

100 - 2,144 SF DOWNTOWN OFFICE BUILDING



FOR LEASE

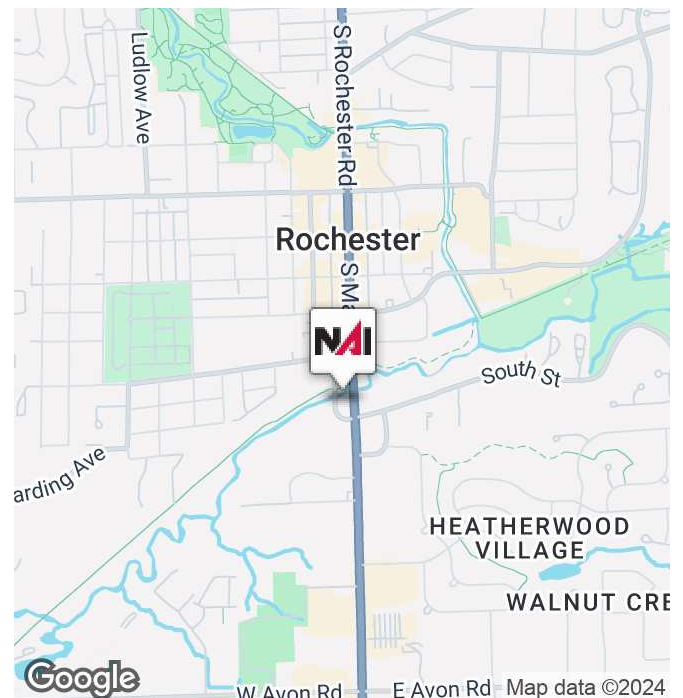


251 Diversion St

Rochester Hills, Michigan 48307

Property Highlights

- 2,144 RSF Available
- Fiber Optic Access
- Unbeatable Location, Walkable 350 Shops, Salons, Restaurants and Professional Service Businesses; in the Heart of Downtown Rochester
- 24 Hour Controlled Access with Security System
- High Ceilings with Natural Light
- Ample Parking
- Month to Month Hoteling Offices Available



