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PROPERTY INFORMATION

Property Address	NEC Rochester & Avon
City/Township	Rochester Hills
Property Type	Vacant Land
Land Size	1.36 AC
Sales Price	Contact Broker
Ground Lease/BTS	Contact Broker
Zoning	O -1 (Office)

DEMOGRAPHICS (FIVE-MILE RADIUS)

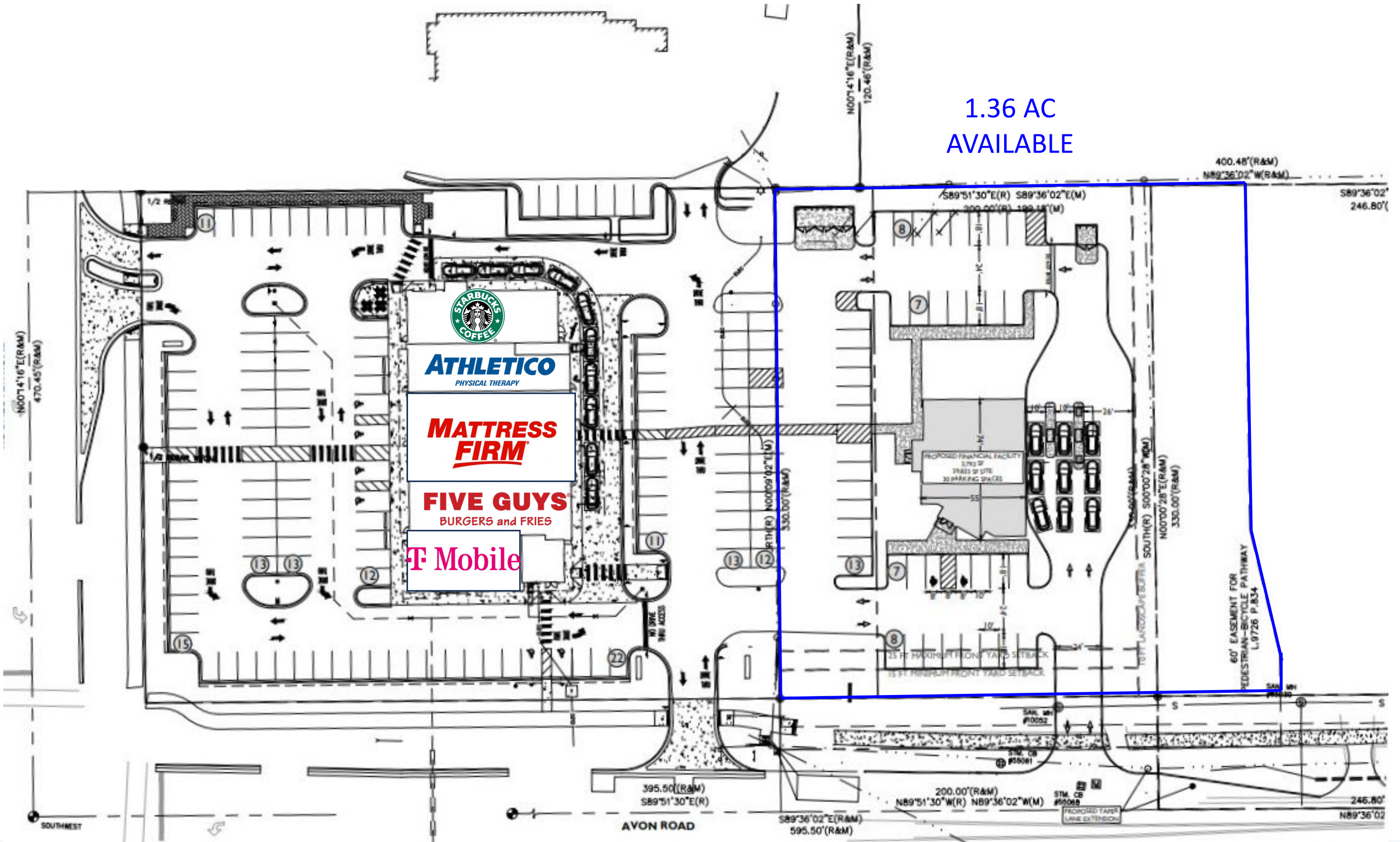
	POPULATION 174,708 PEOPLE		MEDIAN AGE 41.3 YEARS OLD
	HOUSEHOLDS 67,928		CONSUMER SPENDING \$2.5 BILLION ANNUALLY
	AVG HOUSEHOLD INCOME \$123,415/ANNUALLY		DAYTIME POPULATION 74,890 PEOPLE

