

FOR SALE OR LEASE



PILOT

PROPERTY GROUP

1681 E AUBURN ROAD, ROCHESTER HILLS, MI 48307

PROPERTY OVERVIEW:

Multi-use owner/user or investment opportunity.
Prime corner visibility with multiple entrances.
93' frontage on Auburn Rd & 150' depth along Harrison Ave.
New parking lot in 2024.
Current tenants are month to month.
Seller to consider all reasonable offers.

<i>Property Type:</i>	Commercial/Office
<i>Cross Streets:</i>	North side of Auburn, at Harrison Ave
<i>Total Square Footage:</i>	3,455
<i>Building Name:</i>	Auburn Office Plaza
<i>Minimum Square Footage:</i>	500
<i>Maximum Square Footage:</i>	3,455
<i>Parcel Size:</i>	0.322 Acres
<i>Year Built:</i>	1950 / Renovated in 2012
<i>Zoning:</i>	Brooklands District
<i>Ceiling Height:</i>	8'-12'
<i>Parking Spaces:</i>	15
<i>Property Taxes:</i>	2025: \$7,563.14
<i>Lease Rate:</i>	\$790 - \$5,180/month NNN
<i>Sale Price:</i>	\$899,000.00



EXPERIENCE THE NEW BROOKLANDS DISTRICT!

Rochester Hills recently completed a comprehensive renewal of the "Brooklands". This major investment has transformed the Auburn Road corridor into a more walkable business district, providing a safe and attractive place for vehicles and pedestrians alike. The City doubled the amount of parking spaces and embraced community engagement with public open spaces, beautiful landscape, art and a splash pad.

This project has served as a catalyst for community redevelopment. Property values have increased significantly and more families are moving into the area.

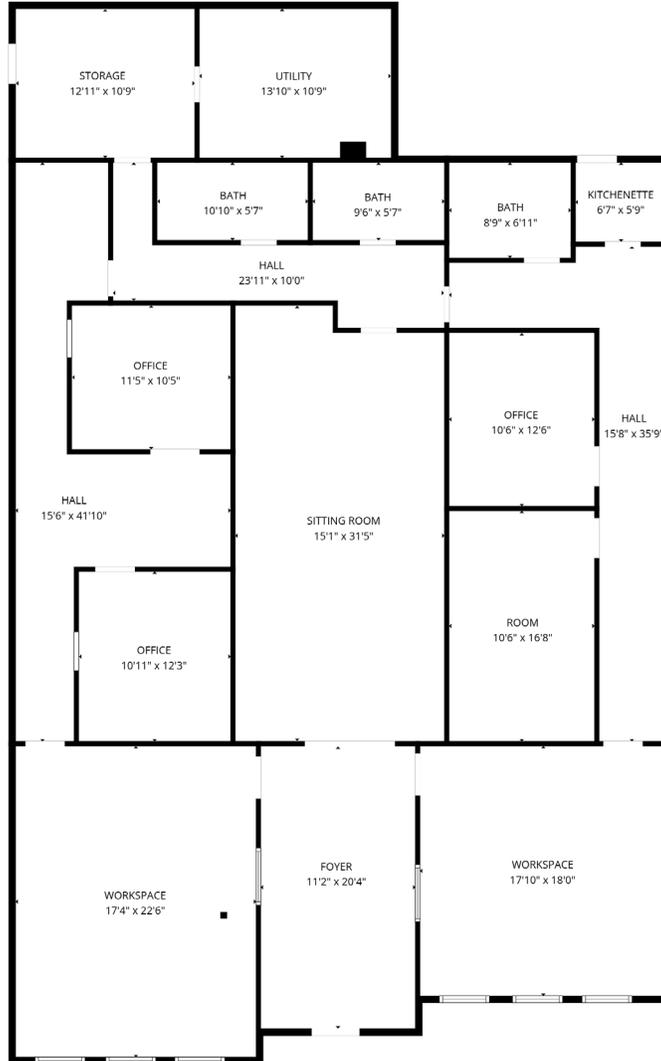
AGENT CONTACT INFO

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FLOORPLAN AND DEMOGRAPHICS



2024 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	31,217	205,167	786,298
HOUSEHOLDS	13,077	79,924	314,185
AVG HH INCOME	\$104,907	\$115,934	\$110,815
2025 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
E Auburn Road	Culbertson Ave E	14,245	
E Auburn Road	Culbertson Ave W	13,216	

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ADDITIONAL PHOTOS



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