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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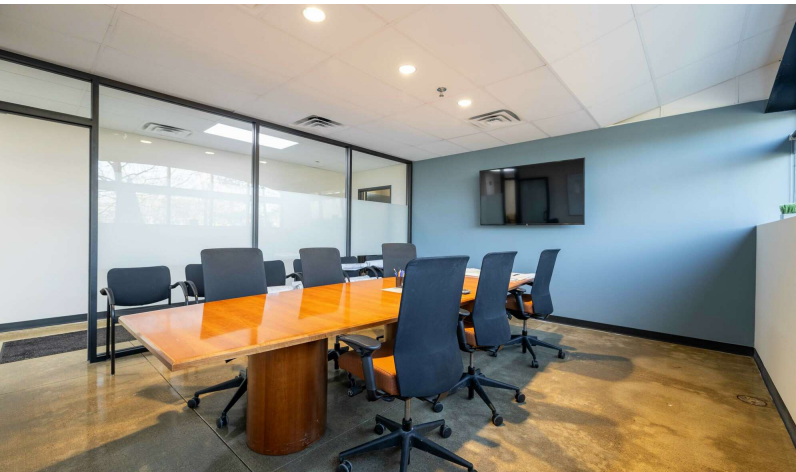
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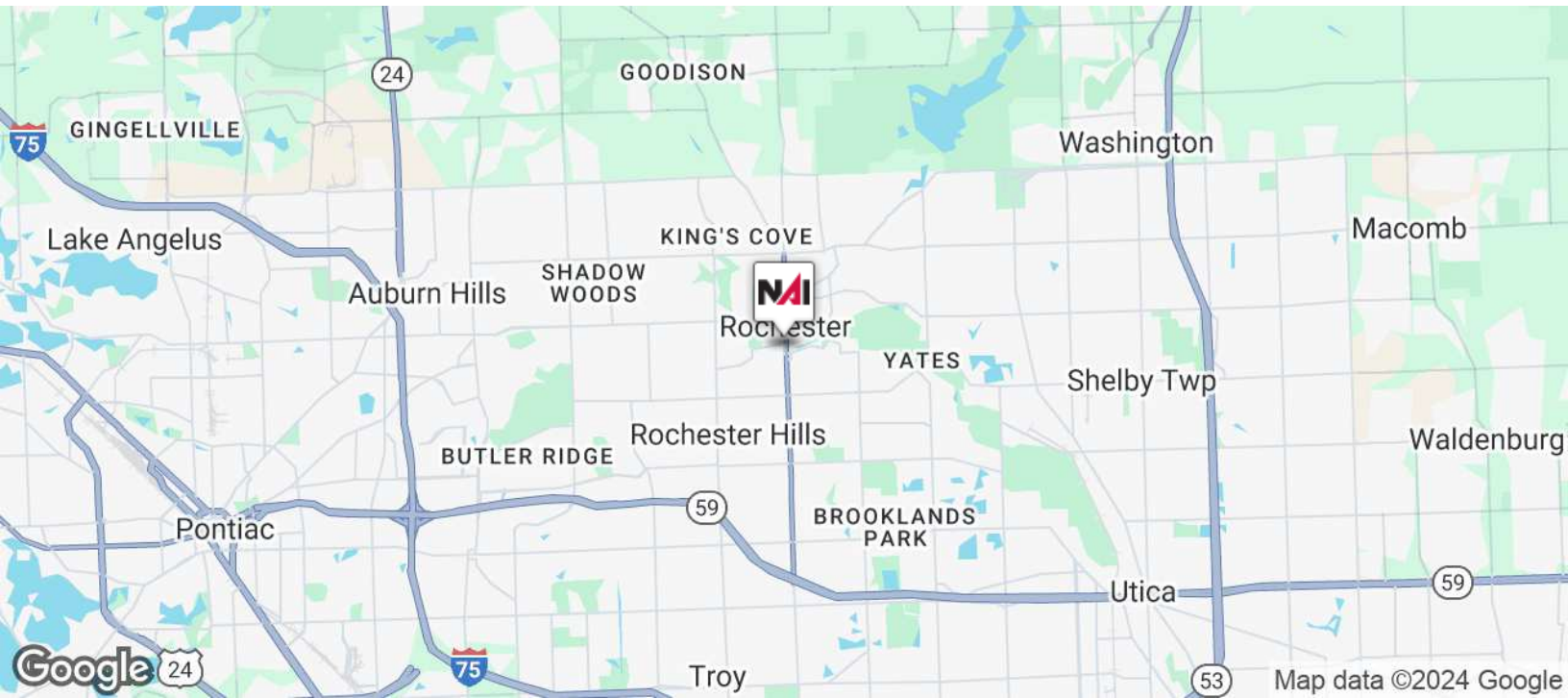
