

PROPERTY & LOCATION SNAPSHOT

2040 Crooks Rd

Troy, MI 48084

Office

**31,310 vehicles a day**

pass the property on Crooks Road · MDOT 2025

126,331 jobs

Located within 3 miles

Census LEHD 2021

64% degreeAdults 25+ with a
bachelor's or higher, 3
mi

ACS 2019–2023

130,312

vehicles/day

I-75

0.8 mi · MDOT 2025

31,310 vehicles/day

Crooks Road frontage

MDOT 2025 · 1,001 trucks

Location highlights

126,331 people work within 3 miles (28,443 within 1 mile).Daytime population: lunch, errands and services during the
workday.

Census LEHD 2021

I-75 is 0.8 mi away, carrying 130,312 vehicles a day.Regional access for customers, staff and deliveries. Distance is
straight-line; it does not mean the property is visible from or has
direct access to the freeway.

MDOT AADT, 2025; OpenStreetMap

**The nearest freeway interchange (I-75 exit 69) is 1.0 mi
away.**

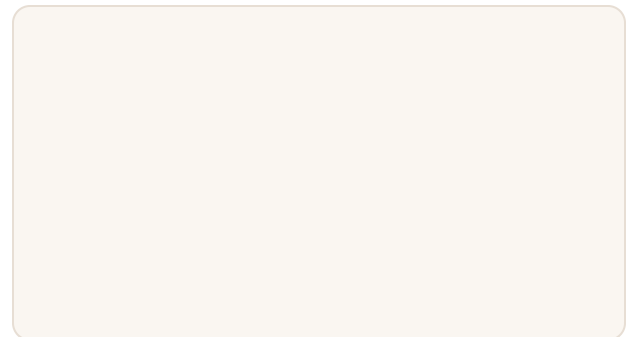
Short trips onto the regional freeway network.

OpenStreetMap

**68 restaurants, banks and gyms are mapped within a
mile.**

Everyday amenities for staff and visitors.

OpenStreetMap, retrieved 2026-10-23



	1 MI	3 MI	5 MI
Population	10,431	95,724	264,386
Households	5,076	42,584	111,984
Median HH income	\$89,300	\$104,700	\$104,200
Jobs	28,443	126,331	199,949

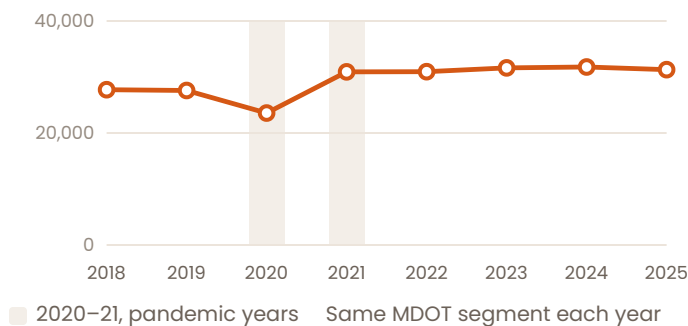
Traffic: MDOT AADT 2025, counted segment nearest the property. People: 2020 Census blocks. Households and income: ACS 2019–2023 5-year estimates, apportioned to each radius. Jobs: Census LEHD 2021. Businesses: OpenStreetMap, 2026-10-23. Distances are straight-line. Method and sources on the last page.

TRAFFIC, ACCESS & TRANSPORTATION

How many vehicles pass, and how the site connects

ROAD	VEHICLES A DAY	TRUCKS A DAY	TRUCK SHARE	DISTANCE
Crooks Road · 5 lanes	31,310	1,001	3.2%	Frontage
I-75 (Walter P. Chrysler Freeway) · 4 lanes	130,312	6,776	5.2%	0.8 mi
East Big Beaver Road · 3 lanes	50,540	1,618	3.2%	1.2 mi
West Big Beaver Road · 4 lanes	35,349	1,131	3.2%	0.7 mi
West Maple Road · 5 lanes	28,182	902	3.2%	0.3 mi
Livernois Road · 5 lanes	25,868	751	2.9%	1.0 mi

Traffic over time Crooks Road, vehicles a day



Crooks Road	+12.9%	2018–2025
I-75	+118.8%	2022–2025
East Big Beaver Road	-2.0%	2018–2025
West Big Beaver Road	+1.2%	2022–2025

Change between typical years only (2020–21 left out), same counted segment.

