

HAMPTON VILLAGE CENTRE

2651 ROCHESTER RD. ROCHESTER HILLS, MI 48307



CREATIVE
COMMERCIAL REAL ESTATE, INC.

40,627 SF SUBLEASE

(Sublease Expires: September 30, 2037)

[CLICK FOR DETAILS](#)

MICHAEL S. DUDASH

Creative Commercial Real Estate, Inc.
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RETAIL OPPORTUNITY

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PROPERTY DETAILS

Address	2651 S. Rochester Road
Size	40,627 SF
Property Type	Power Center
Tenants	Regional/National/Local
Zoning	Retail
Parking	Abundant
Year Built	1990 (2022)

- ◆ Anchored by strong national brands such as Target, Ulta Beauty, DSW, Old Navy, J. Crew Factory, Five Below & T.J. Maxx, along with customer-favored restaurants, such as Panera Bread, Chili's, Wingstop & Olive Garden.
- ◆ Ranked as the most highly trafficked shopping center in the Rochester Hills market, drawing an estimated 17K+ visits daily and 6.1M+ annually (Placer.ai 2024).
- ◆ Surrounded by an affluent and educated population with an average household income of \$133K+ and 55% holding a college degree within a 3-mile radius.
- ◆ Strong daytime population of 70K+ within a 3-mile radius.
- ◆ High visibility from 32K+ vehicles daily on M-150/Rochester Rd (Kalibrate 2021).

AREA TENANTS



FOR MORE INFORMATION PLEASE CONTACT:

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Current Tenants Space size listed in square feet

01A	My Salon Suite	5,033	46	Aditya Grocers	1,740
02	Petco	14,356	46A	Miracle-Ear	960
12	Bath & Body Works	2,750	47	Zarminali Pediatrics	5,416
13	Hallmark Cards	3,848	BRX0	Brixmor Regional Office	0
14	Sally Beauty Supply	1,650	1		
15	T.J. Maxx	25,090	FS1	Emagine Entertainment	63,644
16	Area Rug Co.	4,491	FS2	Kohl's	80,160
17	Hand & Stone Massage and Facial Spa	3,482	FS3	Harbor Freight Tools	23,369
18	Dollar Tree	9,798	FS4	Sleep Number	3,400
19	Kirkland's	5,997	FS4A	Soho	3,155
20	Sugaring NYC	2,000	FS4B	Buf City Soap	3,389
21A	Randolph's Salon	3,000	FS5	Taco Bell	2,572
23	GameStop	1,500	FS6	Red Lobster	9,307
24	Lebanese Grill	2,000	FS7	Chill's Grill & Bar	5,995
25	National Coney Island	2,400	FS8	Olive Garden	9,100
26	J.Crew Factory	6,173	NAP0	Target	102,552
28	ULTA Beauty	11,973	1		
29	DSW	16,500	NAP0	Court House	0
30A	Old Navy	13,158	2		
30B	Rally House	6,000	NAP0	Crumbl Cookies	0
& 31			3		
32	Options Medical Weight Loss Clinic	2,200	NAP0	Oasis Nails	0
32A	Spencer's	2,200	4		
33A	SKECHERS	8,001	NAP0	Roc Dental	0
35	Pearle Vision	2,446	5		
36	Bloomfield Nails & Spa	3,309	NAP0	Sport Clips	0
37	Five Below	9,961	6		
39	Barnes and Noble	14,933	NAP0	The Port of Peri Peri	0
41D	Panera Bread	4,134	7		
42	Miracle Browz	2,200	NAP0	Pappa Roti	0
42B	KN Nails	2,656	8		
43	Warhammer	860	NAP0	The Vitamin Shoppe	0
44	Wingstop	1,738	9		
45	Tailor & Unique	1,290	NAP1	Playa Bowls	0
			0		
			NAP11	Chipotle Mexican Grill	0

