

THE GATEWAY II

3784 S. Rochester Road / Rochester Hills, MI



MID-AMERICA[®]
Real Estate-Michigan, Inc.

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THE GATEWAY II



Address

3784 S. Rochester Road
Rochester Hills, MI 48307

Availability

MIN: 1,900 SF
MAX: 6,800 SF

Features

- Join Tim Hortons, Salons by JC, Nekter Juice Bar, Sheldon Cleaners, Ivy Rehab Taziki's Mediterranean Cafe, and Fairfield Inn and Suites at this new mixed-use development, incorporating hotel, office and retail.
- Tremendous synergy in the immediate marketplace with a strong national retail presence.
- In addition to high traffic counts, the site is located by a strong residential community.
- Northwest corner of Rochester Road and South Boulevard. Immediately south of M-59 interchange.
- Excellent daytime population within a 3 mile radius of the site.
- Opportunities for multiple first floor retail space.

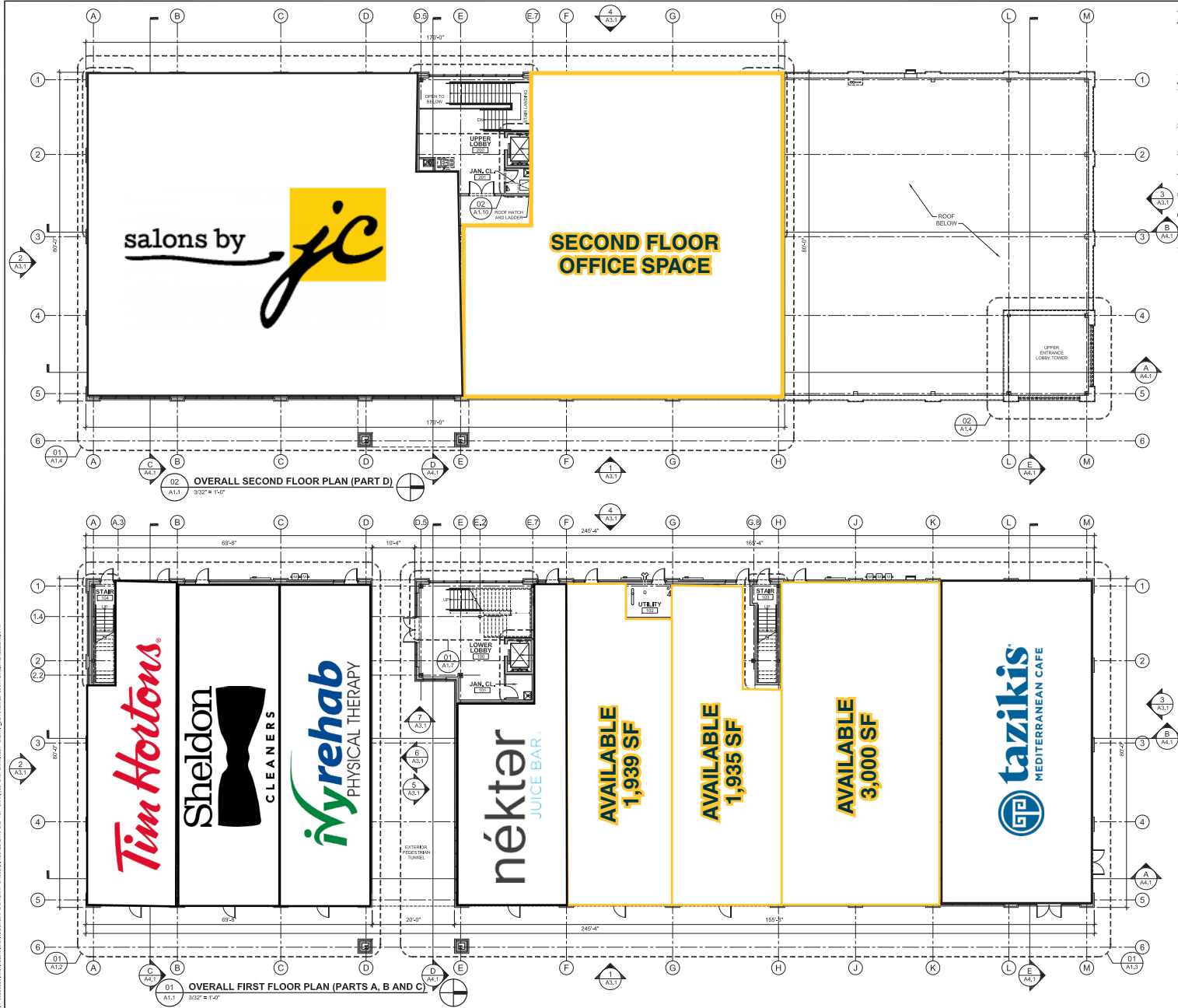
Area Tenants



Demographics (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	7,974	70,357	205,198
HOUSEHOLDS	2,855	27,590	81,126
AVG HOUSEHOLD INCOME	\$152,299	\$148,202	\$143,951
DAYTIME POPULATION	9,415	79,323	226,593

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