

FOR LEASE

# OFFICE BUILDING

301 WALNUT BLVD, ROCHESTER, MI 48307



# PROPERTY DETAILS

\$24.00/SF GROSS

**RENT**

<b>LOCATION:</b>	301 Walnut Blvd Rochester, MI 48307
<b>PROPERTY TYPE:</b>	Freestanding
<b>RENT:</b>	\$24.00/SF Gross
<b>BUILDING SIZE:</b>	7,720 SF
<b>LOT SIZE:</b>	.15 AC
<b>AVAILABLE SPACE:</b>	1,500-2,500 SF
<b>ZONING:</b>	Retail Office
<b>GLA:</b>	4,000 SF
<b>TRAFFIC COUNT:</b>	W. Main St (17,808 CPD) University Dr (19,289 CPD)

## HIGHLIGHTS

- Adjacent to Rochester Brunch House
- Two Separate Office Suites
- Space are Broken Down from 1,500 – 2,500 SF
- Modern Designed Spaces
- Great Municipal Parking

EXCLUSIVELY LISTED BY:



**LOUIS J. CIOTTI**  
Managing Director  
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248 488 2620

### **\*PLEASE NOTE\***

**ROCHESTER BRUNCH HOUSE IS NOT AVAILABLE FOR LEASE**

# PLAT



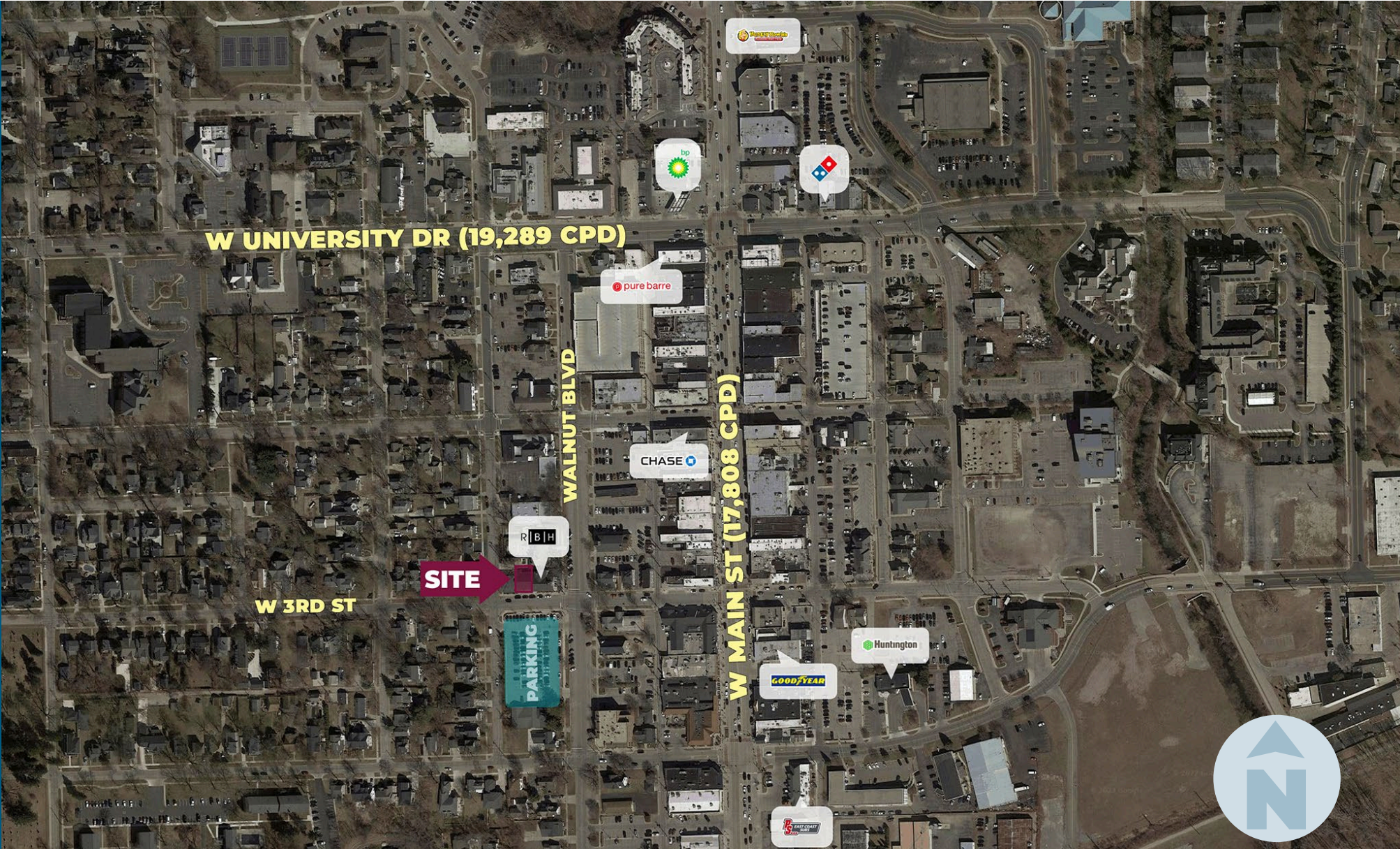


# MICRO AERIAL





# MACRO AERIAL





# EXTERIOR PHOTOS



**2**  
OFFICE SUITES  
AVAILABLE

ROCHESTER  
BRUNCH HOUSE  
NOT AVAILABLE

MUNICIPAL  
PARKING



ROCHESTER  
BRUNCH HOUSE  
NOT AVAILABLE





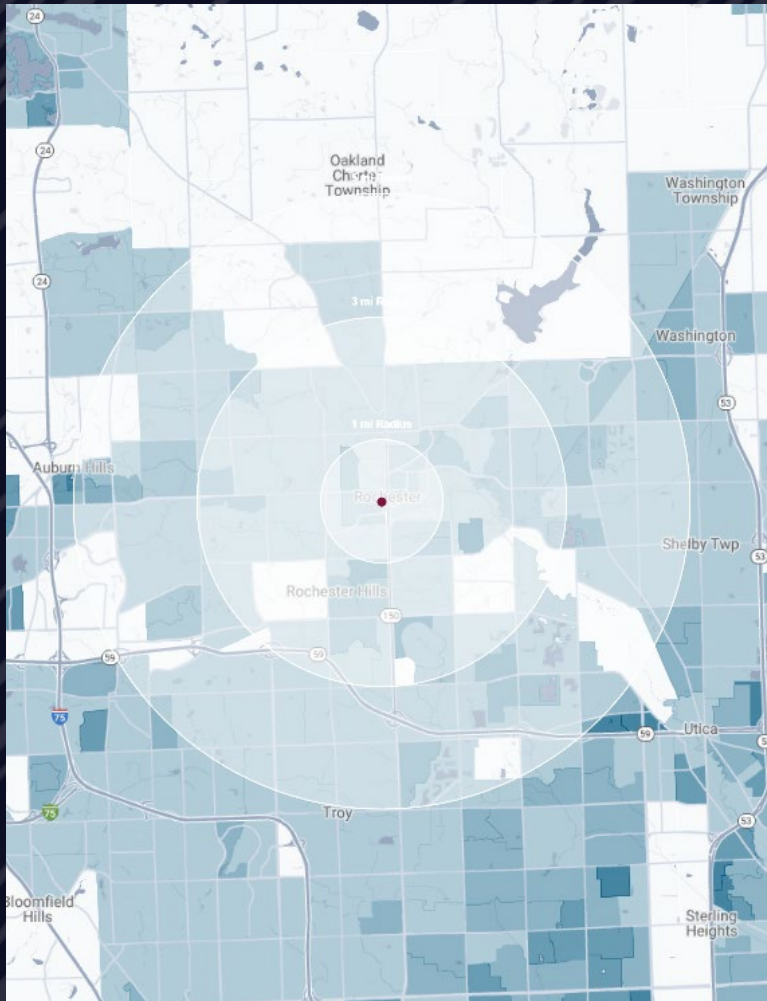
# INTERIOR PHOTOS



MODERN DESIGNED  
SPACES



# DEMOGRAPHICS



**RETAIL OFFICE BUILDING**  
301 Walnut Blvd, Rochester, MI

