

**FOR SALE**

**1700 S LIVERNOIS | ROCHESTER HILLS , MICHIGAN**



**BARRY LANDAU**  
SENIOR ASSOCIATE

[blandaul@cmprealestategroup.com](mailto:blandaul@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	1700 S Livernois
City/Township	Rochester Hills
Building Size	29,000 SF
Land Size	7.35 AC
Space Available	29,000 SF
Sales Price	\$4,000,000
Zoning	II
Parking	155 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 171,669 PEOPLE	 <b>MEDIAN AGE</b> 41.9 YEARS OLD
 <b>HOUSEHOLDS</b> 67,508	 <b>CONSUMER SPENDING</b> \$2.5 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$130,439/ANNUALLY	 <b>DAYTIME POPULATION</b> 95,052 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

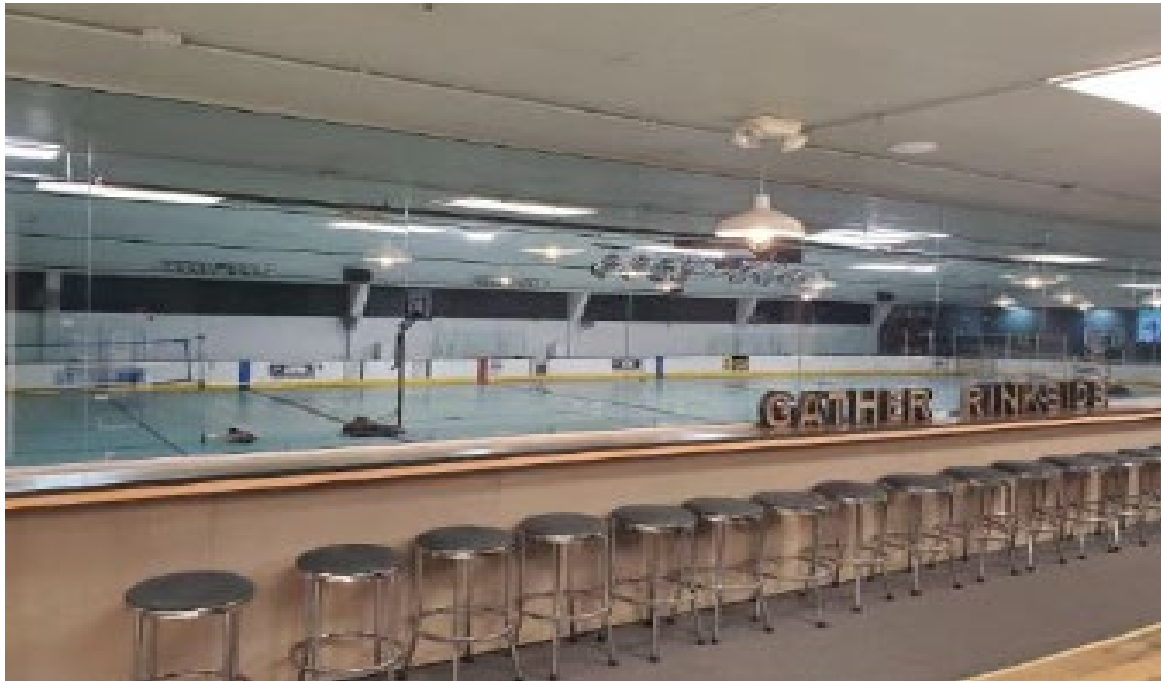
- 29,000 SF Industrial building which allows for outdoor storage available for sale.
- Sports oriented facility but can work as a warehousing facility.
- 2 drive-in doors.
- 155 free-surface parking spaces.
- Nestled between Rochester Rd & Livernois, Just 1.5 Miles from Downtown Rochester and M-59.