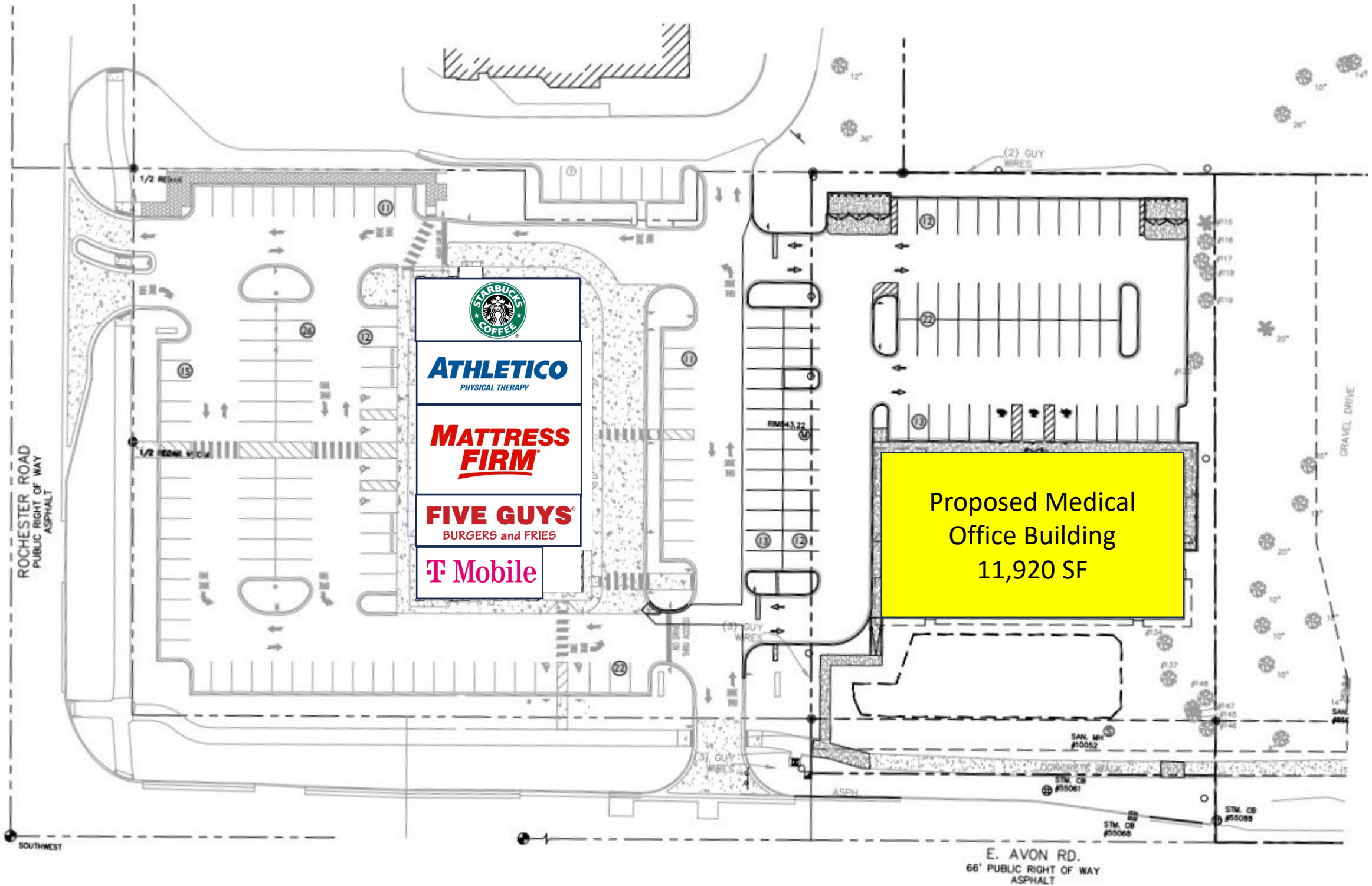
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- 1.36 acres available for sale, ground lease or BTS located at the NEC of Rochester & Avon Roads.
- 200 feet of frontage available on Avon Road, with signage on Rochester Road.
- Prime location suitable for a financial institution, medical office, and daycare centers.
- New retail development is located adjacent to the subject site which includes Starbucks, Athletico, Mattress Firm, Five Guys, and T-Mobile.
- In addition to high household incomes and high traffic counts, the site provides visibility and access off both Rochester and Avon Roads.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,442	66,821	161,362
2023 Population	9,930	72,094	174,708
2028 Population Projection	10,006	72,946	176,847
Annual Growth 2010-2023	0.40%	0.60%	0.60%
Annual Growth 2023-2028	0.20%	0.20%	0.20%
Median Age	38.7	41.4	41.3
Bachelor's Degree or Higher	54%	52%	49%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,091	57,561	137,414
Black	659	3,227	10,024
American Indian/Alaskan Native	15	182	431
Asian	1,920	9,515	22,801
Hawaiian & Pacific Islander	4	15	35
Two or More Races	241	1,595	4,003
Hispanic Origin	457	3,166	7,139