Access

Frontage road	Crooks Road 5 lanes
Nearest freeway	I-75 0.8 mi, straight-line
Nearest interchange	I-75 exit 69 1.0 mi, straight-line
East Big Beaver Road	1.2 mi 50,540 vehicles a day
West Big Beaver Road	0.7 mi 35,349 vehicles a day
West Maple Road	0.3 mi 28,182 vehicles a day

Reading these counts. Vehicles a day are MDOT's annual average daily traffic (AADT) for the counted segment; trucks are commercial AADT. They count vehicles on the road, not people on foot, and do not mean every passing vehicle can see or reach the property. Freeway traffic is regional context, not frontage.

Trend lines use only years MDOT counted the same segment (same route and mileposts). 2020–2021 counts are shown but left out of the change figures. Lanes from OpenStreetMap. Map: OpenFreeMap, © OpenMapTiles, © OpenStreetMap contributors.

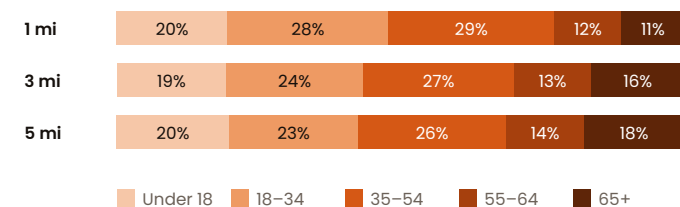
DEMOGRAPHICS, WORKFORCE & TRADE AREA

Who lives and works around the property

Within straight-line radii of 1, 3 and 5 miles. Drive-time areas are not shown in this edition.

	1 MILE	3 MILES	5 MILES
Population 2020 Census	10,431	95,724	264,386
Bachelor's degree or higher adults 25+, ACS 2019–2023	64%	64%	59%
Population change since 2010 2010 → 2020 Census, same radius	+13.2%	+6.8%	+3.7%
People per square mile 2020 Census	3,320	3,386	3,366
Households ACS 2019–2023	5,076	42,584	111,984
Average household size ACS 2019–2023	2.05	2.20	2.29
Median household income ACS 2019–2023	\$89,300	\$104,700	\$104,200
Unemployment rate civilian labor force, ACS 2019–2023	7.1%	3.8%	3.8%
Households with no vehicle ACS 2019–2023	3.2%	4.0%	4.8%

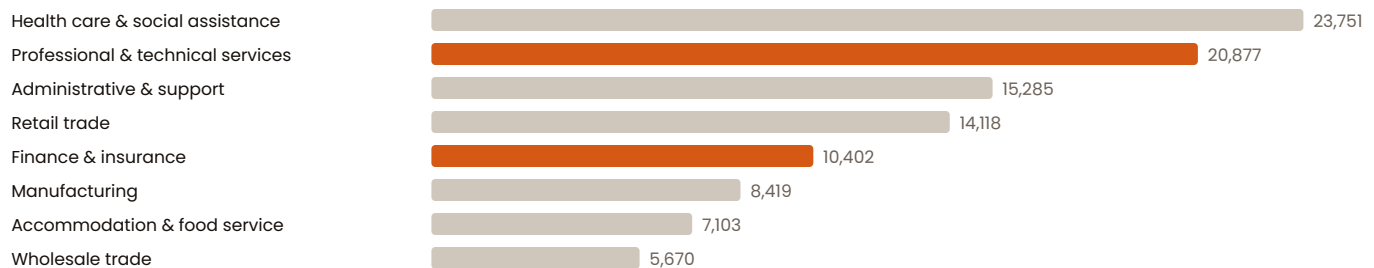
Age of residents ACS 2019–2023



Jobs located nearby Census LEHD 2021

	1 MI	3 MI	5 MI
Jobs	28,443	126,331	199,949
Change 2016–2021 newest year still affected by the pandemic	-4.9%	-3.7%	-4.1%

Jobs within 3 miles by industry Census LEHD 2021 · orange: industries most relevant to a office property, 37,322 jobs



Radius figures: 2020 Census counts for blocks whose internal point lies inside each circle; ACS 2019–2023 tract estimates apportioned by the share of each tract's 2020 population (or housing units) inside the circle. ACS figures are 5-year estimates with margins of error, not single-year counts. Jobs: LEHD LODES 8 workplace counts by 2020 block, 2021 and 2016.

