

**FOR LEASE**

**OAK RIDGE PLAZA | ROCHESTER HILLS, MICHIGAN**



**LANCE NUMAN**  
ASSOCIATE

**ANTHONY SESI**  
SENIOR ASSOCIATE

[lnuman@cmprealestategroup.com](mailto:lnuman@cmprealestategroup.com)

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

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

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)



**PROPERTY INFORMATION**

|                      |                           |
|----------------------|---------------------------|
| Property Address     | 3230-3270 Rochester Road  |
| City/Township        | Rochester Hills, Michigan |
| Shopping Center Size | 30,189 SF                 |
| Space Available      | 2,450 SF                  |
| Asking Rental Rate   | Contact Broker            |
| Estimated NNN's      | \$6.00 PSF                |
| Parking              | 120 Spaces                |

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

|  |  |
|--|--|
|  <b>POPULATION</b><br>201,662 PEOPLE               |  <b>MEDIAN AGE</b><br>42 YEARS OLD                  |
|  <b>HOUSEHOLDS</b><br>77,077                       |  <b>CONSUMER SPENDING</b><br>\$2.9 BILLION ANNUALLY |
|  <b>AVG HOUSEHOLD INCOME</b><br>\$121,693/ANNUALLY |  <b>DAYTIME POPULATION</b><br>102,948 PEOPLE        |

**JOIN**



**AREA TENANTS & EMPLOYERS**



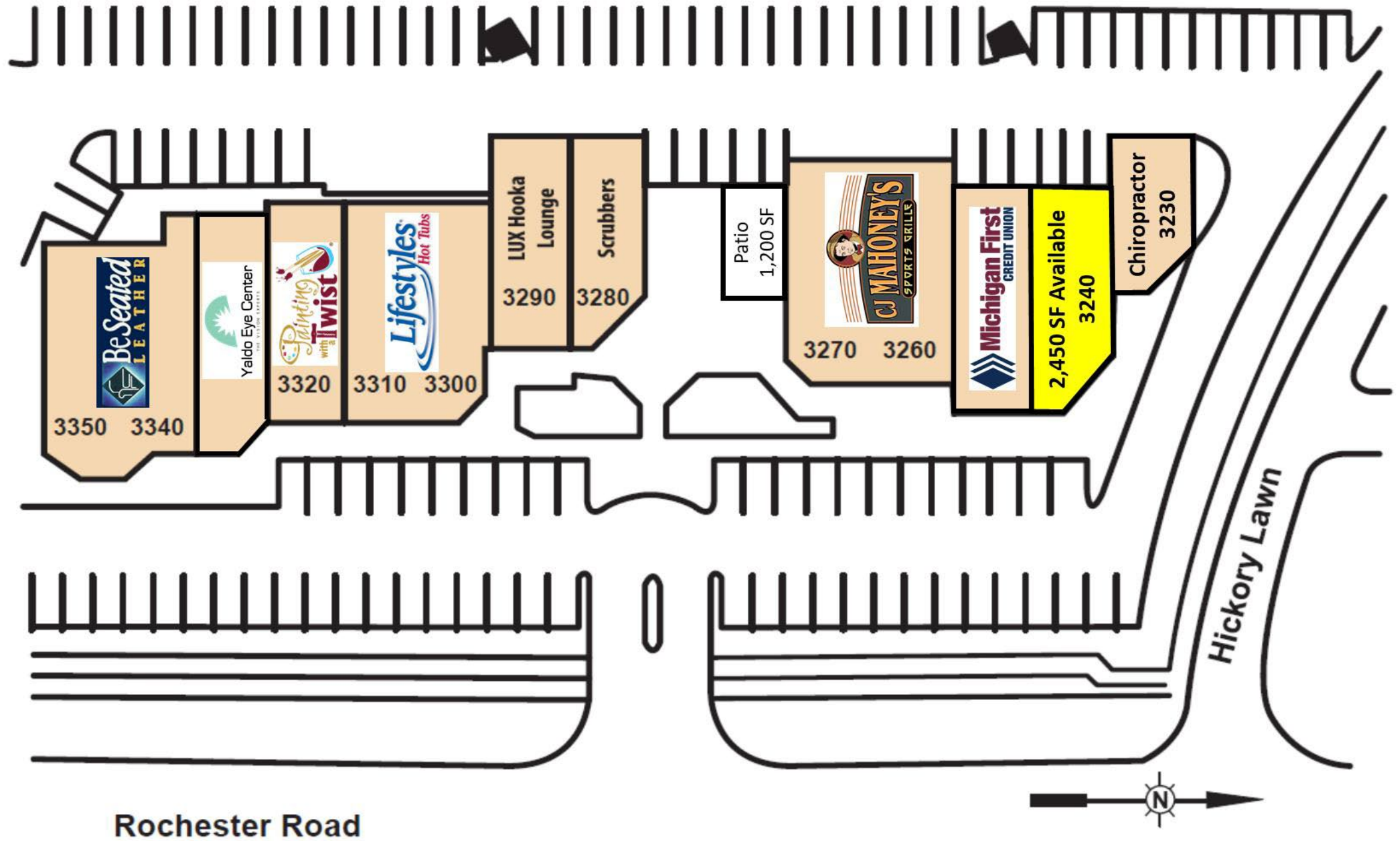
**PROPERTY HIGHLIGHTS**

- Join Michigan First Credit Union, Yaldo Eye Center, CJ Mahoney's and more at Oak Ridge Shopping Center.
- This property is surrounded by various national tenants including big box tenants of Meijer, Lowe's, Kohl's, Target, Best Buy and many more.
- In addition to the high traffic counts, the site has phenomenal visibility.
- The site provides easy access to Rochester Road and just off the M-59 freeway ramp.















