

**FOR LEASE**

**ROCHESTER & AUBURN SHOPPE'S | ROCHESTER HILLS, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	3044 South Rochester Road
City/Township	Rochester Hills
Building Size	32,218 SF
Space Available	5,540 SF
Minimum Space Available	2,480 SF
Maximum Space Available	5,540 SF
Asking Rental Rate	\$45.00 PSF
Estimated NNN's	\$7.50 PSF
Parking	208 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 199,088 PEOPLE	 <b>MEDIAN AGE</b> 42.2 YEARS OLD
 <b>HOUSEHOLDS</b> 76,226	 <b>CONSUMER SPENDING</b> \$2.9 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$125,861/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 93,827 EMPLOYEES

**JOIN**



**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Second-generation restaurant space available for lease located at the hard corner of Rochester & Auburn Roads.
- Join established national brands including Starbucks, Qdoba, McDonald's, and Visionworks.
- 3,060 SF turnkey former dental office is available, which provides a great opportunity for a medical user to take advantage of.
- In addition to high traffic counts (42,000 VPD), this site is accessible and visible from both Rochester and Auburn Roads.
- Various national tenants operate in the immediate area, including high volume big box tenants, such as, Meijer, Lowe's, Kohl's, and Target.







Can be combined for  
5,540 SF











<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Population	8,526	69,242	200,998
2024 Population	8,311	68,460	199,088
2029 Population Projection	8,214	67,839	197,292
Annual Growth 2020-2024	-0.6%	-0.3%	-0.2%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	39.9	42.2	42.2
Bachelor's Degree or Higher	58%	52%	51%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	5,059	47,487	142,921
Black	303	2,657	7,990
American Indian/Alaskan Native	15	110	232
Asian	2,278	12,338	32,328
Hawaiian & Pacific Islander	0	32	49
Two or More Races	657	5,835	15,569
Hispanic Origin	377	2,955	7,865

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Households	3,298	27,315	76,832
2024 Households	3,218	27,081	76,226
2029 Household Projection	3,181	26,844	75,553
Owner Occupied Households	2,049	19,460	56,540
Renter Occupied Households	1,132	7,385	19,013
<b>Avg Household Income</b>	<b>\$123,126</b>	<b>\$124,341</b>	<b>\$125,861</b>
<b>Median Household Income</b>	<b>\$103,752</b>	<b>\$01,663</b>	<b>\$100,109</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	329	3,376	10,385
\$50,000 - 75,000	449	3,607	10,037
\$75,000 - 100,000	529	3,866	10,077
\$100,000 - 125,000	583	3,502	8,718
\$125,000 - 150,000	214	2,415	6,962
\$150,000 - 200,000	494	3,820	9,776
\$200,000+	406	4,037	12,695

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>4,718</b>	<b>695</b>	<b>7</b>	<b>33,901</b>	<b>3,895</b>	<b>9</b>	<b>79,099</b>	<b>9,387</b>	<b>8</b>
Trade Transportation & Utilities	1,514	81	19	5,610	419	13	12,306	1,035	12
Information	63	6	11	693	56	12	2,001	146	14
Financial Activities	269	54	5	1,963	308	6	9,164	1,029	9
Professional & Business Services	280	54	5	4,310	419	10	10,831	1,329	8
Education & Health Services	1,447	392	4	15,860	2,194	7	29,634	4,336	7
Leisure & Hospitality	811	47	17	2,695	180	15	9,073	569	16
Other Services	254	55	5	1,909	291	7	4,782	881	5
Public Administration	80	6	13	861	28	31	1,308	62	21
<b>Goods-Producing Industries</b>	<b>75</b>	<b>20</b>	<b>4</b>	<b>5,565</b>	<b>338</b>	<b>16</b>	<b>14,725</b>	<b>841</b>	<b>18</b>
Natural Resources & Mining	3	1	3	113	7	16	191	16	12
Construction	62	16	4	1,021	165	6	2,874	424	7
Manufacturing	10	3	3	4,431	166	27	11,663	401	29
<b>Total</b>	<b>4,793</b>	<b>715</b>	<b>7</b>	<b>39,466</b>	<b>4,233</b>	<b>9</b>	<b>93,827</b>	<b>10,228</b>	<b>9</b>



## EXCLUSIVELY LISTED BY:

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