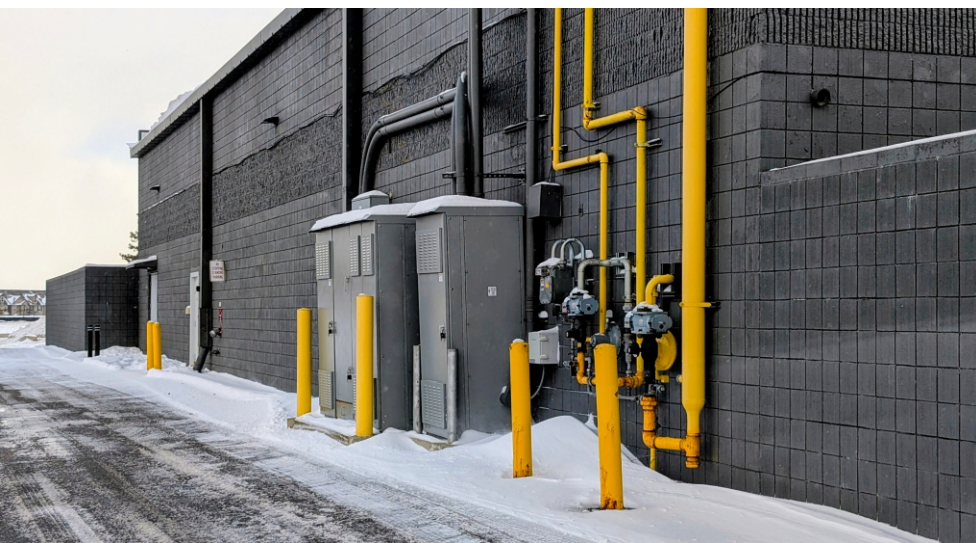
This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey.

Creative Commercial Real Estate, Inc. makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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EXTERIOR PHOTOS

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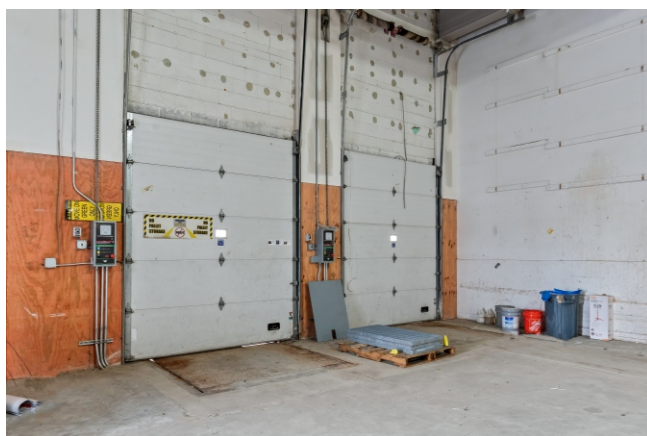
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INTERIOR PHOTOS

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RETAILERS AERIAL MAP

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POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	35,061	198,223	750,233
2024 Population	34,422	196,052	746,375
2029 Population Projection	34,066	194,220	740,079
Annual Growth 2020-2024	-0.5%	-0.3%	-0.1%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	40.5	42.3	41.8
Bachelor's Degree or Higher	54%	50%	42%
U.S. Armed Forces	54	205	390

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020 Households	13,673	75,970	300,649
2024 Households	13,474	75,254	299,170
2029 Household Projection	13,341	74,564	296,612
Annual Growth 2020-2024	0.2%	0.4%	0.5%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Owner Occupied Households	8,980	55,993	210,564
Renter Occupied Households	4,361	18,571	86,048
Avg Household Size	2.5	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer	\$489.8M	\$2.8B	\$10.3B

INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	\$121,998	\$125,685	\$110,902
Median Household Income	\$101,052	\$100,204	\$85,461
< \$25,000	917	7,514	39,007
\$25,000 - 50,000	1,644	10,210	50,061
\$50,000 - 75,000	1,960	9,942	44,064
\$75,000 - 100,000	2,127	9,890	39,319
\$100,000 - 125,000	2,103	8,716	31,367
\$125,000 - 150,000	967	6,906	24,543
\$150,000 - 200,000	2,002	9,601	31,607
\$200,000+ 1,753	1,753	12,475	39,202

HOUSING	2 MILES	5 MILES	10 MILES
Median Home Value	\$312,398	\$341,359	\$289,046
Median Year Built	1984	1981	1976

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