

4,350 SQ FEET RETAIL/MIXED USE



FOR SALE



311 W University Dr, Rochester MI

PROPERTY HIGHLIGHTS

- Recently Constructed Mixed Use Retail and Office Space in Rochester, MI
- High Traffic Counts - 34,000+ Vehicles Pass Site Daily on W University Dr
- Property Located within Walking Distance to Downtown Rochester, MI
- In Close Proximity to Ascension Providence Rochester Hospital (290-Bed Facility) and Oakland University (15,000+ Students Enrolled)
- Detroit, MI MSA - TOP 15 MSA's - Ranked (#14) in the Entire U.S.A.
- Dense Demographics - Nearly 70,000 People Reside within 3 Mile Radius of Site
- Property with Upside Potential - 1,025 Square Footage of Vacant Retail Space
- Affluent Area - Average Household Income Exceeds \$129,000 within 3 Mile Radius of Site
- Property Surrounded by Several National Retailers Including Kroger, Ace Hardware, Planet Fitness, Taco Bell, Walgreens, Wendy's, Buffalo Wild Wings, & More

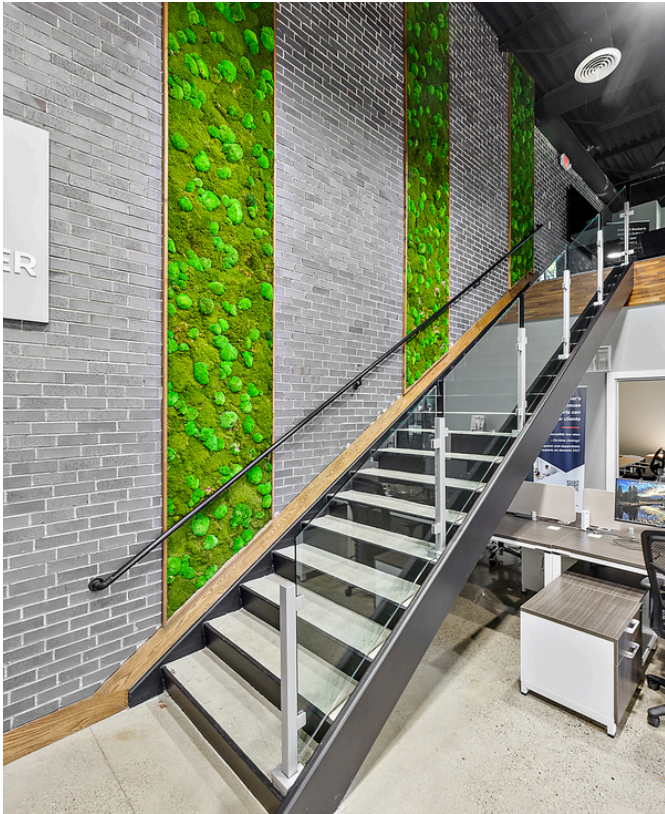
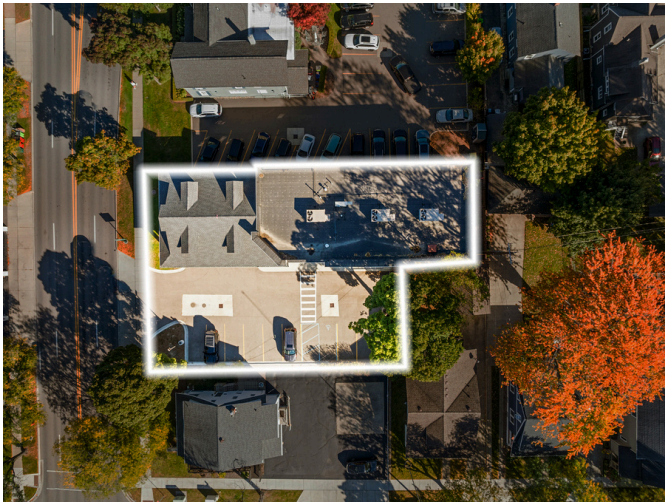
PROPERTY DETAILS

Building Area:	4,350 SF
Land Area:	0.29 Acres
Price:	\$1,700,000
Year Built:	2021
Price (PSF):	\$402.30

