



RETAIL PROPERTY // FOR LEASE

NEWLY RENOVATED 1,238 SF RETAIL UNIT NEAR ADAMS RD WITH PARKING

3725 W AUBURN RD

ROCHESTER HILLS, MI 48309



- 1,238 SF unit with parking in front
- Currently amid complete renovation
- Showroom in front, storage in back
- Zoned B2 General Business
- Near Downtown Auburn Hills



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

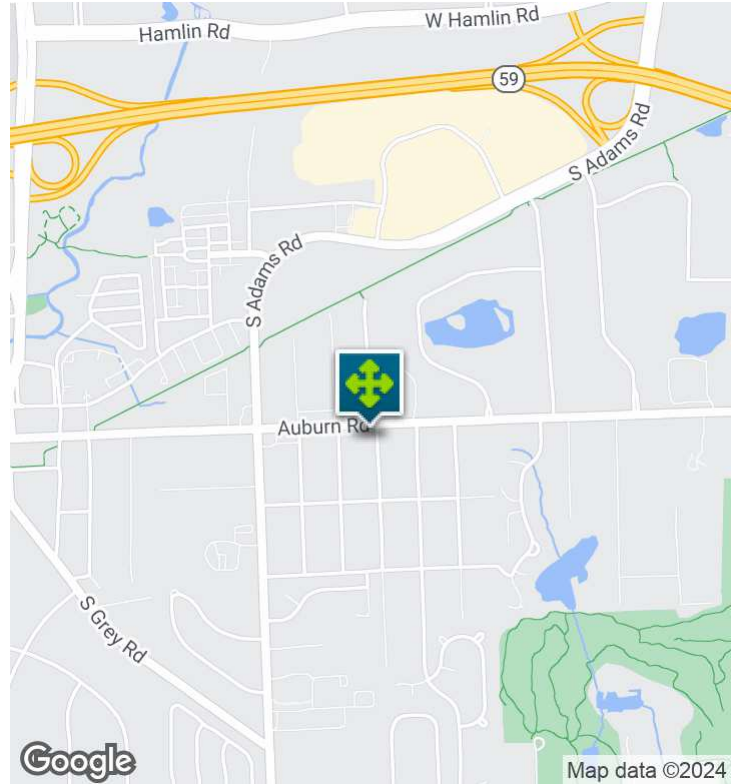
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$2,500.00
PER MONTH**

OFFERING SUMMARY

Building Size:	3,089 SF
Available SF:	1,238 SF
Year Built:	1971
Renovated:	2023
Zoning:	B2 - General Business
Market:	Detroit
Submarket:	Auburn Hills, Pontiac & Rochester
Traffic Count:	11,677

PROPERTY OVERVIEW

Enjoy the benefits of a completely remodeled retail space with great visibility on Auburn Rd, just east of Adams Rd and near downtown Auburn Hills. New mechanicals, new plumbing, new façade, new floors, new walls, and new drop ceiling.

LOCATION OVERVIEW

Centrally located near I-75 and M-59 in the southwest corner of Rochester Hills; a few blocks east of downtown Auburn Hills. . Close to retail, restaurants, Meijer and Walmart.

PROPERTY HIGHLIGHTS

- 1,238 SF Unit with parking in front
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ADDITIONAL PHOTOS



