



## PROPERTY INFORMATION

|                    |                           |
|--------------------|---------------------------|
| Property Address   | 3044 South Rochester Road |
| City/Township      | Rochester Hills           |
| Building Size      | 32,218 SF                 |
| Space Available    | 2,480 SF                  |
| Asking Rental Rate | \$45.00 PSF               |
| Estimated NNN's    | \$7.50 PSF                |
| Parking            | 208 Spaces                |

## DEMOGRAPHICS (FIVE-MILE RADIUS)

|  |   |   |  |
|--|---|---|--|
|  | <b>POPULATION</b><br>199,088 PEOPLE               |  | <b>MEDIAN AGE</b><br>42.2 YEARS OLD                |
|  | <b>HOUSEHOLDS</b><br>76,226                       |  | <b>CONSUMER SPENDING</b><br>\$2.9 BILLION ANNUALLY |
|  | <b>AVG HOUSEHOLD INCOME</b><br>\$125,861/ANNUALLY |  | <b>DAYTIME EMPLOYEES</b><br>93,827 EMPLOYEES       |

## JOIN

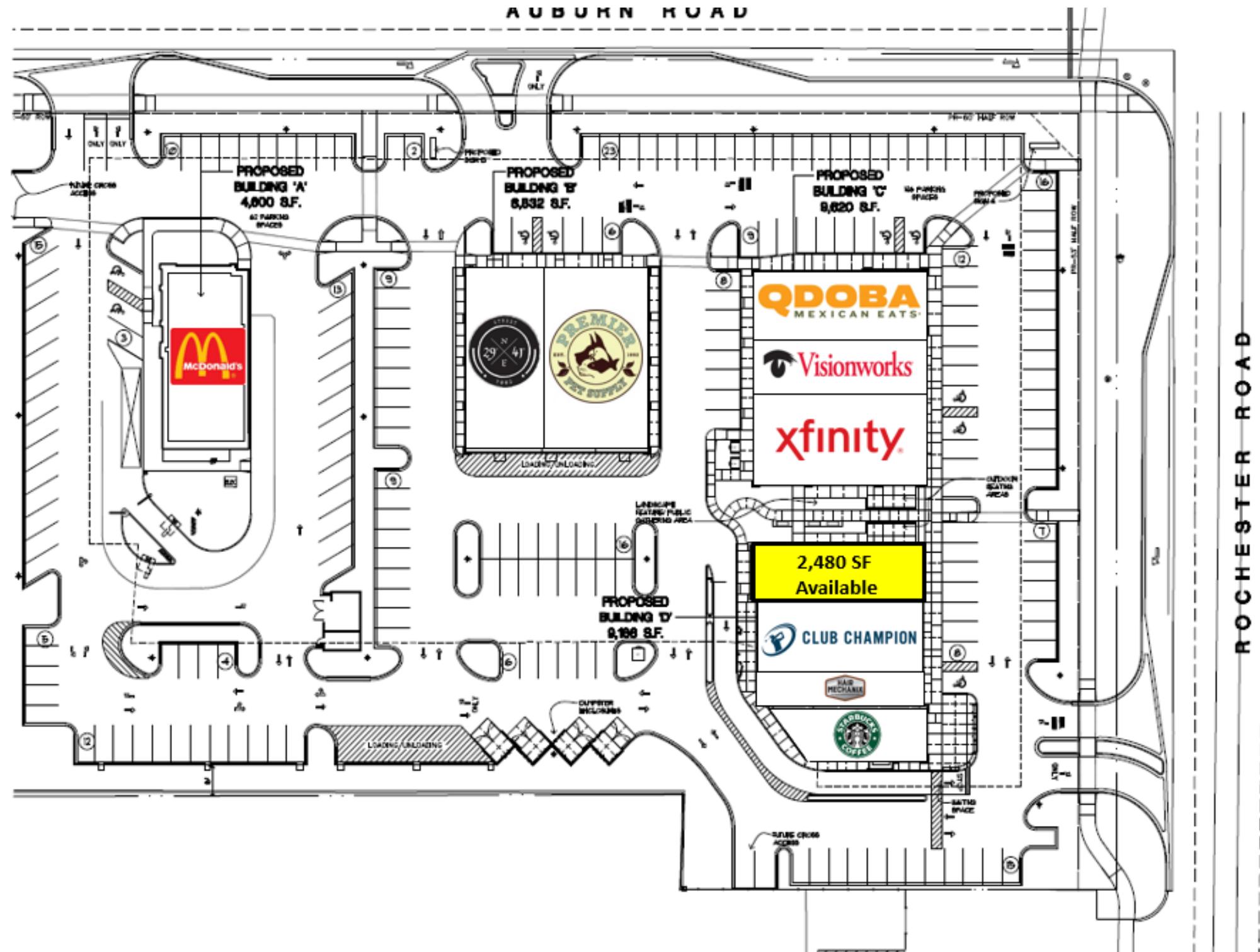


## AREA TENANTS & EMPLOYERS



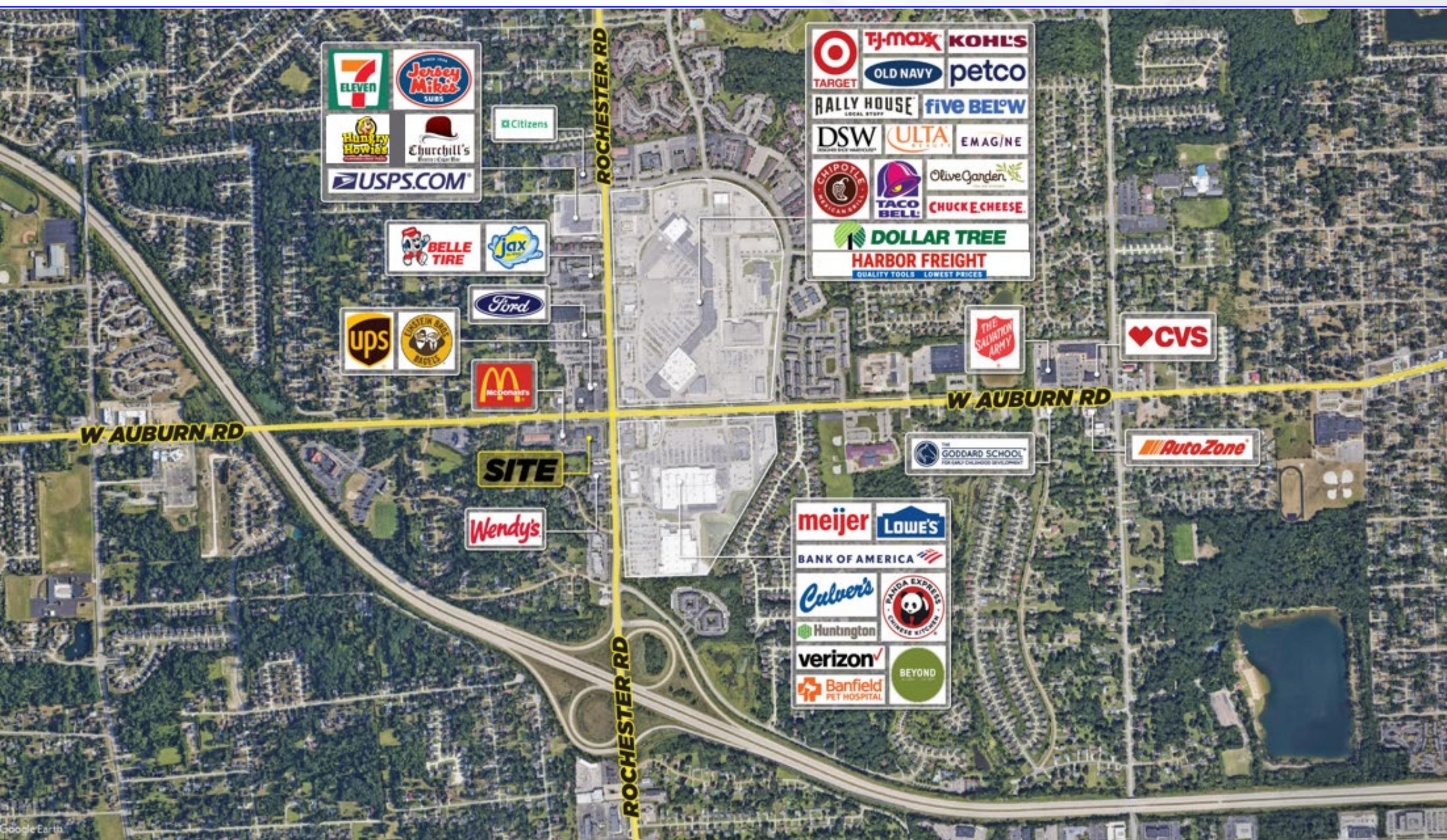
## PROPERTY HIGHLIGHTS

- Second-generation restaurant space available for lease located at the hard corner of Rochester & Auburn Roads.
- Join established national brands including Starbucks, Qdoba, McDonald's, and Visionworks.
- 3,060 SF turnkey former dental office is available, which provides a great opportunity for a medical user to take advantage of.
- In addition to high traffic counts (42,000 VPD), this site is accessible and visible from both Rochester and Auburn Roads.
- Various national tenants operate in the immediate area, including high volume big box tenants, such as, Meijer, Lowe's, Kohl's, and Target.