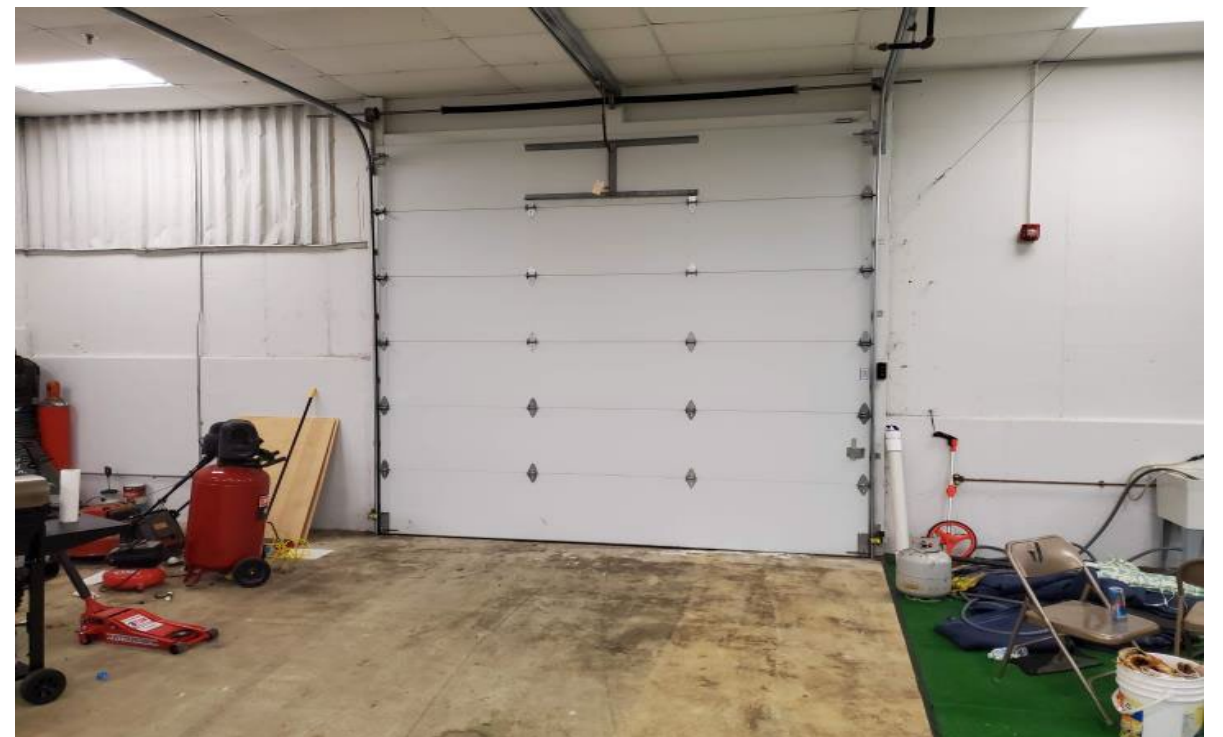




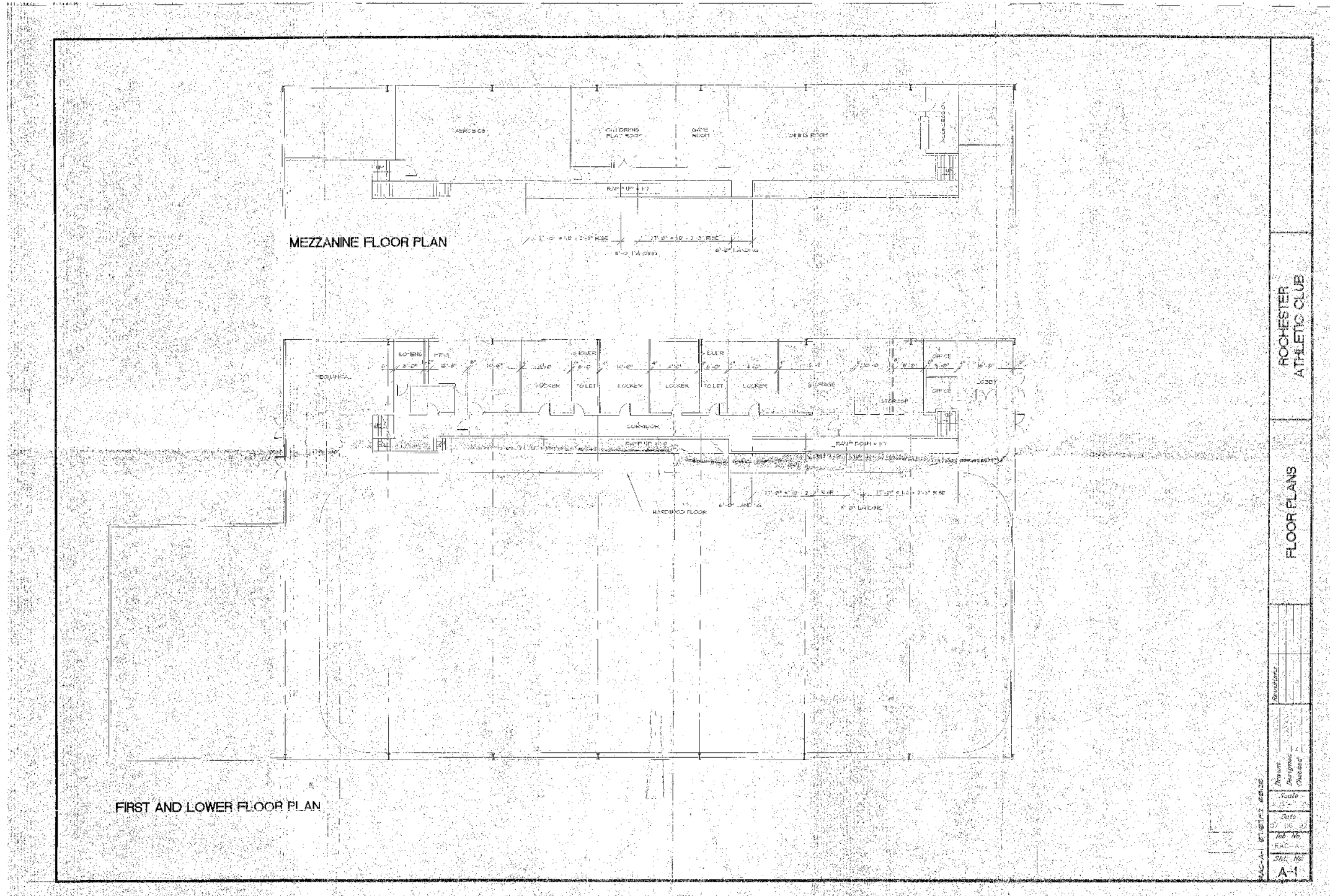


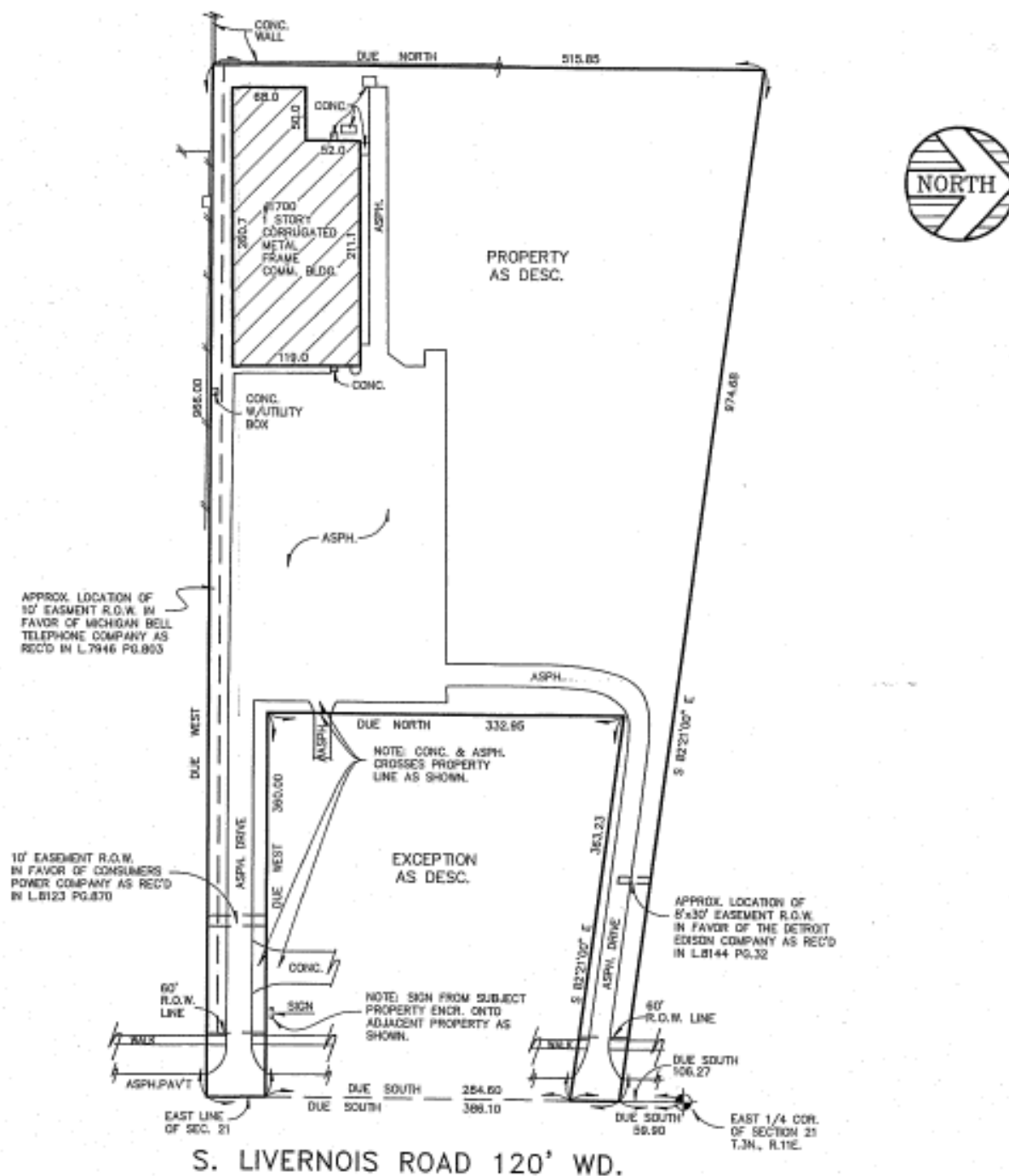














POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	8,282	69,386	173,240
2024 Population	8,310	68,431	171,669
2029 Population Projection	8,260	67,788	170,177
Annual Growth 2020-2024	0.1%	-0.3%	-0.2%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
Median Age	43	42.6	41.9
Bachelor's Degree or Higher	54%	57%	54%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,792	49,248	122,084
Black	402	2,396	8,967
American Indian/Alaskan Native	13	107	244
Asian	1,342	10,608	25,693
Hawaiian & Pacific Islander	9	26	73
Two or More Races	753	6,047	14,609
Hispanic Origin	408	3,262	7,820

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,498	28,290	68,014
2024 Households	3,543	27,986	67,508
2029 Household Projection	3,526	27,734	66,934
Owner Occupied Households	2,430	19,417	48,113
Renter Occupied Households	1,097	8,317	18,820
