

FOR LEASE/SALE
ROCHESTER & AVON OUTLOT
1100 S ROCHESTER ROAD, ROCHESTER HILLS, MI

ROCHESTER
UNIVERSITY
1,114
STUDENTS

WARRIOR WAY DR

W AVON RD (16,649 CPD)

(32,232 CPD)

(16,649 CPD)

S ROCHESTER RD (32,232 CPD)

YORKTOWN DR

MEADOWFIELD DR

SITE



GARDNER-WHITE



Hawthorne

Marshall's

HomeGoods



Michaels
BED BATH &
BEYOND



Comerica



Burlington

OLD NAVY

Party City
AMERICA'S BEST
CONTACTS & EYEGLASSES

PROPERTY DETAILS

LOCATION:	1100 S Rochester Rd, Rochester Hills, MI
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
RENT:	TBD
NNN EXPENSE:	TBD
SALE PRICE:	TBD
LOT SIZE:	0.3 AC
LOT DIMENSIONS:	100' X 126'
AVAILABLE SPACE:	0.3 AC
TRAFFIC COUNT:	W Avon Rd (16,649 CPD) S Rochester Rd (32,232 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C.
LUCKOFF**

Director
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TBD

SALE PRICE

TBD

RENT

TBD

NNN

ANCHORS



DESCRIPTION

- Highly sought after outparcel at Rochester Road & Avon, strong visibility and access from both corridors
- For Ground Lease, Sale, or BTS
- Join Gardner White, ABC Warehouse, Edge Fitness, and Aldi. Shadowed by adjacent, highly successful Winchester Shopping Center anchored by Dicks, Marshalls, Burlington, PetSmart, and several others!
- Up to 10,000 sf. Building can be constructed with shared parking
- Adjacent Speedway Fuel Station undergoing renovation