ROCHESTER & AUBURN SHOPPE'S  
PICTURE





| POPULATION                  | 1 MILE | 3 MILE | 5 MILE  |
|-----------------------------|--------|--------|---------|
| 2020 Population             | 8,526  | 69,242 | 200,998 |
| 2024 Population             | 8,311  | 68,460 | 199,088 |
| 2029 Population Projection  | 8,214  | 67,839 | 197,292 |
| Annual Growth 2020-2024     | -0.6%  | -0.3%  | -0.2%   |
| Annual Growth 2024-2029     | -0.2%  | -0.2%  | -0.2%   |
| Median Age                  | 39.9   | 42.2   | 42.2    |
| Bachelor's Degree or Higher | 58%    | 52%    | 51%     |

| POPULATION BY RACE             | 1 MILE | 3 MILE | 5 MILE  |
|--------------------------------|--------|--------|---------|
| White                          | 5,059  | 47,487 | 142,921 |
| Black                          | 303    | 2,657  | 7,990   |
| American Indian/Alaskan Native | 15     | 110    | 232     |
| Asian                          | 2,278  | 12,338 | 32,328  |
| Hawaiian & Pacific Islander    | 0      | 32     | 49      |
| Two or More Races              | 657    | 5,835  | 15,569  |
| Hispanic Origin                | 377    | 2,955  | 7,865   |

| HOUSEHOLDS                     | 1 MILE           | 3 MILE           | 5 MILE           |
|--------------------------------|------------------|------------------|------------------|
| 2020 Households                | 3,298            | 27,315           | 76,832           |
| 2024 Households                | 3,218            | 27,081           | 76,226           |
| 2029 Household Projection      | 3,181            | 26,844           | 75,553           |
| Owner Occupied Households      | 2,049            | 19,460           | 56,540           |
| Renter Occupied Households     | 1,132            | 7,385            | 19,013           |
| <b>Avg Household Income</b>    | <b>\$123,126</b> | <b>\$124,341</b> | <b>\$125,861</b> |
| <b>Median Household Income</b> | <b>\$103,752</b> | <b>\$101,663</b> | <b>\$100,109</b> |
| INCOME                         | 1 MILE           | 3 MILE           | 5 MILE           |
| \$25,000 - 50,000              | 329              | 3,376            | 10,385           |
| \$50,000 - 75,000              | 449              | 3,607            | 10,037           |
| \$75,000 - 100,000             | 529              | 3,866            | 10,077           |
| \$100,000 - 125,000            | 583              | 3,502            | 8,718            |
| \$125,000 - 150,000            | 214              | 2,415            | 6,962            |
| \$150,000 - 200,000            | 494              | 3,820            | 9,776            |
| \$200,000+                     | 406              | 4,037            | 12,695           |

| 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     | 4,718           | 695              | 7                      | 33,901          | 3,895            | 9                      | 79,099          | 9,387            | 8                      |
| Trade Transportation & Utilities | 1,514           | 81               | 19                     | 5,610           | 419              | 13                     | 12,306          | 1,035            | 12                     |
| Information                      | 63              | 6                | 11                     | 693             | 56               | 12                     | 2,001           | 146              | 14                     |
| Financial Activities             | 269             | 54               | 5                      | 1,963           | 308              | 6                      | 9,164           | 1,029            | 9                      |
| Professional & Business Services | 280             | 54               | 5                      | 4,310           | 419              | 10                     | 10,831          | 1,329            | 8                      |
| Education & Health Services      | 1,447           | 392              | 4                      | 15,860          | 2,194            | 7                      | 29,634          | 4,336            | 7                      |
| Leisure & Hospitality            | 811             | 47               | 17                     | 2,695           | 180              | 15                     | 9,073           | 569              | 16                     |
| Other Services                   | 254             | 55               | 5                      | 1,909           | 291              | 7                      | 4,782           | 881              | 5                      |
| Public Administration            | 80              | 6                | 13                     | 861             | 28               | 31                     | 1,308           | 62               | 21                     |
| Goods-Producing Industries       | 75              | 20               | 4                      | 5,565           | 338              | 16                     | 14,725          | 841              | 18                     |
| Natural Resources & Mining       | 3               | 1                | 3                      | 113             | 7                | 16                     | 191             | 16               | 12                     |
| Construction                     | 62              | 16               | 4                      | 1,021           | 165              | 6                      | 2,874           | 424              | 7                      |
| Manufacturing                    | 10              | 3                | 3                      | 4,431           | 166              | 27                     | 11,663          | 401              | 29                     |
| <b>Total</b>                     | <b>4,793</b>    | <b>715</b>       | <b>7</b>               | <b>39,466</b>   | <b>4,233</b>     | <b>9</b>               | <b>93,827</b>   | <b>10,228</b>    | <b>9</b>               |



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