

FOR LEASE
MEDICAL SUITE

375 BARCLAY CIRCLE, ROCHESTER HILLS, MI 48307



Explore Every Angle with a 3D Interactive Tour– [Click Here](#)

PROPERTY DETAILS

\$17.00/SF NNN

\$6.00/SF

LOCATION:	375 Barclay Circle, Rochester Hills, MI 48307	
PROPERTY TYPE:	Freestanding	
DATE AVAILABLE:	Immediately	
RENT:	\$17.00/SF NNN	
NNN EXPENSE:	\$6.00/SF	
BUILDING SIZE:	19,689 SF	
LOT SIZE:	1.31 AC	
AVAILABLE SPACE:	4,863 SF	Ground Level
	1,249 SF – 5,937 SF	Lower Level
ZONING:	B-1	
TRAFFIC COUNT:	Rochester Rd (30,407 CPD) Auburn Rd (7,330 CPD)	

RENT

NNN

TENANT ROSTER



HIGHLIGHTS

- Prime visibility & accessibility near M-59/I-75 corridor.
- Turnkey medical layout: exam rooms, offices, reception, staff lounge. Fully Built-Out Amenities
- High-income, family-centric market with strong healthcare demand.
- Built-in synergy with adjacent medical and lifestyle developments.

EXCLUSIVELY LISTED BY:



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MICRO – AREA MEDICAL USERS



AREA MEDICAL USERS

- Accent Eyecare
- Advanced Cardiology Associates
- Ascension Providence Rochester Hospital At Barclay – Mammography
- Barclay Dental
- Barclay Medical Plaza
- Bradford J Merrelli, Md, Pc
- Columbia Clinic – Pain And Ortho Spine Institute
- Corwell Health Internal Medicine - Midway
- Generations Dental
- Internist – Dr. Katherine Paige Griese
- Jeffrey Faycurry, DDS
- Karle Medical Group
- Medical Spa – Lamese Laser & Aesthetics
- Michigan Center for Regenerative Medicine
- Northeast Pediatric Associates
- Nova Testing
- Ophthalmologist – Dr. Frank Cao
- Physical Therapist – Danuta Sitarczyk
- Proctologist – Dr. Murad Bani Hani
- Quest Diagnostics
- Rejuvenate! Med Spa of Rochester Hills
- Rochester Dermatology Clinic
- Summit Oral & Maxillofacial Surgery
- Universal In-Home Healthcare



MICRO AERIAL



PLAT



PLANS – GROUND LEVEL



375 Barclay Circle Rochester Hills MI 48307
Floor 1
Matterport Interior SqFt - 9,841

MEDICAL SUITE

★ SUITE 2 | FOR LEASE

	SUITE 2	4,863 SF	AVAILABLE
	SUITE 1 SURGERY CENTER	4,360 SF	LEASED
	COMMON AREA ELEVATOR	618 SF	-

Step Inside with an Interactive 3D Tour – [Click Here](#)

PLANS – LOWER LEVEL



375 Barclay Circle Rochester Hills MI 48307
Lower Level

Matterport Interior SqFt - 9,848

Scan Date 12/15/2024

MEDICAL SUITE

★ ROOMS 1-11 & SUITE 4 LL | FOR LEASE

★	ROOMS 1-11	2,375 SF	AVAILABLE
★	SUITE 4 LL	1,249 SF	AVAILABLE
	MECHANICAL ROOMS 1 - 5	1,496 SF	-
	STORAGE AREA 1 & 2 LL	1,819 SF	-
	SUITE 3 LL	1,897 SF	LEASED
	COMMON AREA ELEVATOR		-

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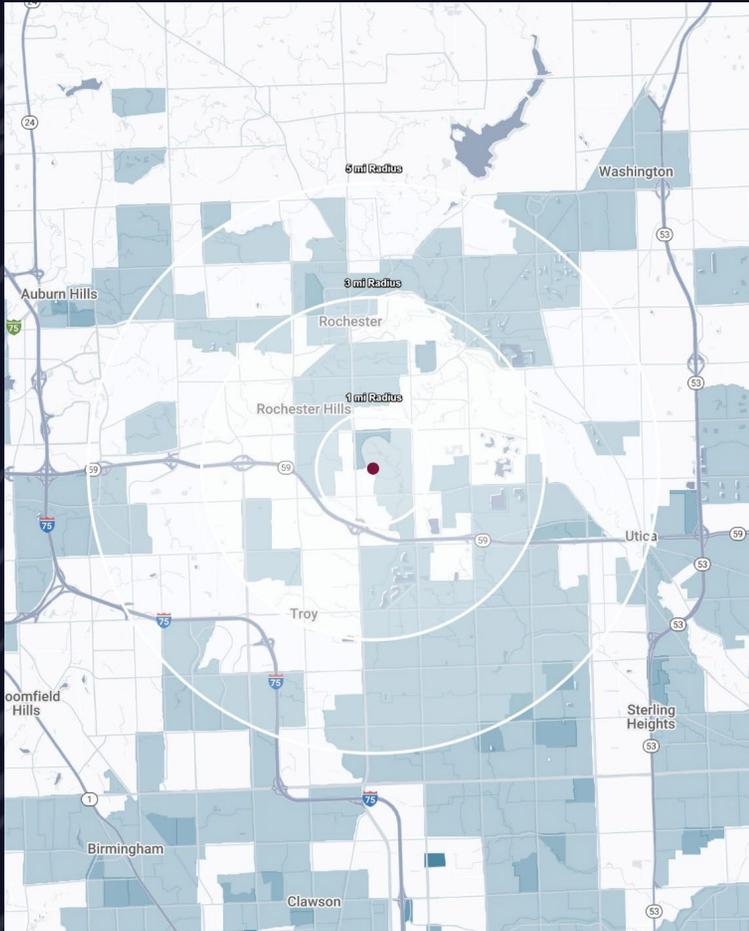
SITE PHOTOS – SUITE 2



MONUMENT SIGN



DEMOGRAPHICS



MEDICAL SUITE

375 Barclay Circle, Rochester Hills, MI 48307

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Estimated Population	10,448	69,466	196,437
2030 Projected Population	10,316	68,978	195,355
2020 Census Population	9,705	68,318	195,942
2010 Census Population	8,986	62,851	182,411
Projected Annual Growth 2025 to 2030	-0.3%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	1.1%	0.7%	0.5%
HOUSEHOLDS			
2025 Estimated Households	4,215	28,570	77,864
2030 Projected Households	4,231	28,842	78,759
2020 Census Households	3,972	27,319	75,978
2010 Census Households	3,697	24,974	70,009
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	1.0%	0.7%
RACE			
2025 Est. White	58.8%	71.5%	74.5%
2025 Est. Black	5.5%	5.9%	5.4%
2025 Est. Asian or Pacific Islander	29.6%	16.4%	14.7%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2025 Est. Other Races	5.9%	6.0%	5.2%
INCOME			
2025 Est. Average Household Income	\$134,097	\$137,305	\$144,081
2025 Est. Median Household Income	\$116,286	\$113,349	\$114,728
2025 Est. Per Capita Income	\$54,165	\$56,594	\$57,203
BUSINESS			
2025 Est. Total Businesses	511	3,298	8,004
2025 Est. Total Employees	5,566	35,330	102,116

CONTACT US



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