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PROPERTY INFORMATION

Property Address	2569 – 2674 Rochester Road
City/Township	Rochester Hills
Shopping Center Size	55,622 SF
Minimum Available	1,300 SF
Maximum Available	3,900 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.50 PSF
Parking	255 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 195,749 PEOPLE	 MEDIAN AGE 41.8 YEARS OLD
 HOUSEHOLDS 74,823	 CONSUMER SPENDING \$2.8 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$123,245/ANNUALLY	 DAYTIME EMPLOYEES 90,818 EMPLOYEES

JOIN



PROPERTY HIGHLIGHTS

- Join 7-11, United States Post Office, Hungry Howie's, Jersey Mike's and many more at Hawthorne Plaza.
- This property is surrounded by many national tenants including big box tenants of Meijer, Marshall's and Home Goods, Target, and Best Buy.
- In addition to the high traffic counts, the site has excellent visibility.
- The shopping center provides easy access from both Rochester and Wabash Roads.
- Site is located within close proximity to M-59 freeway.

2596-2674 Rochester Road
Rochester Hills, Michigan

Available Units
2674: 1,300 SF Available
2675: 2,600 SF Available



Exhibit A





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,356	61,841	181,784
2023 Population	9,987	65,818	195,749
2028 Population Projection	10,087	66,444	197,963
Annual Growth 2010-2023	0.50%	0.50%	0.60%
Annual Growth 2023-2028	0.20%	0.20%	0.20%
Median Age	40.1	41.5	41.8
Bachelor's Degree or Higher	56%	49%	49%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,534	49,499	149,510
Black	624	3,236	10,379
American Indian/Alaskan Native	24	171	420
Asian	2,586	11,321	30,765
Hawaiian & Pacific Islander	2	16	36
Two or More Races	217	1,575	4,640
Hispanic Origin	365	2,781	7,453

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,849	24,639	69,387
2023 Households	4,105	26,206	74,823
2028 Household Projection	4,146	26,453	75,689
Owner Occupied Households	2,444	19,204	57,572
Renter Occupied Households	1,701	7,249	18,118
Avg Household Income	\$110,954	\$114,932	\$123,245
Median Household Income	\$89,994	\$88,864	\$97,465

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	642	3,736	10,490
\$50,000 - 75,000	844	4,467	11,094
\$75,000 - 100,000	496	3,564	9,326
\$100,000 - 125,000	461	2,798	8,769
\$125,000 - 150,000	389	2,087	7,039
\$150,000 - 200,000	642	3,120	8,504
\$200,000+	362	3,510	12,155

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	5,096	574	9	38,098	4,572	8	77,564	8,288	9
Trade Transportation & Utilities	2,123	83	26	6,781	502	14	12,802	1,027	12
Information	62	6	10	716	60	12	2,002	146	14
Financial Activities	206	41	5	1,960	360	5	8,775	881	10
Professional & Business Services	175	43	4	3,653	488	7	9,984	1,179	8
Education & Health Services	1,381	308	4	18,312	2,585	7	28,339	3,767	8
Leisure & Hospitality	862	43	20	3,804	233	16	10,228	556	18
Other Services	209	45	5	1,979	312	6	3,911	671	6
Public Administration	78	5	16	893	32	28	1,523	61	25
Goods-Producing Industries	54	18	3	3,937	328	12	13,254	763	17
Natural Resources & Mining	0	0	-	7	3	2	23	10	2
Construction	40	14	3	1,075	180	6	2,729	413	7
Manufacturing	14	4	4	2,855	145	20	10,502	340	31
Total	5,150	592	9	42,035	4,900	9	90,818	9,051	10

EXCLUSIVELY LISTED BY:

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