

2,000 - 2,900 SF

RETAIL/OFFICE/MEDICAL CENTER



FOR LEASE



1850-1856 S Rochester Rd

Rochester Hills, Michigan 48307

### Property Highlights

- Nestled in the City of Rochester Hills, Michigan with Great Visibility on Rochester Road
- Less Than 5 Minutes from Downtown Rochester Hills.
- Directly across the street from Bordines Plant Nursery
- Located less than 2 Miles from M-59
- High Traffic Counts on Rochester Rd - 44,616 Vehicles Per Day
- Zoned B-1: Prime Opportunity for Retail, Office, Medical User
- 29 Parking Spaces in Front and Behind the Center

### OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,000 - 2,900 SF
Building Size:	12,003 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,089	29,190	72,845
Total Population	11,640	68,108	178,175
Average HH Income	\$96,041	\$106,180	\$113,101



Commercial Real Estate Services, Worldwide.

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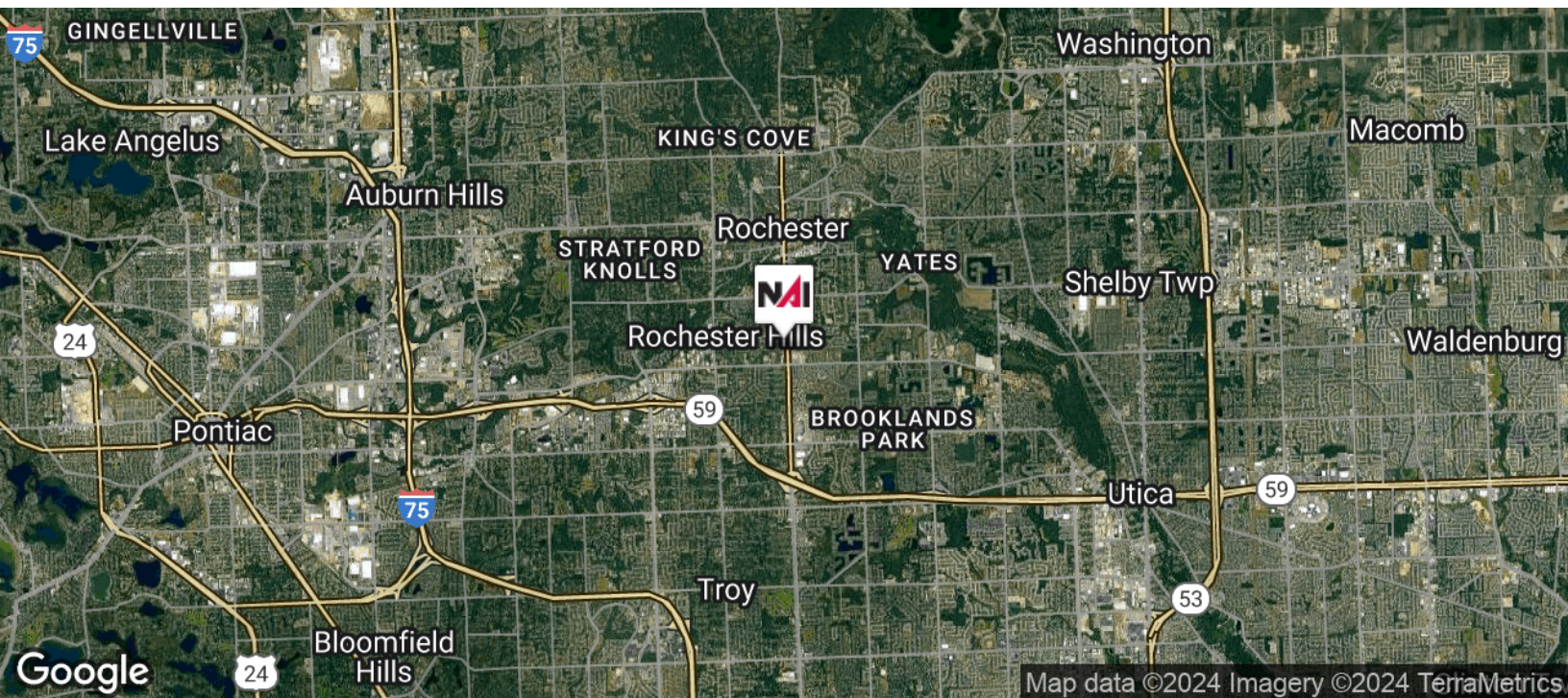