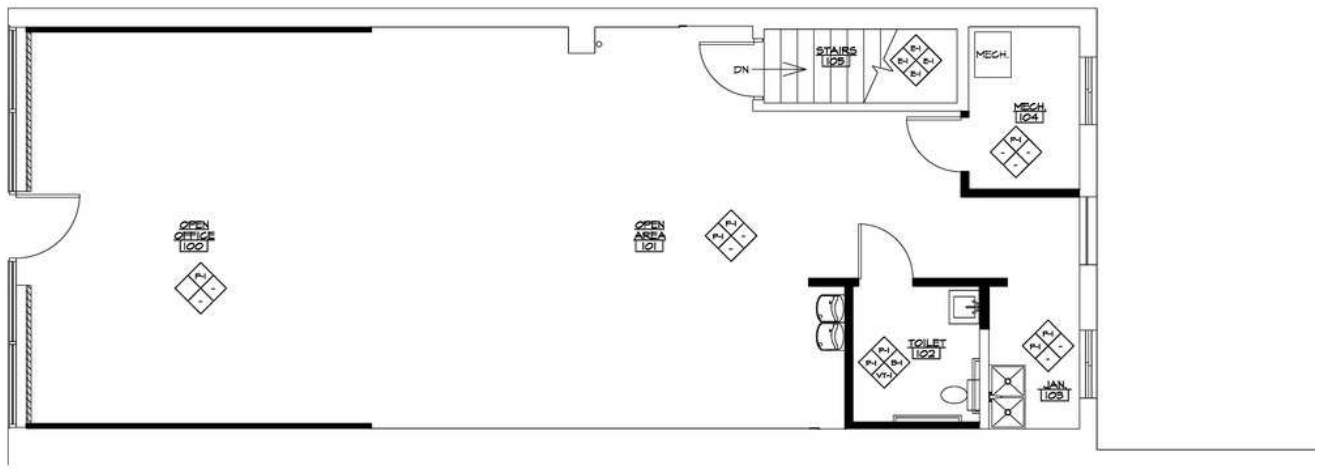
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FLOOR PLAN



