

FORMER COMERICA BANK

1412 N ROCHESTER ROAD, ROCHESTER HILLS, MI 48306

3,270 SF AVAILABLE | FREE STANDING RETAIL PROPERTY | DRIVE-THRU AVAILABLE

FOR LEASE



GEORGE ABRO

PRINCIPAL

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COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to 1412 N Rochester Road, a former Comerica Bank property offering modern, well-maintained facilities and strategic amenities. With ample parking for tenants and visitors, this high-visibility location provides convenience and accessibility. Situated in the bustling heart of Rochester Hills, MI, this property boasts close proximity to major highways, ensuring seamless connectivity.

PROPERTY HIGHLIGHTS

- Prime location in Rochester Hills, MI
- Ample parking for tenants and visitors
- Modern and well-maintained building
- High visibility and traffic count

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LOCATION DESCRIPTION

Discover the vibrant community surrounding the property, where Rochester Hills offers a dynamic mix of retail, dining, and entertainment options. With the renowned Village of Rochester Hills just moments away, tenants can tap into a steady stream of foot traffic from an array of popular retailers and restaurants. Nearby recreational spots like Yates Park and Bloomer Park provide ample opportunities for relaxation and outdoor activities, creating a lively and engaging atmosphere for businesses to thrive.

OFFERING SUMMARY

Lease Rate:	Undisclosed
Available SF:	3,270 SF
Lot Size:	0.11 Acres

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SITE PLANS



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RETAILER MAP



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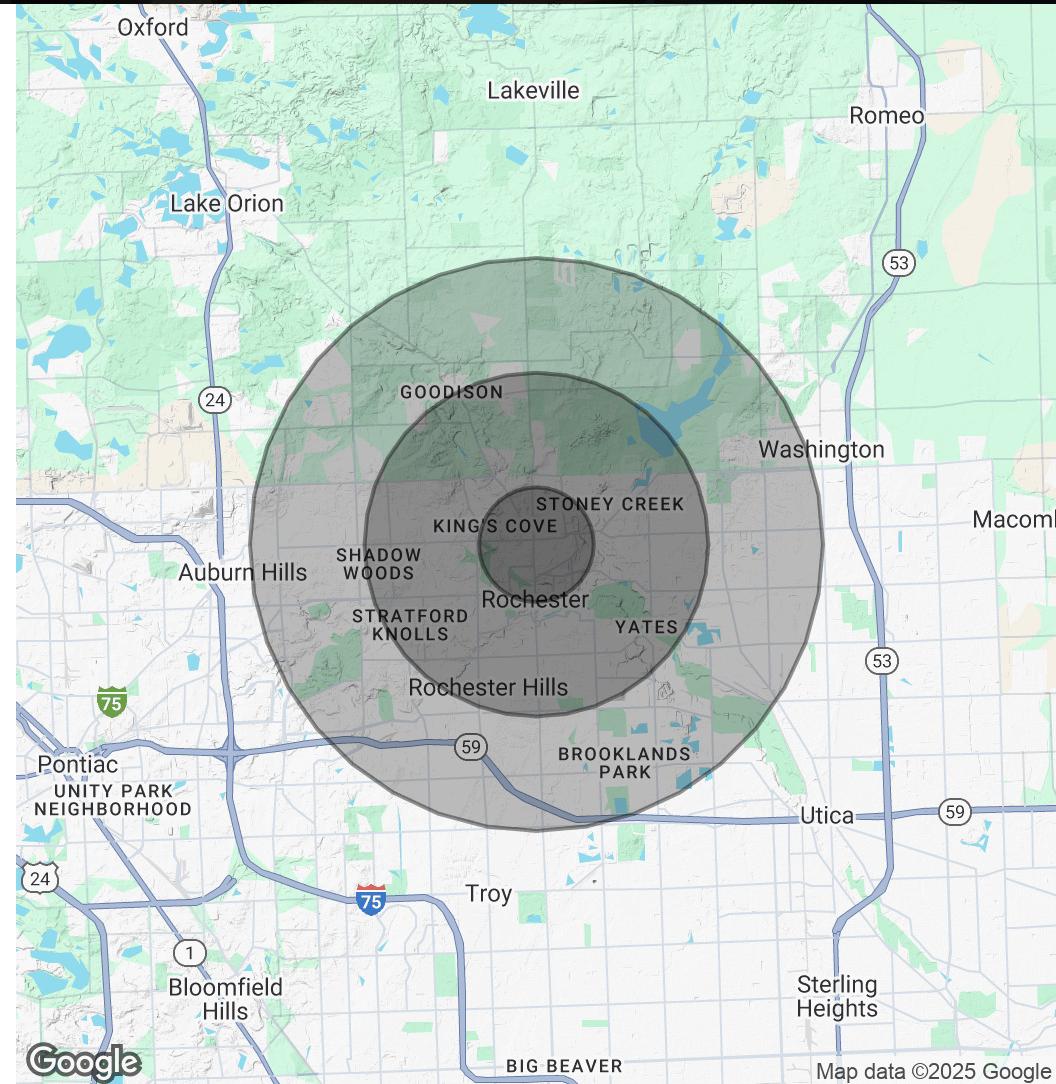
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,695	61,201	143,977
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,572	24,138	56,170
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$148,150	\$163,542	\$155,830
Average House Value	\$487,783	\$459,212	\$445,326
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,864	47,923	109,372
Total Population - Black	338	1,691	5,564
Total Population - Asian	673	5,941	16,202
Total Population - Hawaiian	1	11	28
Total Population - American Indian	20	171	428
Total Population - Other	137	1,152	2,446

Demographics data derived from AlphaMap



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