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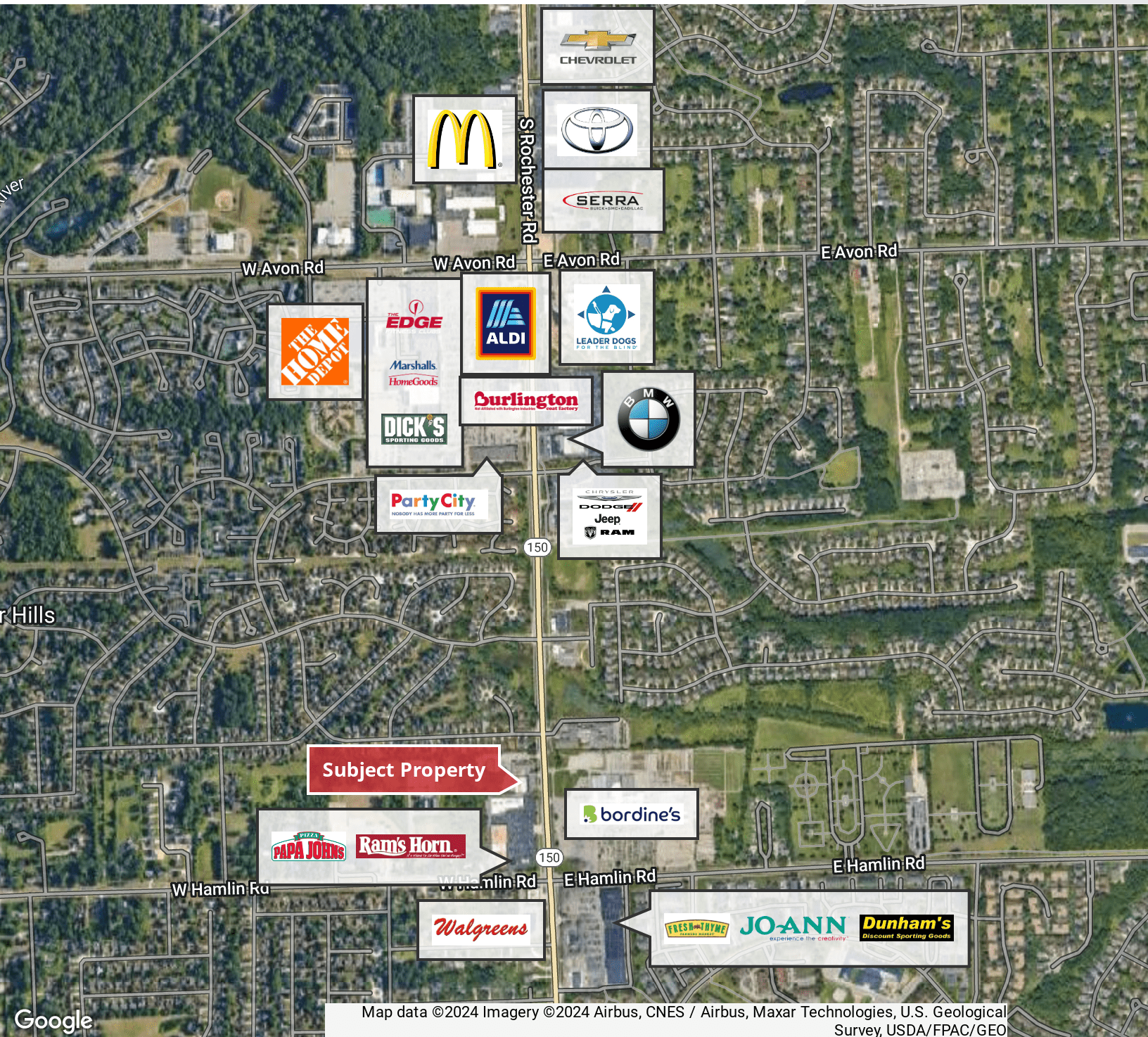
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Google