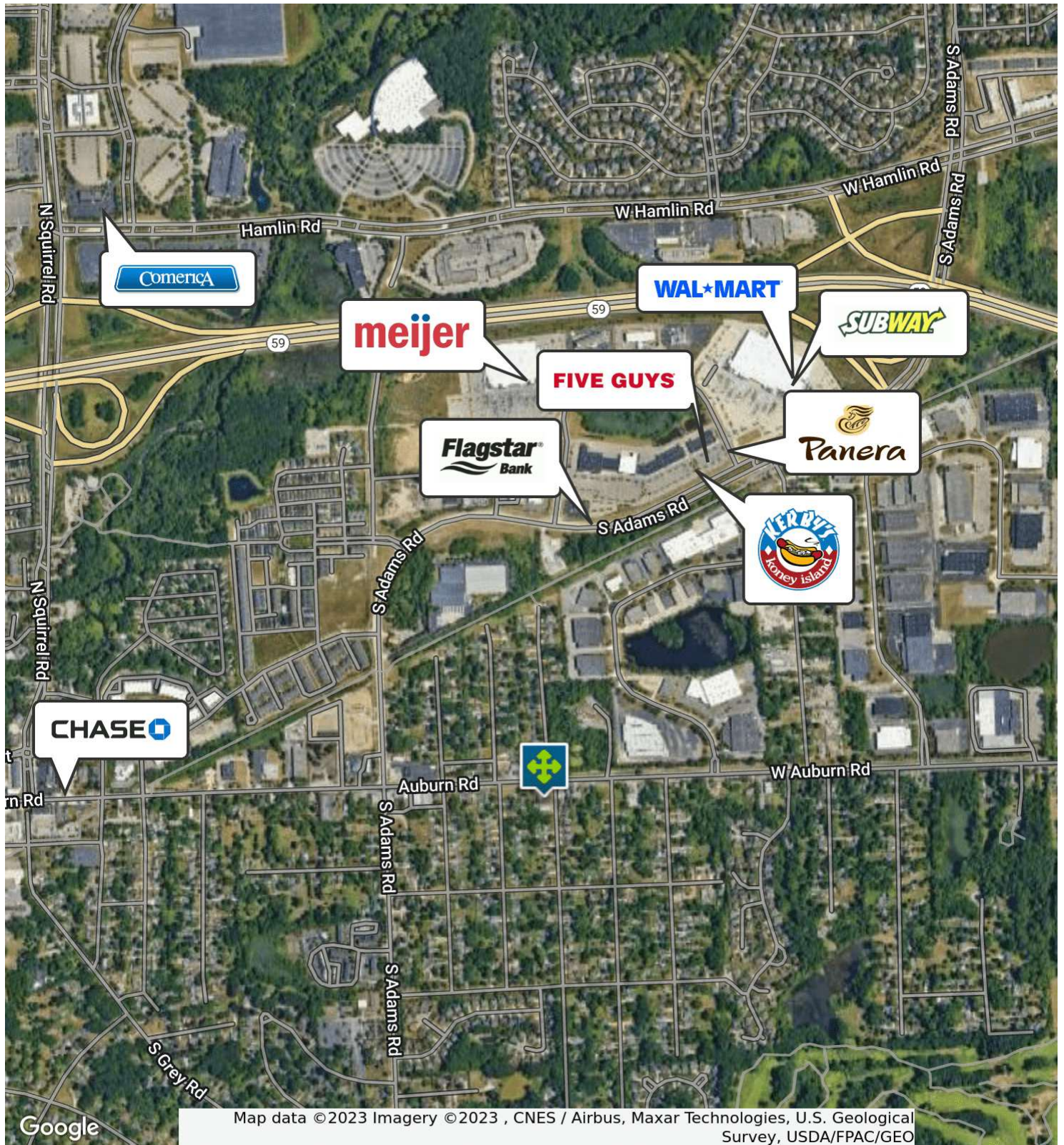
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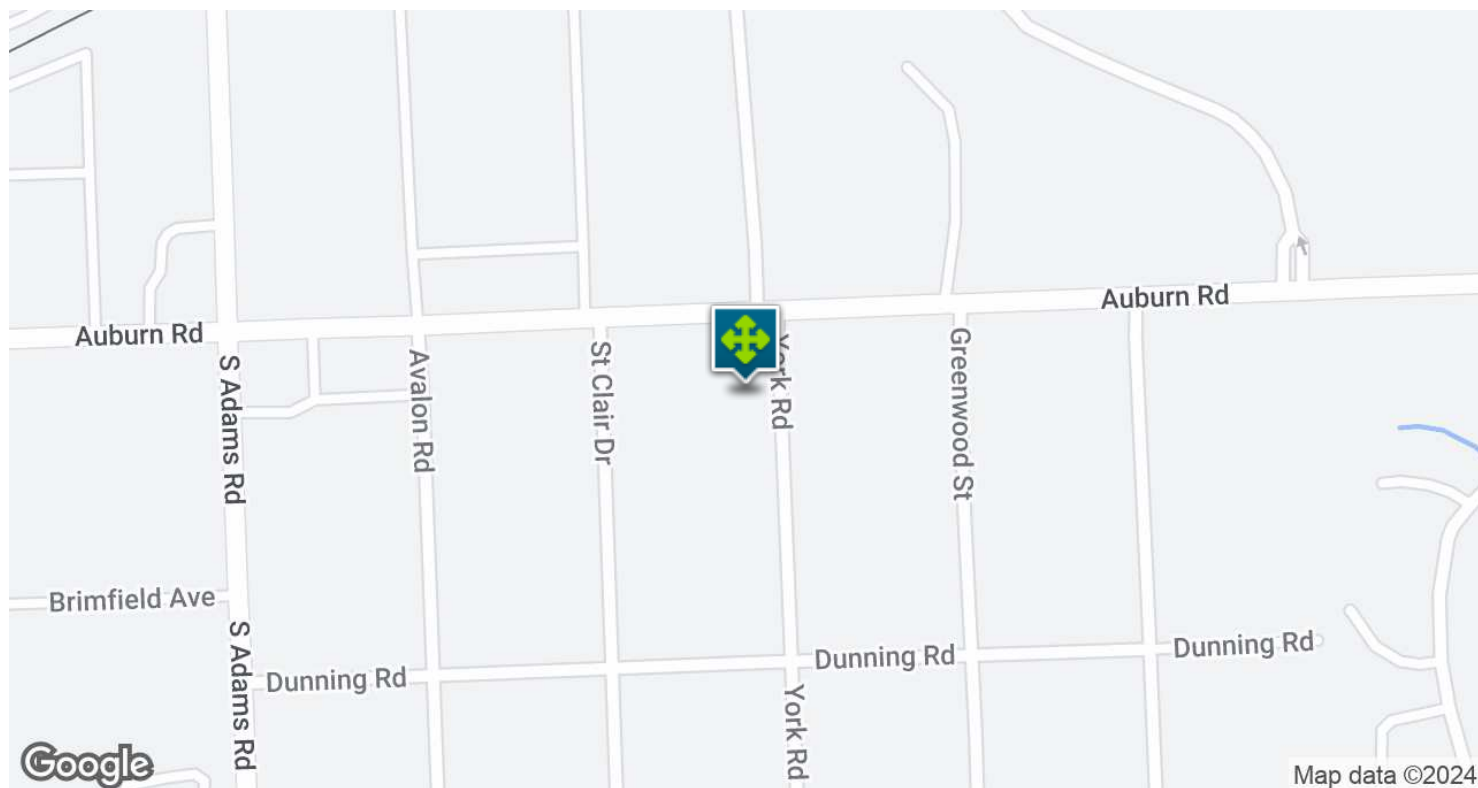