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,767	26,945	62,525
2023 Households	3,969	28,947	67,928
2028 Household Projection	4,000	29,269	68,799
Owner Occupied Households	2,529	21,081	49,896
Renter Occupied Households	1,471	8,188	18,903
Avg Household Income	\$114,449	\$120,973	\$123,415
Median Household Income	\$86,371	\$93,045	\$97,477

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	669	4,248	9,292
\$50,000 - 75,000	684	4,471	10,289
\$75,000 - 100,000	576	3,782	8,494
\$100,000 - 125,000	436	3,124	7,666
\$125,000 - 150,000	323	2,098	6,436
\$150,000 - 200,000	341	3,659	8,092
\$200,000+	570	4,541	10,913

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	6,661	674	10	28,162	3,763	7	63,350	6,942	9
Trade Transportation & Utilities	2,096	106	20	6,226	479	13	11,190	837	13
Information	291	15	19	731	56	13	1,691	125	14
Financial Activities	505	94	5	1,942	380	5	4,726	675	7
Professional & Business Services	895	120	7	3,482	500	7	7,350	883	8
Education & Health Services	1,051	202	5	8,826	1,738	5	24,266	3,327	7
Leisure & Hospitality	1,194	57	21	4,173	267	16	9,143	470	19
Other Services	583	78	7	1,858	308	6	3,472	567	6
Public Administration	46	2	23	924	35	26	1,512	58	26
Goods-Producing Industries	487	50	10	5,149	333	15	11,540	635	18
Natural Resources & Mining	0	0	-	5	2	3	24	10	2
Construction	184	32	6	1,106	190	6	2,203	357	6
Manufacturing	303	18	17	4,038	141	29	9,313	268	35
Total	7,148	724	10	33,311	4,096	8	74,890	7,577	10

EXCLUSIVELY LISTED BY:

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& New Project Leasing*



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*Site Selection &
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Family, Carwashes, etc.*



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*Single & Full Portfolio
Transactions*



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*Market Research
& Site Evaluations*



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across the U.S.*