

NORTH CREST CENTER

290 W Tienken Rd, Rochester Hills, MI 48306



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 290 W Tienken Rd | Rochester Hills, MI 48306

**PROPERTY OVERVIEW**

Situated on Tienken Rd, just west of Rochester Rd, this retail center offers strong traffic counts with an affordable lease rate for the market.

OFFERING SUMMARY

Lease Rate: \$19.00 SF/yr (NNN)
NNN charges est. \$4/SF

Building Size: 16,600 SF

Available SF: 1,200 SF

Year Built: 1974

Zoning: B2

PROPERTY HIGHLIGHTS

- 1,200 SF former massage therapy space
- Great visibility and signage
- Ample parking
- Affluent Rochester Hills community
- Hollywood Market, Dollar Tree, Starbucks, Walgreens, Comerica Bank, U-Haul Storage just some of major tenants at the corner of Tienken and Rochester Rd

BUILDING/PROPERTY INFORMATION: 290 W Tienken Rd | Rochester Hills, MI 48306

BUILDING INFORMATION

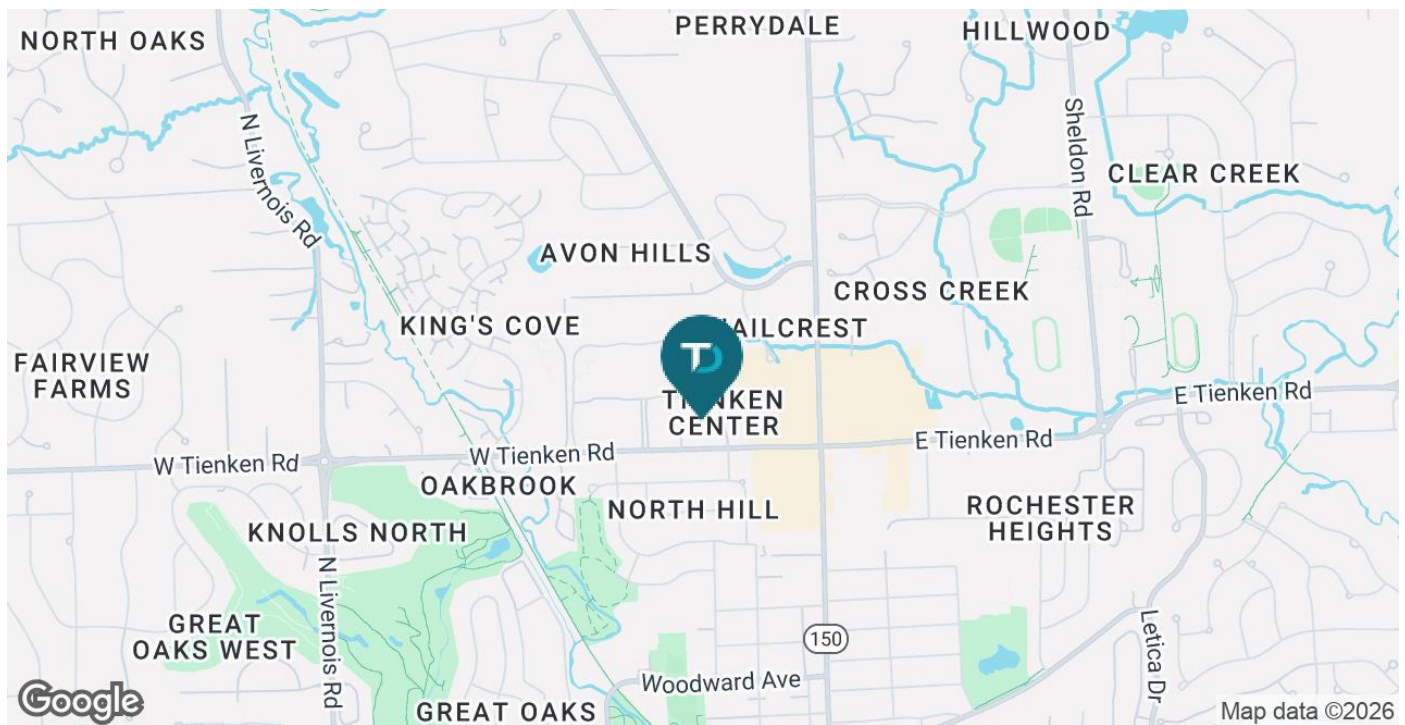
Price/SF:	\$19.00/SF + NNN NNN charges est. \$4/SF
Building Size:	16,600 SF
Year Built:	1974
Number of Floors:	1
Utilities:	City water and sanitary sewer
Parking Spaces:	75

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	B2
Traffic Count:	21,686 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	15-03-477-028