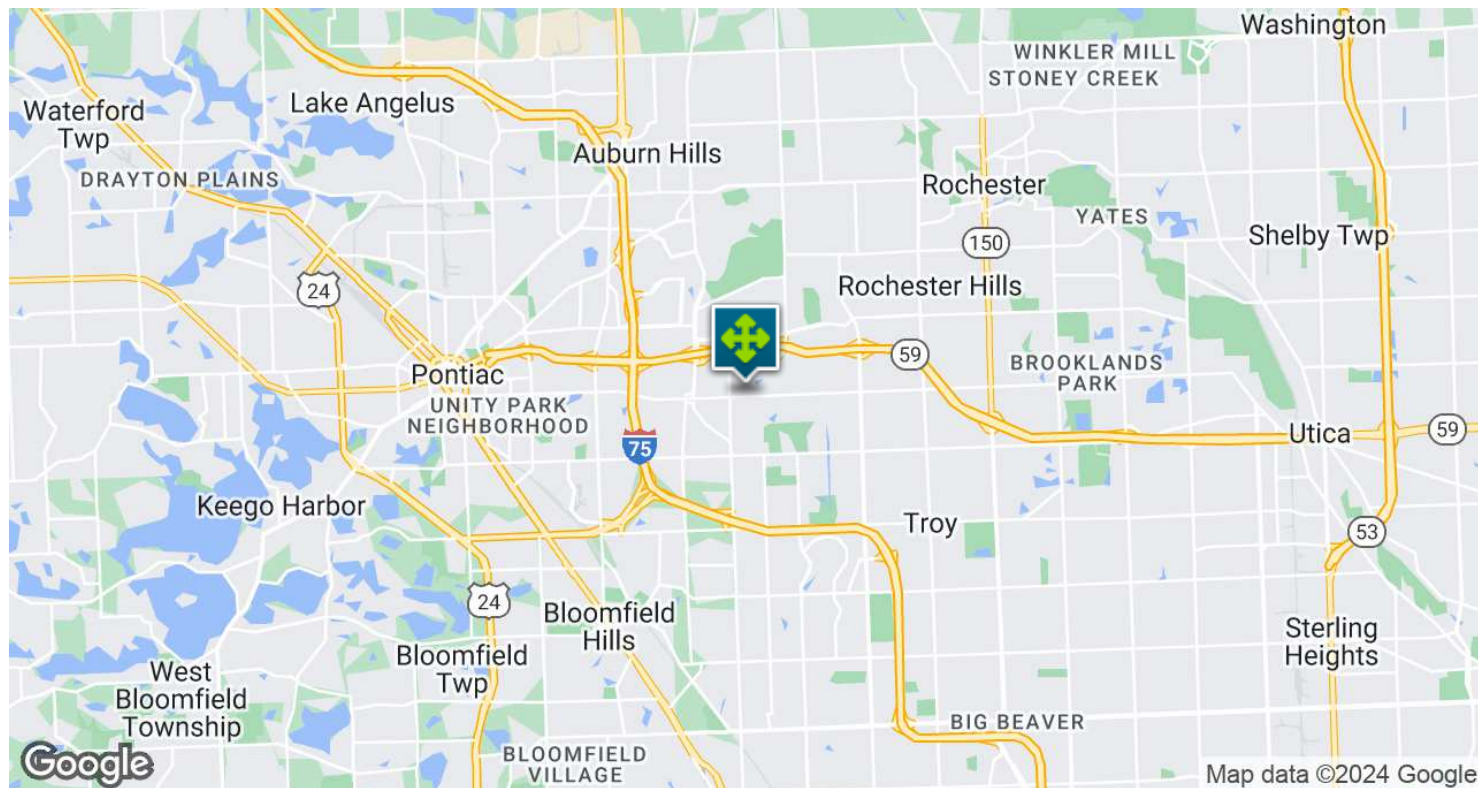
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RETAILER MAP



