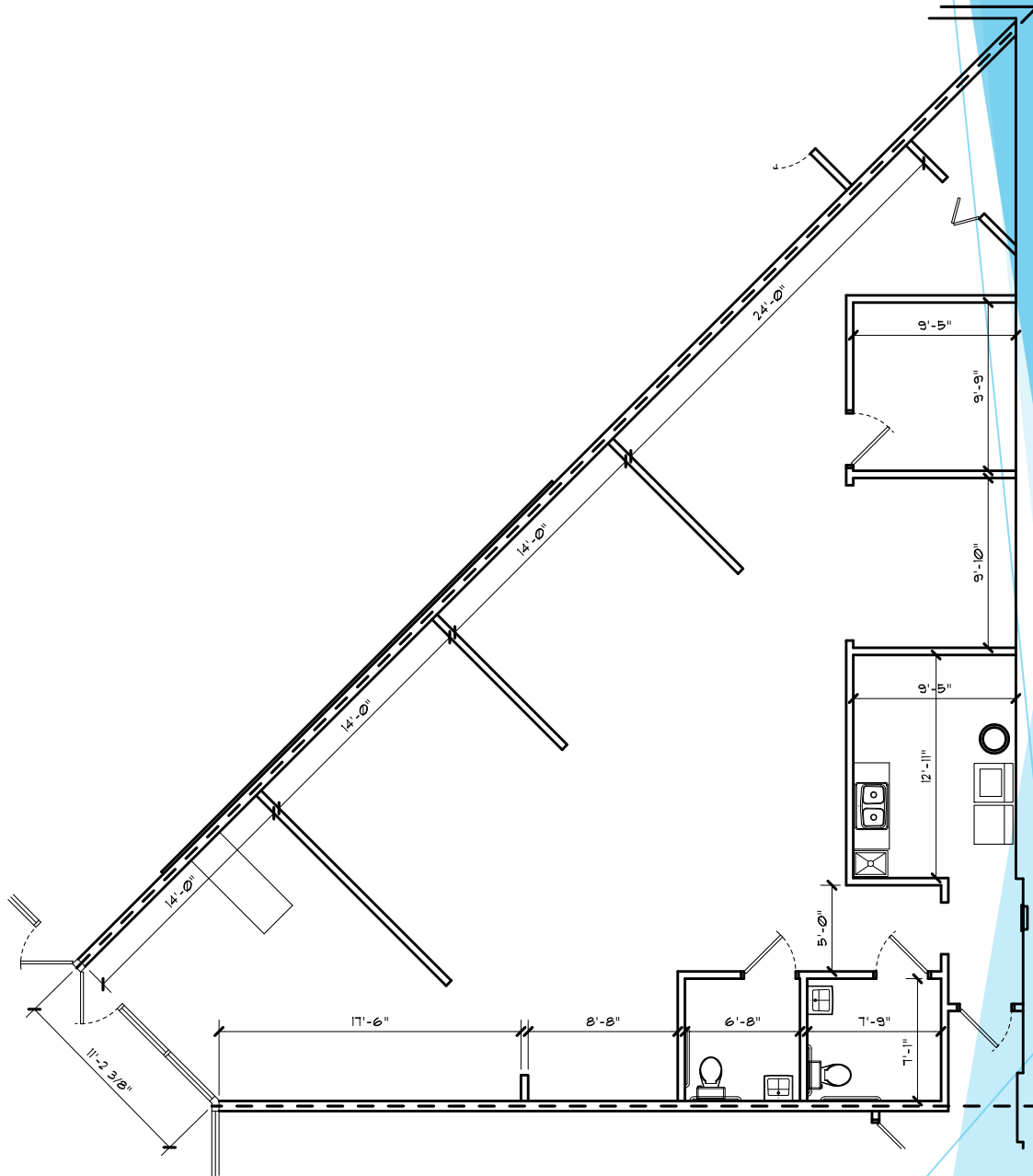
- Strategically located within dense demographics of Troy
- 1,953 SF & 1,979 SF Available
- Center has recently gone through complete renovation of the facade
- New digital pylon sign for tenant exposure and advertising
- New Parking Lot
- Strong demographics and traffic flow
- Main road frontage off of Wattles Road
- Located 1/2 mile from Athens High School
- Lease Rate: \$13.00/SF NNN