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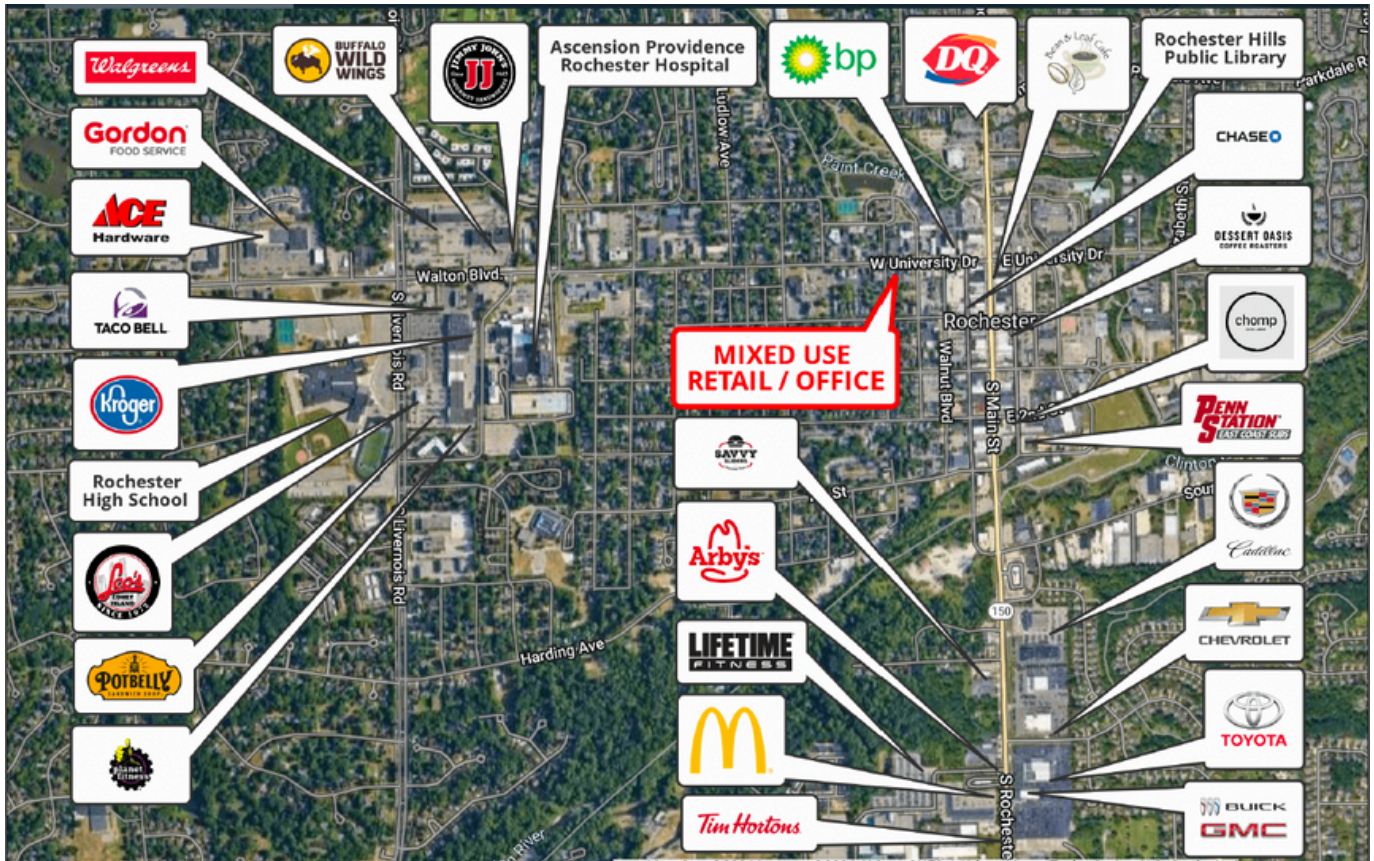
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,940	69,557	157,358
Population Growth '23 - '28	+0.85%	+0.98%	+1.30%
Average Age	40.8	42.5	42.2
Average Age (Male)	37.4	41.1	40.7
Average Age (Female)	43.1	43.3	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,092	27,603	61,198
Household Growth '23 - '28	+0.71%	+0.93%	+1.34%
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$126,087	\$129,206	\$126,152
Average House Value	\$305,087	\$306,702	\$295,367

2020 American Community Survey (ACS)

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STOP LOOKING.

START FINDING.



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