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	10,388	70,014	158,578
2028 Projected Population	10,216	71,938	162,791
2020 Census Population	10,508	70,212	159,366
2010 Census Population	10,001	66,198	146,108
Projected Annual Growth 2023 to 2028	-0.3%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.7%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,950	29,053	64,257
2028 Projected Households	4,845	29,781	66,049
2020 Census Households	4,955	28,155	62,523
2010 Census Households	4,645	26,363	56,651
Projected Annual Growth 2023 to 2028	-0.4%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	0.5%	0.8%	1.0%
<b>RACE</b>			
2023 Est. White	10.0%	10.5%	10.1%
2023 Est. Black	10.2%	12.0%	11.6%
2023 Est. Asian or Pacific Islander	16.7%	12.2%	14.1%
2023 Est. American Indian or Alaska Native	22.0%	19.3%	19.0%
2023 Est. Other Races	18.0%	20.1%	20.0%
<b>INCOME</b>			
2023 Est. Average Household Income	\$133,268	\$157,572	\$156,725
2023 Est. Median Household Income	\$103,626	\$124,383	\$121,096
2023 Est. Per Capita Income	\$63,672	\$65,510	\$63,832
<b>BUSINESS</b>			
2023 Est. Total Businesses	1,115	2,844	5,481
2023 Est. Total Employees	11,342	25,929	69,705



# CONTACT US



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