LOCATION INFORMATION

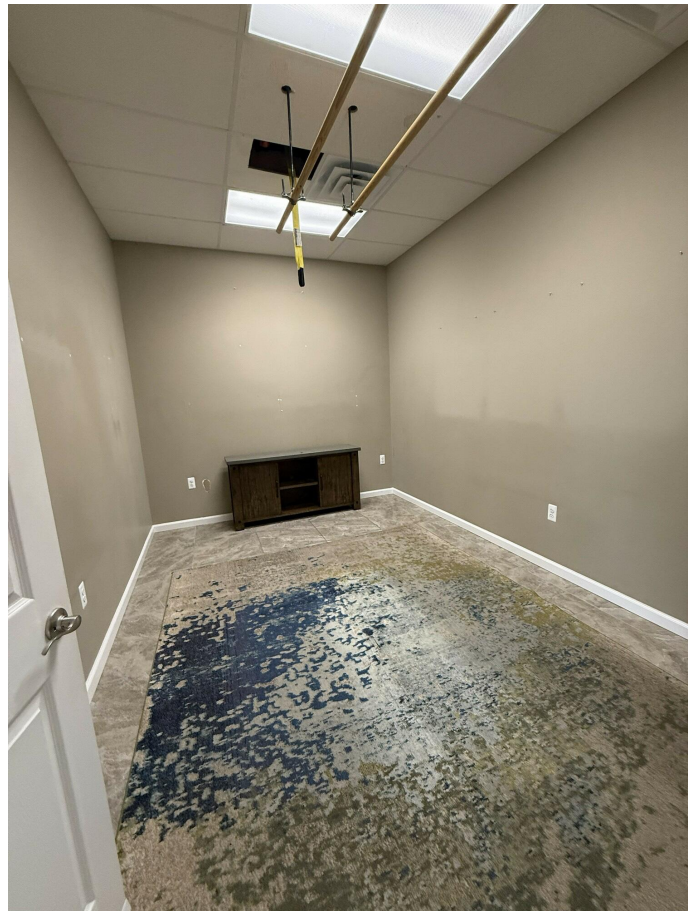
Located on the north side of W Tienken Rd, just west of Rochester Rd in Rochester Hills, MI



ADDITIONAL PHOTOS: 290 W Tienken Rd | Rochester Hills, MI 48306



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LEASE SPACES: 290 W Tienken Rd | Rochester Hills, MI 48306

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$19.00 SF/yr

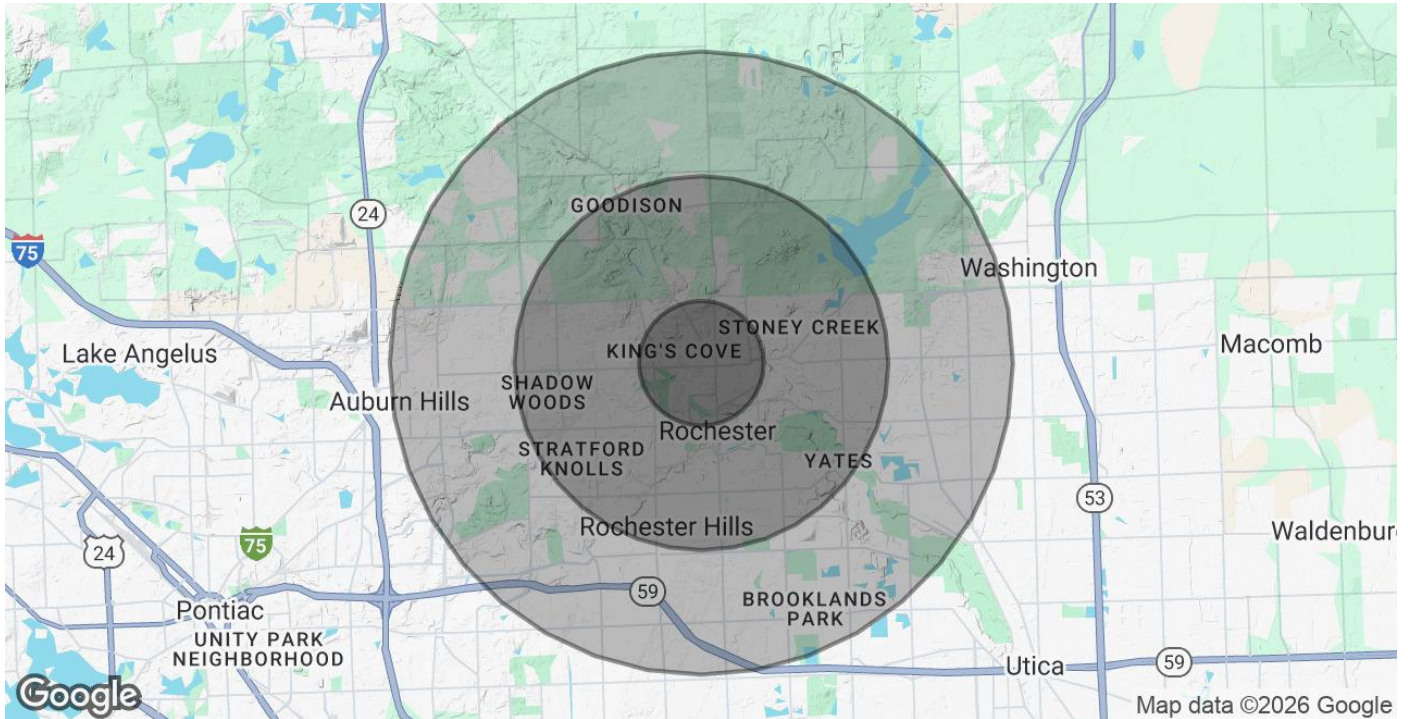
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
290	Available	1,200 SF	NNN	\$19.00 SF/yr

RETAILER MAP: 290 W Tienken Rd | Rochester Hills, MI 48306



DEMOGRAPHICS MAP & REPORT: 290 W Tienken Rd | Rochester Hills, MI 48306



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,711	56,942	134,372
Average Age	41.1	40.0	40.2
Average Age (Male)	40.1	39.4	39.4
Average Age (Female)	42.2	40.7	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,117	22,462	51,683
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$81,542	\$106,513	\$104,305
Average House Value	\$266,451	\$301,576	\$294,044

2020 American Community Survey (ACS)