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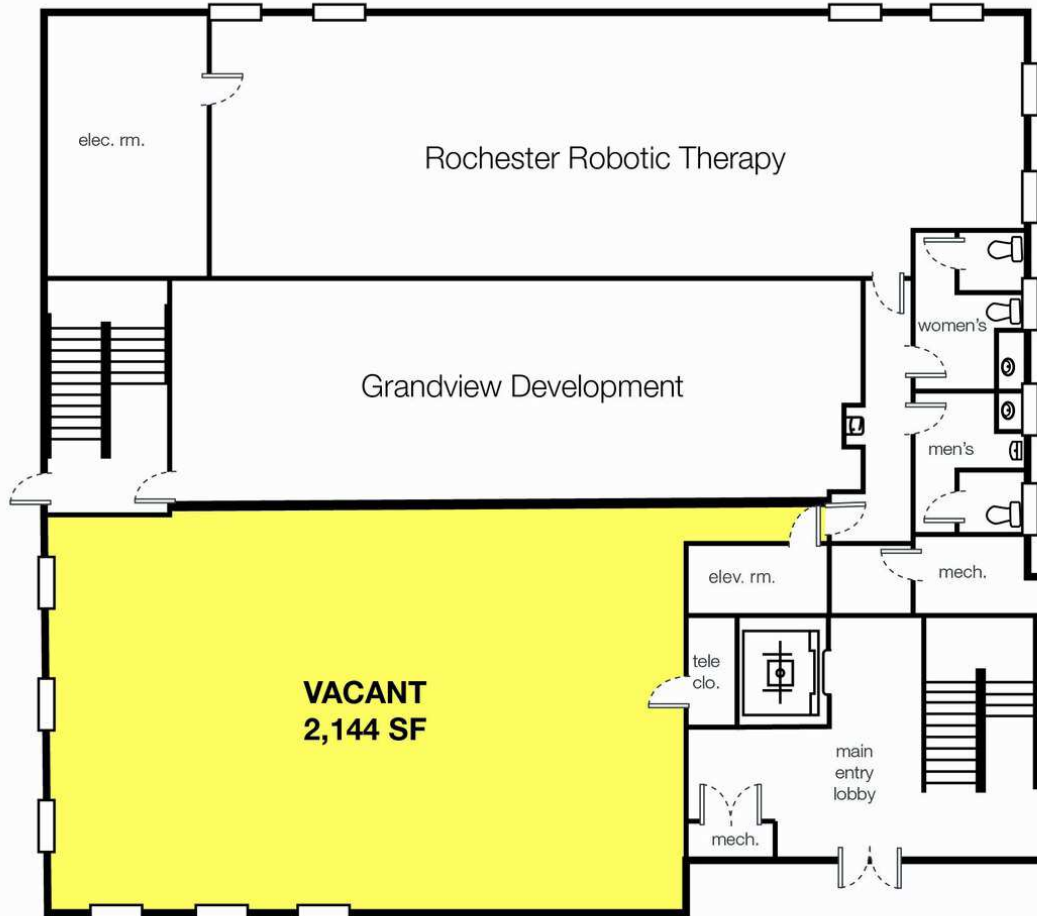
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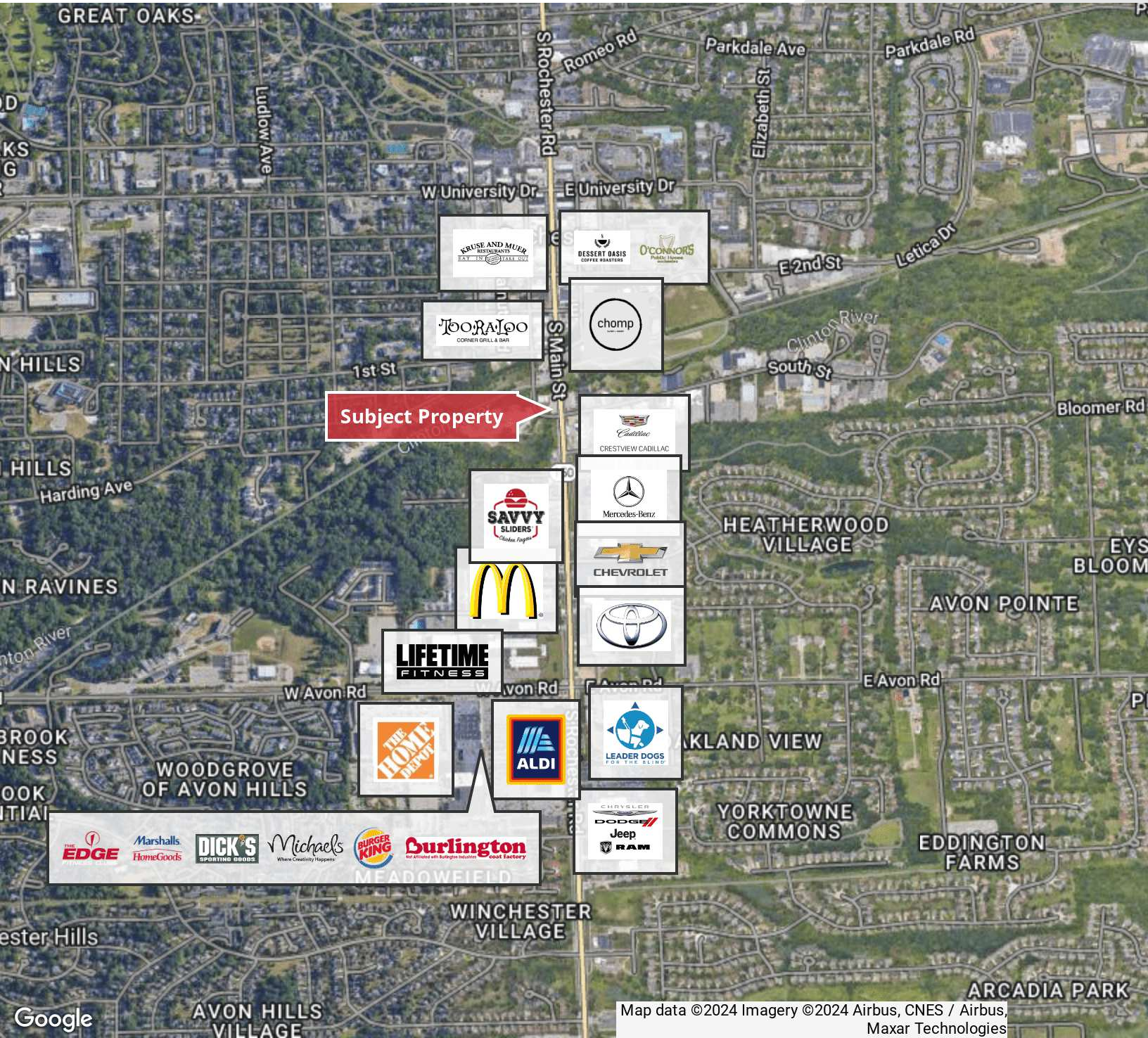
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Subject Property

