











PROPERTY INFORMATION

Property Address	1400 Walton Boulevard
City/Township	Rochester Hills
Space Available	14,827 SF
Asking Rate	Contact Broker
NNN Charge's	\$4.25 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 152,269 PEOPLE	 <b>MEDIAN AGE</b> 41 YEARS OLD
 <b>HOUSEHOLDS</b> 59,176	 <b>CONSUMER SPENDING</b> \$2.3 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$128,328/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 70,949 EMPLOYEES

JOIN

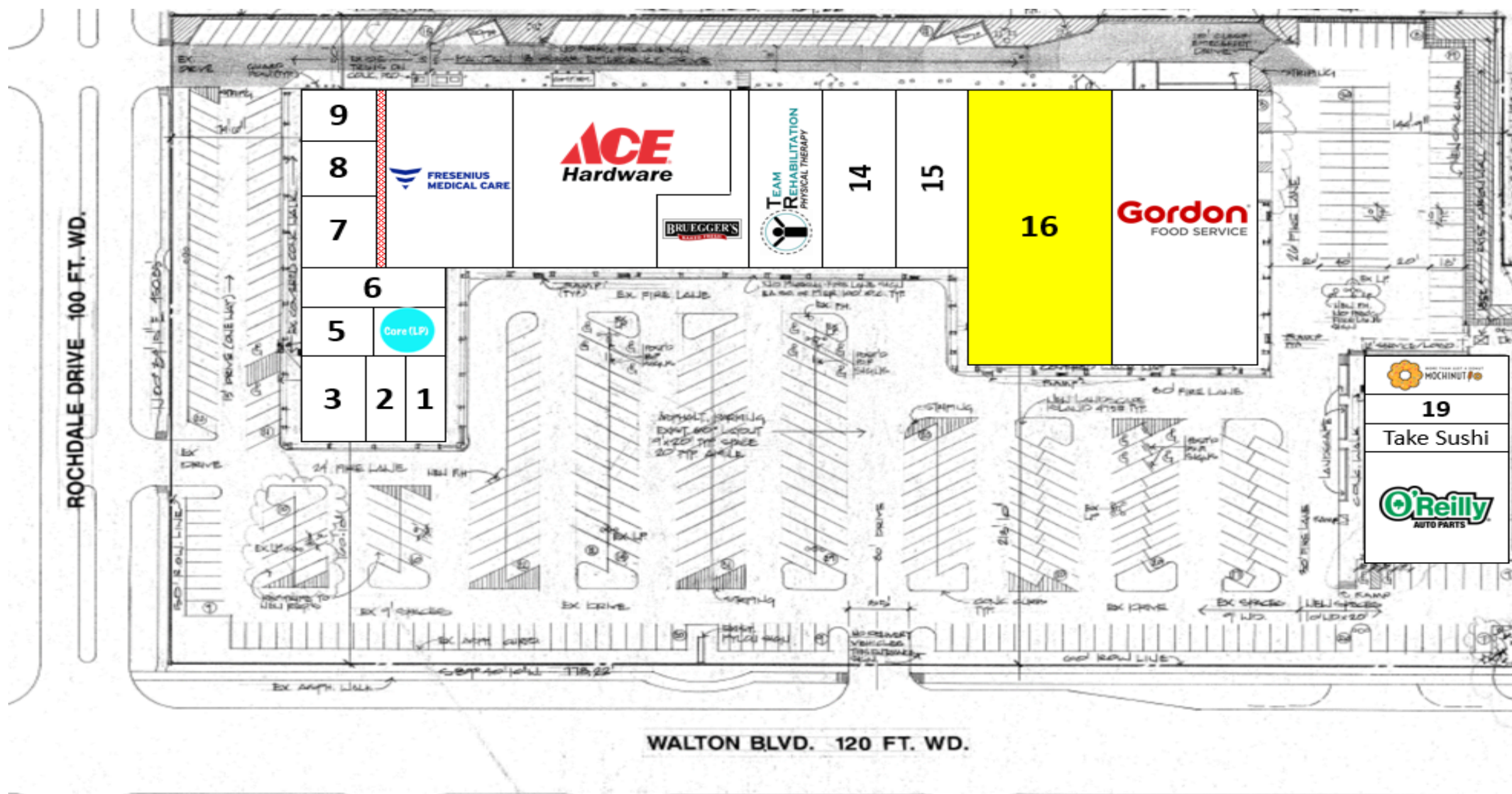


AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Ace Hardware, O'Reilly's Auto Parts, Fresenius Medical Care, and Gordon Food Service at Rochester Center in Rochester Hills, MI.
- Ascension Providence Hospital (Rochester Campus) and Rochester High School are located across the street from the subject property.
- The campus of Oakland University which has an enrollment of just over 19,000 students is located within minutes of the property.
- The immediate marketplace provides strong demographics and household incomes along with excellent retail synergy.