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LOCATION MAP

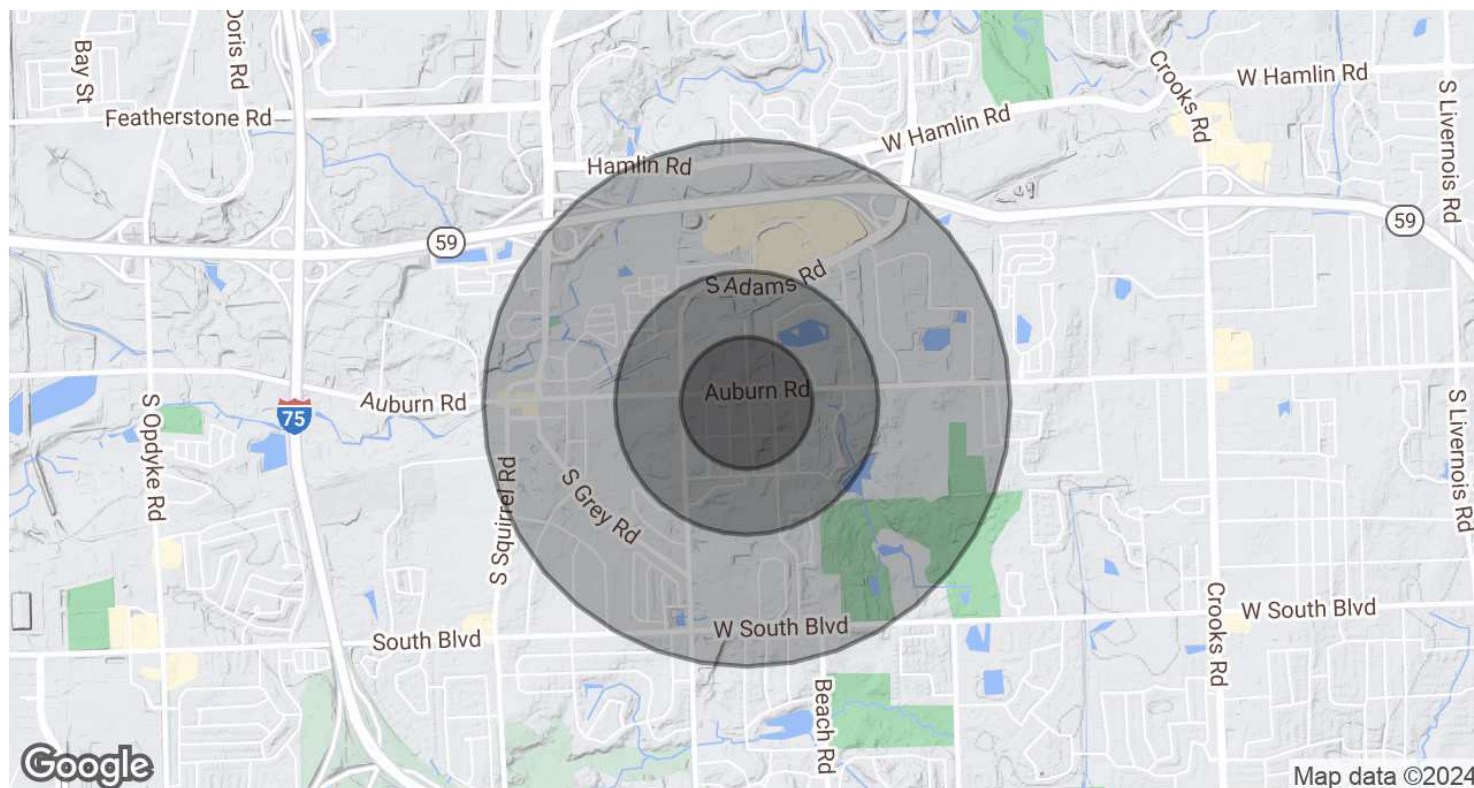


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	390	1,496	5,787
Average Age	69.5	56.6	46.7
Average Age (Male)	61.9	50.6	42.5
Average Age (Female)	71.1	58.5	48.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	214	763	2,696
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$70,208	\$77,147	\$87,994
Average House Value	\$155,087	\$162,613	\$182,923

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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