| POPULATION                  | 1 MILE | 3 MILE | 5 MILE  |
|-----------------------------|--------|--------|---------|
| 2010 Population             | 7,183  | 63,805 | 187,864 |
| 2023 Population             | 7,730  | 67,928 | 201,662 |
| 2028 Population Projection  | 7,818  | 68,573 | 203,832 |
| Annual Growth 2010-2023     | 0.6%   | 0.5%   | 0.6%    |
| Annual Growth 2023-2028     | 0.2%   | 0.2%   | 0.2%    |
| Median Age                  | 40     | 41.9   | 42      |
| Bachelor's Degree or Higher | 50%    | 49%    | 48%     |

| HOUSEHOLDS                     | 1 MILE           | 3 MILE           | 5 MILE           |
|--------------------------------|------------------|------------------|------------------|
| 2010 Households                | 2,706            | 24,531           | 71,731           |
| 2023 Households                | 2,903            | 26,121           | 77,077           |
| 2028 Household Projection      | 2,934            | 26,371           | 77,921           |
| Owner Occupied Households      | 2,064            | 20,140           | 59,805           |
| Renter Occupied Households     | 870              | 6,231            | 18,116           |
| <b>Avg Household Income</b>    | <b>\$110,895</b> | <b>\$120,071</b> | <b>\$121,693</b> |
| <b>Median Household Income</b> | <b>\$86,218</b>  | <b>\$95,184</b>  | <b>\$95,336</b>  |

| POPULATION BY RACE             | 1 MILE | 3 MILE | 5 MILE  |
|--------------------------------|--------|--------|---------|
| White                          | 5,257  | 49,842 | 152,001 |
| Black                          | 368    | 3,395  | 10m270  |
| American Indian/Alaskan Native | 17     | 161    | 438     |
| Asian                          | 1,915  | 12,899 | 33,904  |
| Hawaiian & Pacific Islander    | 1      | 17     | 39      |
| Two or More Races              | 171    | 1,615  | 5,010   |
| Hispanic Origin                | 278    | 2,523  | 7,749   |

| INCOME              | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000   | 414    | 3,436  | 10,966 |
| \$50,000 - 75,000   | 707    | 4,201  | 11,680 |
| \$75,000 - 100,000  | 273    | 3,520  | 9,790  |
| \$100,000 - 125,000 | 316    | 2,965  | 8,857  |
| \$125,000 - 150,000 | 268    | 2,433  | 7,045  |
| \$150,000 - 200,000 | 436    | 3,238  | 8,494  |
| \$200,000+          | 281    | 3,747  | 12,316 |

| 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 |
| <b>Service-Producing Industries</b> | <b>4,880</b>    | <b>656</b>       | <b>7</b>               | <b>34,215</b>   | <b>3,630</b>     | <b>9</b>               | <b>87,100</b>   | <b>9,293</b>     | <b>9</b>               |
| Trade Transportation & Utilities    | 1,717           | 83               | 21                     | 6,594           | 445              | 15                     | 14,032          | 1,144            | 12                     |
| Information                         | 66              | 7                | 9                      | 696             | 57               | 12                     | 2,541           | 177              | 14                     |
| Financial Activities                | 223             | 43               | 5                      | 1,998           | 299              | 7                      | 9,591           | 1,033            | 9                      |
| Professional & Business Services    | 199             | 45               | 4                      | 4,153           | 365              | 11                     | 12,848          | 1,421            | 9                      |
| Education & Health Services         | 1,355           | 380              | 4                      | 15,527          | 2,006            | 8                      | 29,574          | 4,061            | 7                      |
| Leisure & Hospitality               | 992             | 45               | 22                     | 2,736           | 177              | 15                     | 11,437          | 621              | 18                     |
| Other Services                      | 248             | 47               | 5                      | 1,681           | 256              | 7                      | 4,475           | 750              | 6                      |
| Public Administration               | 80              | 6                | 13                     | 830             | 25               | 33                     | 2,602           | 86               | 30                     |
| <b>Goods-Producing Industries</b>   | <b>55</b>       | <b>15</b>        | <b>4</b>               | <b>4,905</b>    | <b>304</b>       | <b>16</b>              | <b>15,848</b>   | <b>851</b>       | <b>19</b>              |
| Natural Resources & Mining          | 0               | 0                | -                      | 5               | 3                | 2                      | 79              | 13               | 6                      |
| Construction                        | 41              | 11               | 4                      | 992             | 153              | 6                      | 2,945           | 444              | 7                      |
| Manufacturing                       | 14              | 4                | 4                      | 3,908           | 148              | 26                     | 12,824          | 394              | 10                     |
| <b>Total</b>                        | <b>4,935</b>    | <b>671</b>       | <b>7</b>               | <b>39,120</b>   | <b>3,934</b>     | <b>10</b>              | <b>102,948</b>  | <b>10,144</b>    | <b>10</b>              |

## EXCLUSIVELY LISTED BY:

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ASSOCIATE

[lnuman@cmprealestategroup.com](mailto:lnuman@cmprealestategroup.com)

**ANTHONY SESI**  
SENIOR ASSOCIATE

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

## CONTACT US:



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



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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