- |                                  |   |                                    |                                    |
|----------------------------------|---|------------------------------------|------------------------------------|
| 1. Los Gatos Tacos: 1,500 SF     | 7. Hometown Veterinary Hospital: 2,440 SF | 13. Team Rehabilitation            | 19. Green Lantern Pizza: 1,245 SF  |
| 2. Wild Bill's Tobacco: 1,285 SF | 8. Great Lakes Coin Laundry: 2,400 SF     | 14. North Oakland Dance Company    | 20. Take Sushi: 1,600 SF           |
| 3. Coney Island: 2,575 SF        | 9. One Hour Martinizing: 2,400 SF         | 15. Rochester Nails                | 21. O' Reilly Auto Parts: 6,500 SF |
| 4. Core LP                       | 10. Fresenius Medical Care                | <b>16. Available: 14,827 SF</b>    |                                    |
| 5. Impact Nutrition: 1,300 SF    | 11. Ace Hardware: 14,555 SF               | 17. Gordon Food Service: 14,960 SF |                                    |
| 6. Pelicana Chicken: 1,666 SF    | 12. Brueggers Bagels: 2,508 SF            | 18. Mochinut                       |                                    |











POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,986	66,408	138,393
2023 Population	9,319	70,369	152,269
2028 Population Projection	9,367	70,988	154,563
Annual Growth 2010-2023	0.3%	0.5%	0.8%
Annual Growth 2022-2028	0.1%	0.2%	0.3%
Median Age	43.1	40.5	41
Bachelor's Degree or Higher	56%	58%	52%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,177	55,279	119,850
Black	352	4,058	9,635
American Indian/Alaskan Native	24	147	404
Asian	620	9,408	18,880
Hawaiian & Pacific Islander	0	13	39
Two or More Races	145	1,463	3,461
Hispanic Origin	345	2,986	7,311

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,879	25,895	53,692
2023 Households	4,020	27,493	59,179
2028 Household Projection	4,041	27,743	60,090
Owner Occupied Households	2,729	19,550	43,561
Renter Occupied Households	1,312	8,193	16,529
Avg Household Income	\$131,275	\$133,679	\$128,328
Median Household Income	\$109,644	\$104,488	\$99,773

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	424	3,361	7,659
\$50,000 - 75,000	550	3,695	8,739
\$75,000 - 100,000	470	3,457	7,482
\$100,000 - 125,000	591	3,108	6,316
\$125,000 - 150,000	323	2,110	5,120
\$150,000 - 200,000	672	3,572	7,386
\$200,000+	652	5,515	10,700

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	4,763	972	5	23,886	3,080	8	56,783	6,109	9
Trade Transportation & Utilities	333	43	8	4,704	384	12	13,502	875	15
Information	20	4	5	693	58	12	1,661	124	13
Financial Activities	308	60	5	1,833	356	5	4,784	715	7
Professional & Business Services	520	118	4	3,168	474	7	7,534	902	8
Education & Health Services	2,832	661	4	7,160	1,290	6	13,842	2,402	6
Leisure & Hospitality	390	34	11	3,860	227	17	10,639	492	22
Other Services	327	49	7	1,616	261	6	3,385	540	6
Public Administration	33	3	11	852	30	28	1,436	59	24
Goods-Producing Industries	198	27	7	2,857	275	10	14,166	660	21
Natural Resources & Mining	3	1	3	8	3	3	24	9	3
Construction	78	19	4	896	160	6	2,241	341	7
Manufacturing	117	7	17	1,953	112	17	11,901	310	38
Total	4,961	999	5	26,743	3,355	8	70,949	6,769	10



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