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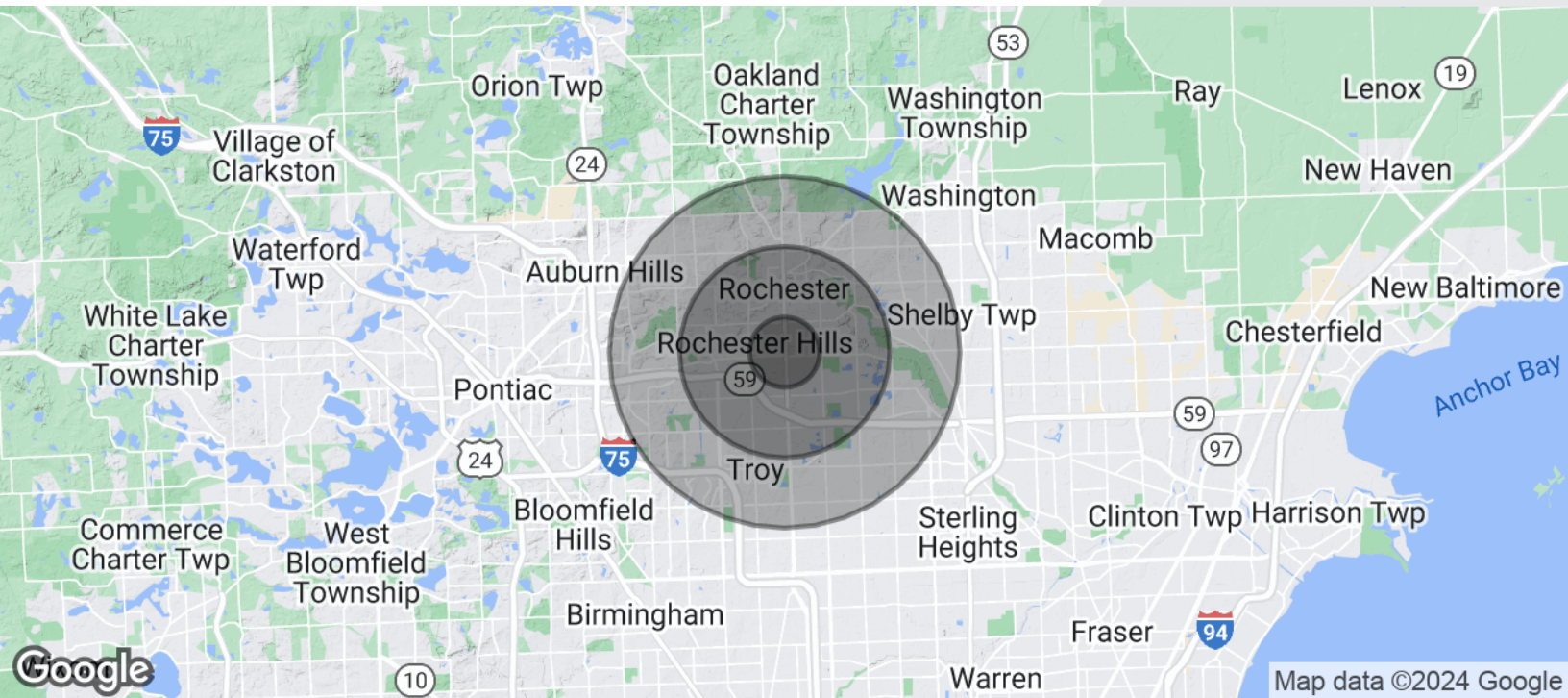


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#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,640	68,108	178,175
Average Age	38.4	40.9	42.6
Average Age (Male)	37.2	39.2	41.1
Average Age (Female)	39.5	42.4	44.0

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,089	29,190	72,845
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$96,041	\$106,180	\$113,101
Average House Value	\$194,753	\$262,634	\$283,168

2020 American Community Survey (ACS)



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