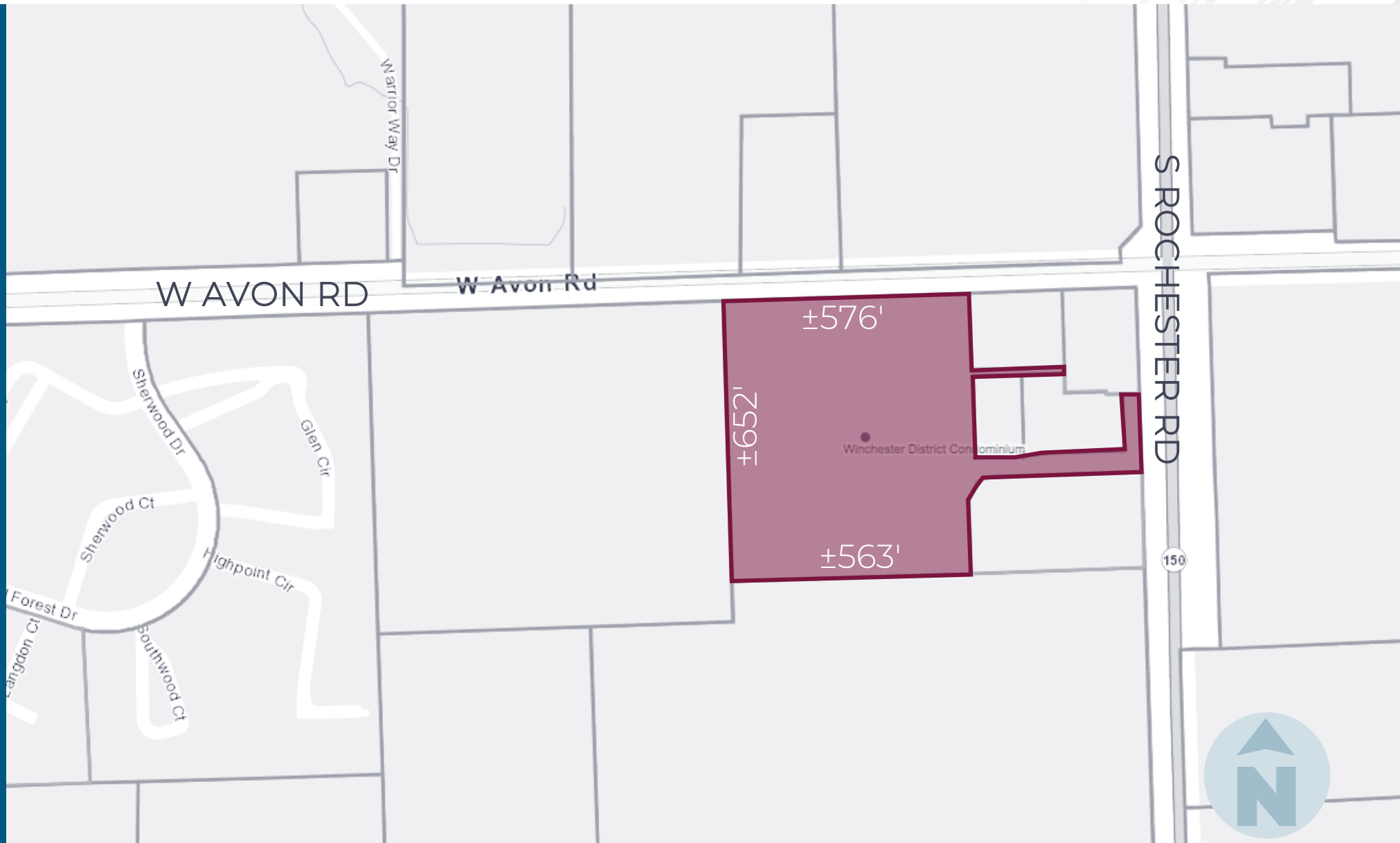
MICRO AERIAL



MACRO AERIAL

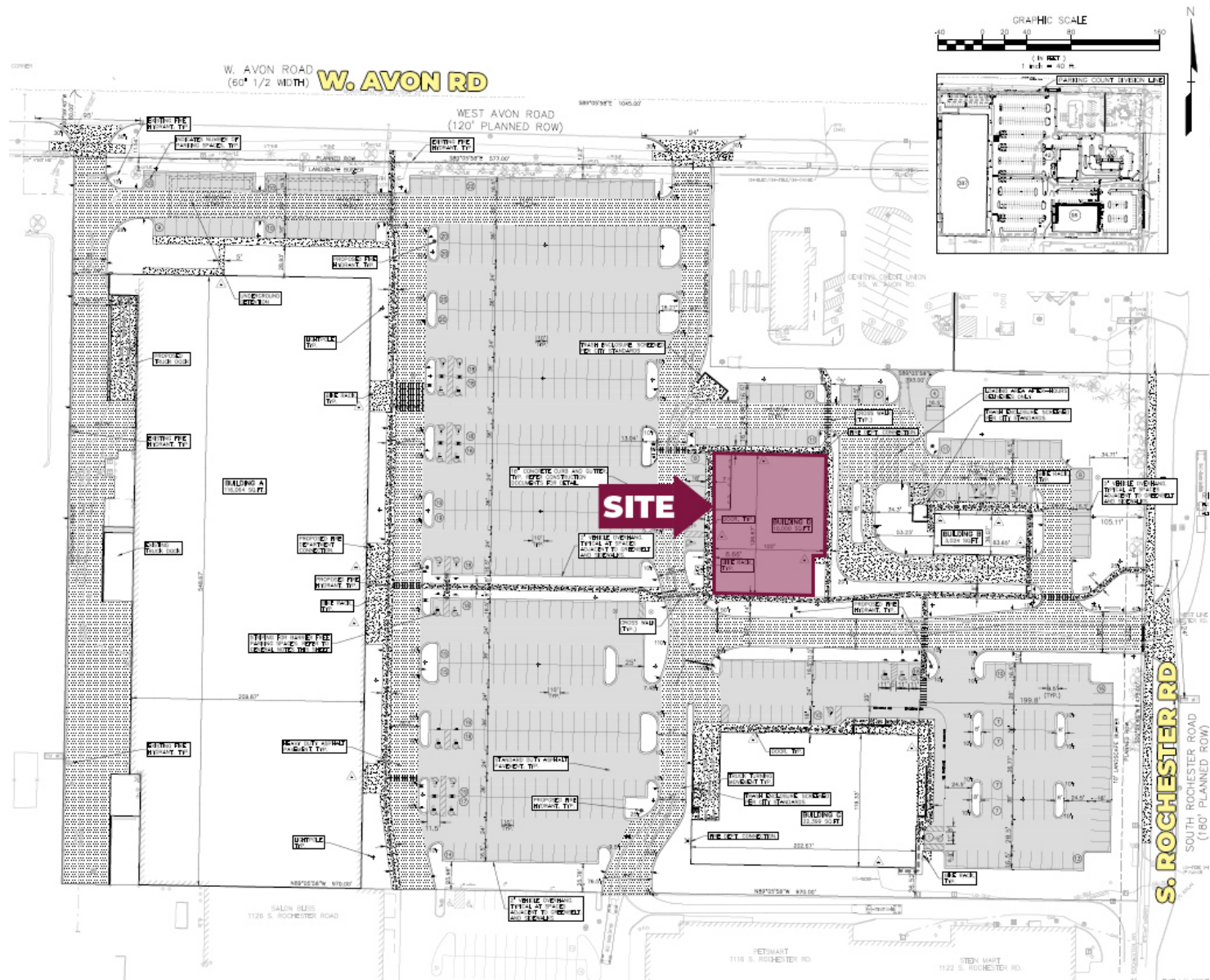


PLAT



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NORTHEAST VIEW



NORTHWEST VIEW



NORTHWEST VIEW



EAST VIEW



SOUTH VIEW



SOUTH VIEW



SOUTHEAST VIEW



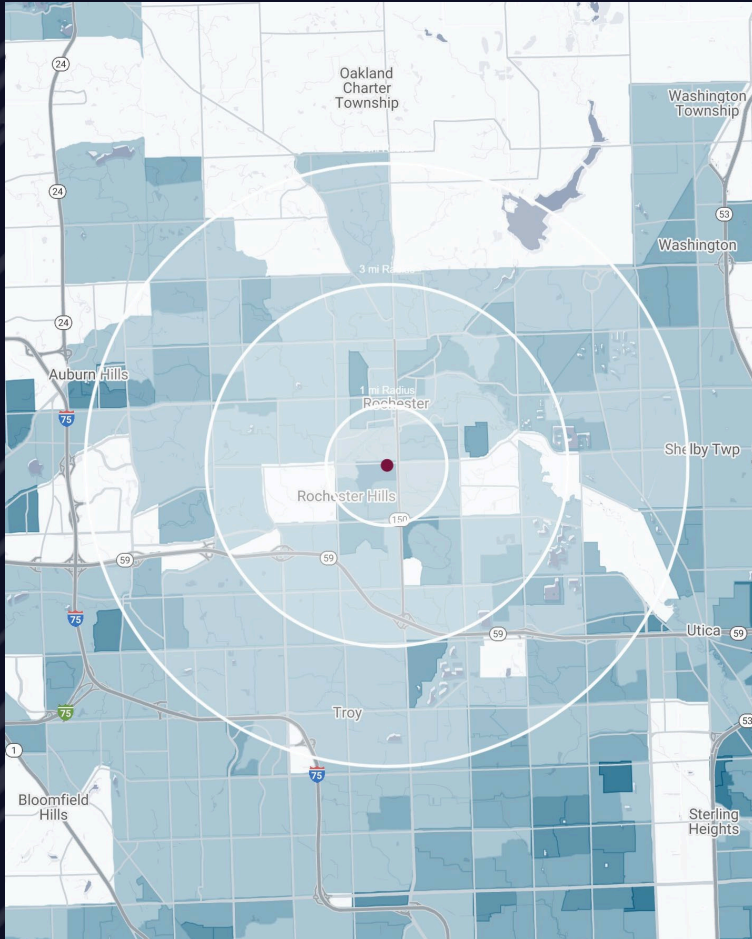
SOUTHWEST VIEW



SOUTHWEST VIEW



DEMOGRAPHICS



WINCHESTER SHOPPING CENTER OUTLOT

1100 S Rochester Rd,
Rochester Hills, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	10,456	71,223	175,505
2027 Projected Population	10,631	71,666	179,235
2020 Census Population	10,411	71,298	175,721
2010 Census Population	9,822	66,833	162,001
Projected Annual Growth 2022 to 2027	0.3%	0.1%	0.4%
Historical Annual Growth 2010 to 2022	0.5%	0.5%	0.7%

HOUSEHOLDS

2022 Estimated Households	4,207	29,291	69,342
2027 Projected Households	4,295	29,507	71,094
2020 Census Households	4,165	29,117	68,979
2010 Census Households	3,951	27,104	62,983
Projected Annual Growth 2022 to 2027	0.4%	0.1%	0.5%
Historical Annual Growth 2010 to 2022	0.5%	0.7%	0.8%

RACE

2022 Est. White	71.4%	76.2%	75.1%
2022 Est. Black	5.0%	4.1%	5.1%
2022 Est. Asian or Pacific Islander	17.3%	13.6%	14.3%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2022 Est. Other Races	6.0%	6.0%	5.3%

INCOME

2022 Est. Average Household Income	\$101,569	\$119,947	\$125,025
2022 Est. Median Household Income	\$94,854	\$97,306	\$103,460
2022 Est. Per Capita Income	\$41,292	\$49,448	\$49,683

BUSINESS

2022 Est. Total Businesses	383	3,383	6,243
2022 Est. Total Employees	3,692	43,217	82,112

CONTACT US



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