

FOR LEASE

626 N MAIN STREET | ROCHESTER, MICHIGAN



LANCE NUMAN
ASSOCIATE

CHRIS JONNA
PRESIDENT

luman@cmprealestategroup.com

cjonna@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	626 N Main Street
City/Township	Rochester
Building Size	2,000 SF
Space Available	2,000 SF
Asking Rental Rate	\$26.00 PSF
Estimated NNN's	Contact Broker

AREA TENANTS



DEMOGRAPHICS (FIVE-MILE RADIUS)

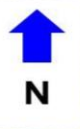
 <p>POPULATION 155,298 PEOPLE</p>	 <p>MEDIAN AGE 41.2 YEARS OLD</p>
 <p>HOUSEHOLDS 60,268</p>	 <p>CONSUMER SPENDING \$2.3 BILLION ANNUALLY</p>
 <p>AVG HOUSEHOLD INCOME \$126,504/ANNUALLY</p>	 <p>DAYTIME EMPLOYEES 57,470 EMPLOYEES</p>

PROPERTY HIGHLIGHTS

- Rare opportunity to lease space in the thriving heart of Downtown Rochester with on-site parking available.
- Up to 2,000 SF available on Main Street, just north of University Drive.
- Free municipal parking available just south of the property.
- Property offers two points for ingress and egress.



SITE



THE SILVER SPOON
Il Cucchiaino d'Argento • Ristorante Italiano
LIFE IS SHORT. EAT WELL.



Dignity Pixley
Funeral Home
Vern A. Pixley, Manager



CITY TAVERN
KITCHEN & BAR

S Main Street

CHASE

DESSERT OASIS
COFFEE ROASTERS



MAIN STREET Billiards
Rochester asyle
BAKEHOUSE 46
NEIGHBORHOOD CAFE & BAKERY



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,230	64,938	142,666
2023 Population	10,707	69,301	155,298
2028 Population Projection	10,778	69,989	157,344
Annual Growth 2010-2022	0.40%	0.50%	0.70%
Annual Growth 2022-2027	0.10%	0.20%	0.30%
Median Age	40.7	41.8	41.2
Bachelor's Degree or Higher	50%	55%	50%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	9,222	56,085	125,004
Black	444	3,115	8,080
American Indian/Alaskan Native	31	162	378
Asian	824	8,463	18,333
Hawaiian & Pacific Islander	0	14	41
Two or More Races	186	1,462	3,462
Hispanic Origin	467	2,927	6,049

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,834	25,839	55,241
2023 Households	5,021	27,497	60,286
2028 Household Projection	5,046	27,757	61,105
Owner Occupied Households	2,815	20,306	44,734
Renter Occupied Households	2,231	7,451	16,371
Avg Household Income	124,507	129,385	126,504
Median Household Income	95,971	101,648	99,688

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	527	3,660	7,815
\$50,000 - 75,000	733	3,773	9,088
\$75,000 - 100,000	661	3,419	7,511
\$100,000 - 125,000	666	3,034	6,695
\$125,000 - 150,000	288	2,142	5,576
\$150,000 - 200,000	531	3,789	7,487
\$200,000+	920	4,984	10,292

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	10,535	1,516	7	21,609	3,009	7	47,495	5,856	8
Trade Transportation & Utilities	1,530	150	10	4,099	333	12	10,959	791	14
Information	285	23	12	583	47	12	1,389	109	13
Financial Activities	1,101	182	6	1,722	332	5	2,915	596	5
Professional & Business Services	1,608	234	7	2,548	425	6	5,550	784	7
Education & Health Services	3,359	684	5	7,331	1,407	5	13,742	2,572	5
Leisure & Hospitality	1,688	104	16	2,930	191	15	8,195	429	19
Other Services	846	128	7	1,553	244	6	3,259	518	6
Public Administration	118	11	11	843	30	28	1,486	57	26
Goods-Producing Industries	592	69	9	3,293	212	16	9,975	582	17
Natural Resources & Mining	0	0	-	3	1	3	24	9	3
Construction	212	39	5	630	130	5	2,133	343	6
Manufacturing	380	30	13	2,660	81	33	7,818	230	34
Total	11,127	1,585	7	24,902	3,221	8	57,470	6,438	9

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(F): 248.538.9905



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RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*