

VACANT LAND FOR SALE IN ROCHESTER HILLS

1.46 Acres



PROPERTY INFORMATION

Property Address	770 S Rochester Road
City/Township	Rochester Hills
Property Size	1.46 AC
Space Available	
Minimum Available	
Maximum Available	
Asking Rental Rate	
Estimated NNN's	

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 171,669 PEOPLE	 MEDIAN AGE 41.3 YEARS OLD
 HOUSEHOLDS 67,007	 CONSUMER SPENDING \$2.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$125,938/ANNUALLY	 DAYTIME POPULATION 72,827 PEOPLE

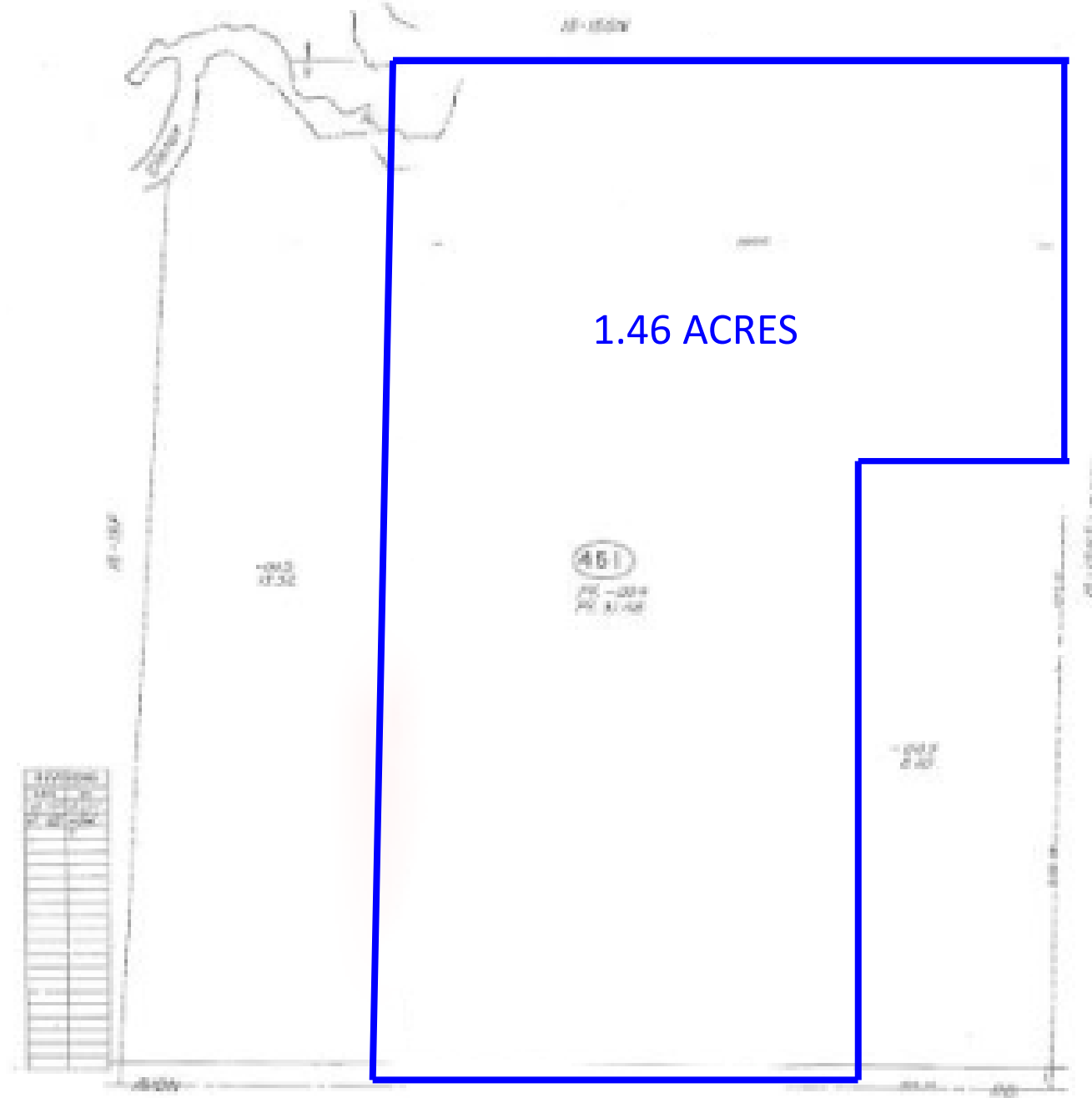
AREA BUSINESSES



PROPERTY HIGHLIGHTS

- 1.46 Acre parcel adjacent to a very busy Lifetime Fitness.
- Proposed use is for Retail but would be a great property for any office or medical user as well.
- Zoned B-2 but has an over-lay zoning for apartment development.
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POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,032	67,488	158,208
2023 Population	10,651	72,588	171,669
2028 Population Projection	10,750	73,408	173,837
Annual Growth 2010-2023	0.5%	0.6^	0.7%
Annual Growth 2023-2028	0.2%	0.2%	0.3%
Median Age	39.2	41.6	41.3
Bachelor's Degree or Higher	54%	53%	49%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,274	27,158	61,539
2023 Households	4,544	29,092	67,007
2028 Household Projection	4,587	29,402	67,892
Owner Occupied Households	2,751	21,256	48,929
Renter Occupied Households	1,836	8,146	18,963
Avg Household Income	\$112,065	\$122,339	\$123,538
Median Household Income	\$86,691	\$94,422	\$97,323

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	58,014	57,981	135,130
Black	701	3,243	10,014
American Indian/Alaskan Native	20	177	431
Asian	1,664	9,588	22,109
Hawaiian & Pacific Islander	4	16	36
Two or More Races	248	1,584	3,949
Hispanic Origin	470	3,173	7,101

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	717	4,197	9,120
\$50,000 - 75,000	792	4,416	10,165
\$75,000 - 100,000	680	3,772	8,398
\$100,000 - 125,000	530	3,189	7,480
\$125,000 - 150,000	346	2,124	6,306
\$150,000 - 200,000	449	3,710	7,984
\$200,000+	585	4,682	10,835

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	8,629	1,120	8	27,646	3,650	8	61,706	6,864	9
Trade Transportation & Utilities	1,716	137	13	6,339	461	14	11,174	831	13
Information	368	20	18	729	58	13	1,521	117	13
Financial Activities	968	153	6	1,930	376	5	4,439	687	6
Professional & Business Services	1,452	210	7	3,299	489	7	6,949	853	8
Education & Health Services	1,993	421	5	8,682	1,679	5	24,168	3,317	7
Leisure & Hospitality	1,321	77	17	3,920	253	15	8,481	448	19
Other Services	714	92	8	1,817	298	6	3,477	554	6
Public Administration	97	10	10	930	36	26	1,497	57	26
Goods-Producing Industries	550	65	8	5,102	327	16	11,121	626	18
Natural Resources & Mining	3	1	3	5	2	3	27	11	2
Construction	200	40	5	1,061	187	6	2,184	353	6
Manufacturing	347	24	14	4,036	138	29	8,910	262	34
Total	9,179	1,185	8	32,748	3,977	8	72,827	7,490	10

EXCLUSIVELY LISTED BY:

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