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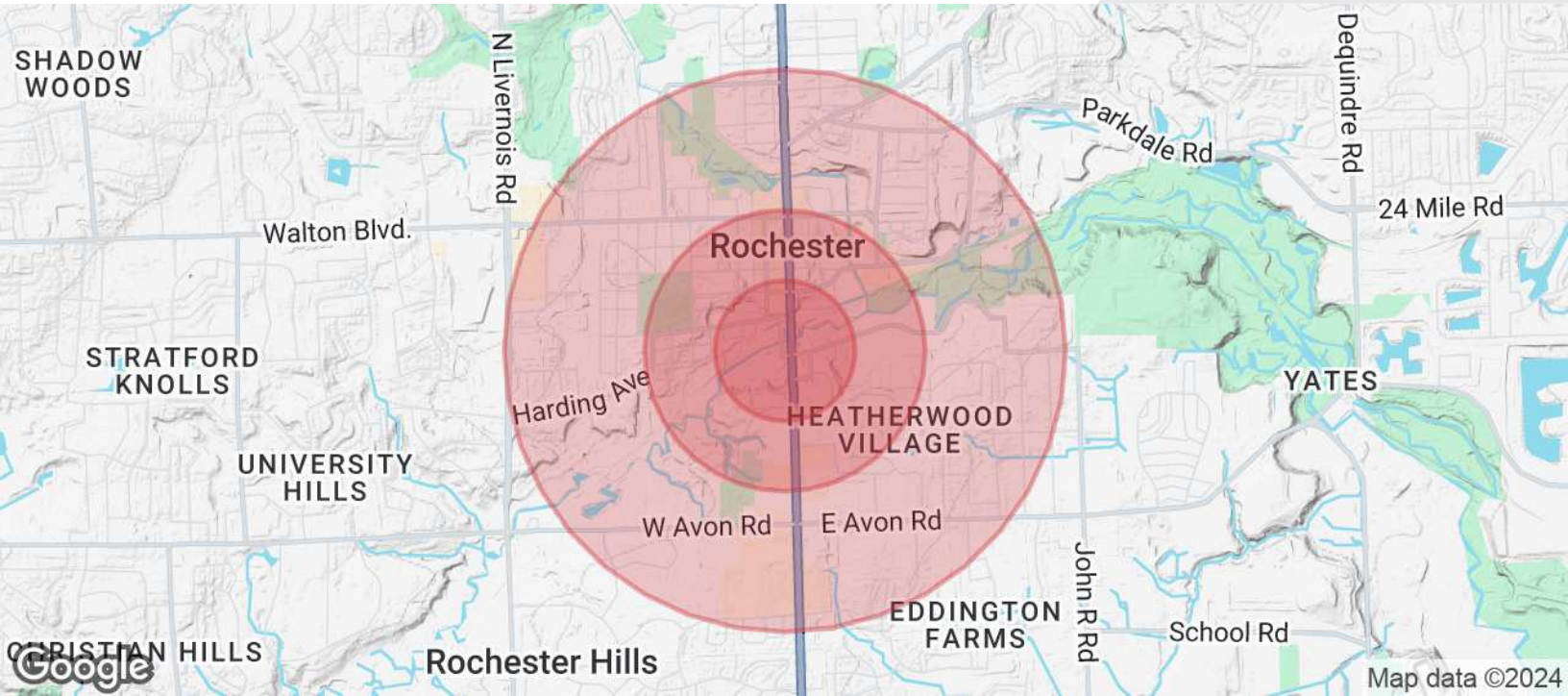
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	595	2,497	10,030
Average Age	35.2	37.8	38.4
Average Age (Male)	34.6	35.7	35.2
Average Age (Female)	38.0	40.3	41.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	310	1,234	4,753
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$92,270	\$94,197	\$92,898
Average House Value	\$292,512	\$283,299	\$282,285

2020 American Community Survey (ACS)



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