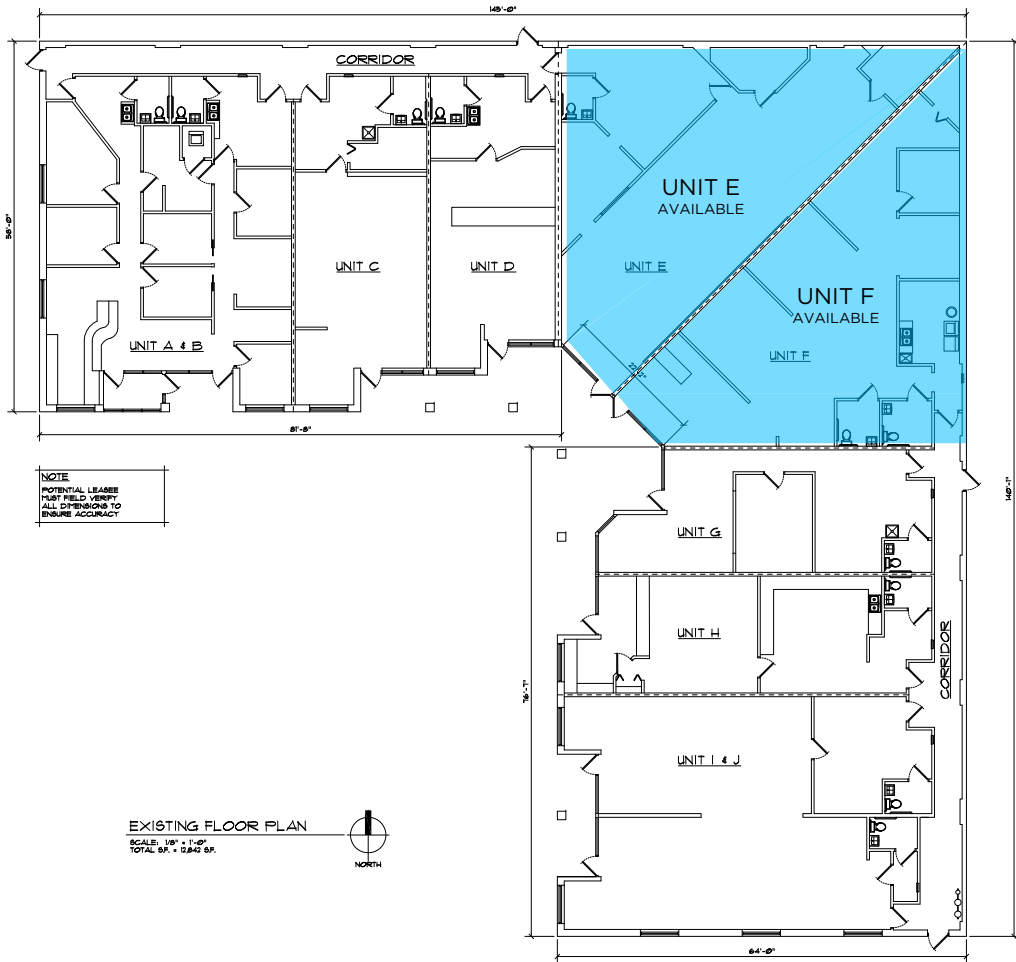
**NOTE**  
POTENTIAL LEASEE  
MUST FIELD VERIFY  
ALL DIMENSIONS TO  
ENSURE ACCURACY

**UNIT E**  
NO SCALE  
TOTAL SF. = 1919 SF.



**NOTE**  
POTENTIAL LEASEE  
MUST FIELD VERIFY  
ALL DIMENSIONS TO  
ENSURE ACCURACY

**UNIT F**  
NO SCALE  
TOTAL SF. = 1,953 SF.





## DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	10,494	42.80	3,536	\$117,510
3 MILE	89,848	42.10	32,279	\$85,491

## DAILY TRAFFIC COUNTS

### ROADS

JOHN R RD/E WATTLES RD

JOHN R RD/DELROY DR S

### DAILY TRAFFIC

19,361

20,129