

# AVAILABLE

MAJOR PRICE REDUCTION



607 N Rochester Rd | Clawson, MI

## FORMER NAPA AUTO PARTS

LANCE NUMAN  
SENIOR ASSOCIATE

[lhuman@cmpralestategroup.com](mailto:lhuman@cmpralestategroup.com)

CHRIS JONNA  
PRESIDENT




[cjonna@cmpralestategroup.com](mailto:cjonna@cmpralestategroup.com)

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	607 N Rochester Road
<b>City/Township</b>	Clawson
<b>Building Size</b>	6,000 SF
<b>Space Available</b>	6,000 SF
<b>Sales Price</b>	\$929,000
<b>Asking Rental Rate</b>	\$13.00 PSF
<b>Estimated NNN's</b>	\$3.00 PSF
<b>Property Address</b>	607 N Rochester Road

## DEMOGRAPHICS (5-MILE RADIUS)

 1,106,395 PEOPLE	 \$98,862 AVG. HOUSEHOLD INCOME
 455,933 HOUSEHOLDS	 \$13.4 B OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

- Freestanding 6,000 SF building available for lease in Clawson, MI.
- Excellent retail/office location within minutes from I-75.
- Building was used as a auto parts store for many years with a bay door in the back to service deliveries/storage.
- Demographics include over 275,000 residents within a 5-mile radius.

## AREA TENANTS



# PHOTOS



# AERIAL



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	42,545	306,112	1,084,514
2024 Population	43,337	305,884	1,106,395
2029 Population Projection	44,267	310,607	1,124,027
Annual Growth 2020-2024	0.5%	0.0%	0.5%
Annual Growth 2024-2029	0.4%	0.3%	0.3%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2020 Households	20,931	130,485	446,057
2024 Households	21,334	130,929	455,933
2029 Household Projection	21,806	133,174	463,698
Annual Growth 2020-2024	0.7%	0.3%	0.7%
Annual Growth 2024-2029	0.4%	0.3%	0.3%
Avg Household Size	2.00	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
Avg Household Income	\$101,358	\$119,366	\$98,862
Median Household Income	\$78,965	\$92,922	\$71,629

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$273,019	\$303,733	\$249,211
Median Year Built	1964	1965	1964
Owner Occupied Households	12,550	93,999	299,158
Renter Occupied Households	9,256	39,175	164,540

HOUSING COMPOSITION	1 MILES	3 MILES	5 MILES
1-Person Households	9,260	44,421	152,438
2-Person Households	6,850	42,408	140,985
3-Person Households	2,552	18,675	69,386
4-Person Households	1,908	16,559	54,876
5-Person Households	575	6,185	24,294
6-Person Households	125	1,902	9,063
7-Person Households	64	779	4,892

EMPLOYMENT	1 MILES	3 MILES	5 MILES
Civilian Employed	24,604	167,041	539,131
Civilian Unemployed	770	5,584	31,047
Civilian Non-Labor Force	10,926	80,767	333,608

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SENIOR ASSOCIATE  
248 538 2000  
lnuman@cmprealestategroup.com

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PRESIDENT  
248 538 2000  
cjonna@cmprealestategroup.com

[www.cmprealestategroup.com](http://www.cmprealestategroup.com)  
6476 Orchard Lake Rd | Suite A  
West Bloomfield, MI | 48322

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