Avg Household Income	\$116,041	\$128,127	\$130,439
Median Household Income	\$97,769	\$102,568	\$104,143

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	525	3,424	8,492
\$50,000 - 75,000	468	3,538	8,441
\$75,000 - 100,000	527	3,942	9,065
\$100,000 - 125,000	577	3,724	8,089
\$125,000 - 150,000	289	2,012	5,741
\$150,000 - 200,000	426	3,832	8,983
\$200,000+	433	4,808	12,8281



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	2,915	326	9	32,782	4,385	7	79,04	8,728	9
Trade Transportation & Utilities	286	49	6	8,154	541	15	13,261	946	14
Information	47	7	7	854	63	14	2,034	146	14
Financial Activities	136	34	4	2,225	468	5	9,357	1,003	9
Professional & Business Services	484	59	8	3,871	572	7	11,075	1,248	9
Education & Health Services	773	119	6	9,422	289	16	8,780	538	16
Leisure & Hospitality	257	30	9	2,606	420	6	4,478	775	6
Other Services	716	16	45	928	35	27	1,464	63	23
Public Administration	1,381	85	16	7,268	387	19	15,988	765	21
Goods-Producing Industries	1,381	85	16	7,268	387	19	15,988	765	21
Natural Resources & Mining	0	0	-	111	5	22	135	14	10
Construction	227	33	7	1,294	193	7	2,604	384	7
Manufacturing	1,154	52	22	5,863	189	31	13,249	367	63
Total	4,296	411	10	40,050	4,772	8	95,052	9,493	10





## EXCLUSIVELY LISTED BY:

**BARRY LANDAU**

SENIOR ASSOCIATE

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

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

## 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)



**RETAIL LEASING**

*Landlord Representation  
& New Project Leasing*



**TENANT REPRESENTATION**

*Site Selection &  
Negotiations*



**INVESTMENT SALES**

*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**

*Single & Full Portfolio  
Transactions*



**MARKET ANALYSIS**

*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**

*Retailers & Investors  
across the U.S.*



**TEAMWORK**

*Innovative  
Solutions*



**SHARED DATABASE**

*Retailers & Investors  
across the U.S.*