NEARBY BUSINESSES & AMENITIES

What is around the property

170 named businesses and amenities mapped within a mile, from OpenStreetMap, retrieved 2026-10-23. Listings are not individually verified as open.

- Restaurants & cafés
● Banks & financial
● Fitness
● Personal services
● Hotels
● Shopping
● The property
- S Similar business to a office use
C Complementary
D Draws customers on its own
Unmarked: general amenity

Within a ¼ mile — about a 5-minute walk 1 places

TOUS les JOURS Restaurants & cafés 0.2 mi

● Restaurants & cafés 59

TOUS les JOURS C 0.2 mi

China King C 0.3 mi

● Personal services 3

Bellagio Hair Studio C 0.5 mi

FedEx Office C 0.8 mi

● Banks & financial 7

Huntington C 0.7 mi

PNC Bank C 0.7 mi

● Hotels 8

Comfort Inn C 0.4 mi

Sonesta Simply Suites C 0.5 mi

● Fitness 2

Stevens Family Baseball Complex C 0.8 mi

Powerhouse Gym C 1.0 mi

● Shopping 40

Marshalls D 0.6 mi

Sleep Number 0.6 mi

National and regional chains within a mile



OPPORTUNITIES & MARKET CONTEXT

How to position the property

Built from the figures in this report. Suggestions, not forecasts or proof of tenant demand.

Location advantages

- **126,331 people work within 3 miles (28,443 within 1 mile).**
Daytime population: lunch, errands and services during the workday.
Census LEHD 2021
- **I-75 is 0.8 mi away, carrying 130,312 vehicles a day.**
Regional access for customers, staff and deliveries. Distance is straight-line; it does not mean the property is visible from or has direct access to the freeway.
MDOT AADT, 2025; OpenStreetMap
- **The nearest freeway interchange (I-75 exit 69) is 1.0 mi away.**
Short trips onto the regional freeway network.
OpenStreetMap
- **68 restaurants, banks and gyms are mapped within a mile.**
Everyday amenities for staff and visitors.
OpenStreetMap, retrieved 2026-10-23
- **64% of adults within 3 miles hold a bachelor's degree or higher.**
Depth of the professional workforce nearby.
ACS 2019-2023

Tenant categories to consider suggestions

- **Lunch, services and errands for nearby workers**
Because 126,331 jobs within 3 miles.
- **Clinics, dental, physical therapy and pharmacy**
Because 16% of residents within 3 miles are 65+.

Not covered by this report: zoning, permitted uses, parcel boundaries, utilities, environmental conditions, access rights and signage rules. Confirm these with the municipality and the appropriate records.

Broker-ready summary edit freely

2040 Crooks Rd in Troy sits on Crooks Road, which carries 31,310 vehicles a day past the property (MDOT 2025). I-75 is 0.8 mi away, carrying 130,312 vehicles a day. Within 3 miles there are 95,724 residents and 126,331 jobs. Median household income within 3 miles is \$104,700. Nearby shopping and business centers include Kirts Office Park West (0.4 mi), Troy Center Professional Building (0.4 mi), Continental Plaza (0.5 mi).

Sources

Traffic counts. Michigan DOT Traffic Volumes, 2025 (annual average daily traffic and commercial AADT); earlier years from MDOT's archive, matched by route and milepost.

Households, income, age. American Community Survey 5-year estimates, 2019-2023, by tract (US Census Bureau, via Esri's public ACS layers), apportioned to each radius by 2020 block population.

Roads, lanes, businesses. OpenStreetMap contributors, retrieved 2026-10-23 (ODbL). Logos via Wikidata / Wikimedia Commons.

Population & housing. 2020 and 2010 Decennial Census block counts (US Census Bureau TIGERweb).

Jobs. Census LEHD LODES 8 workplace counts by block, 2021 and 2016.