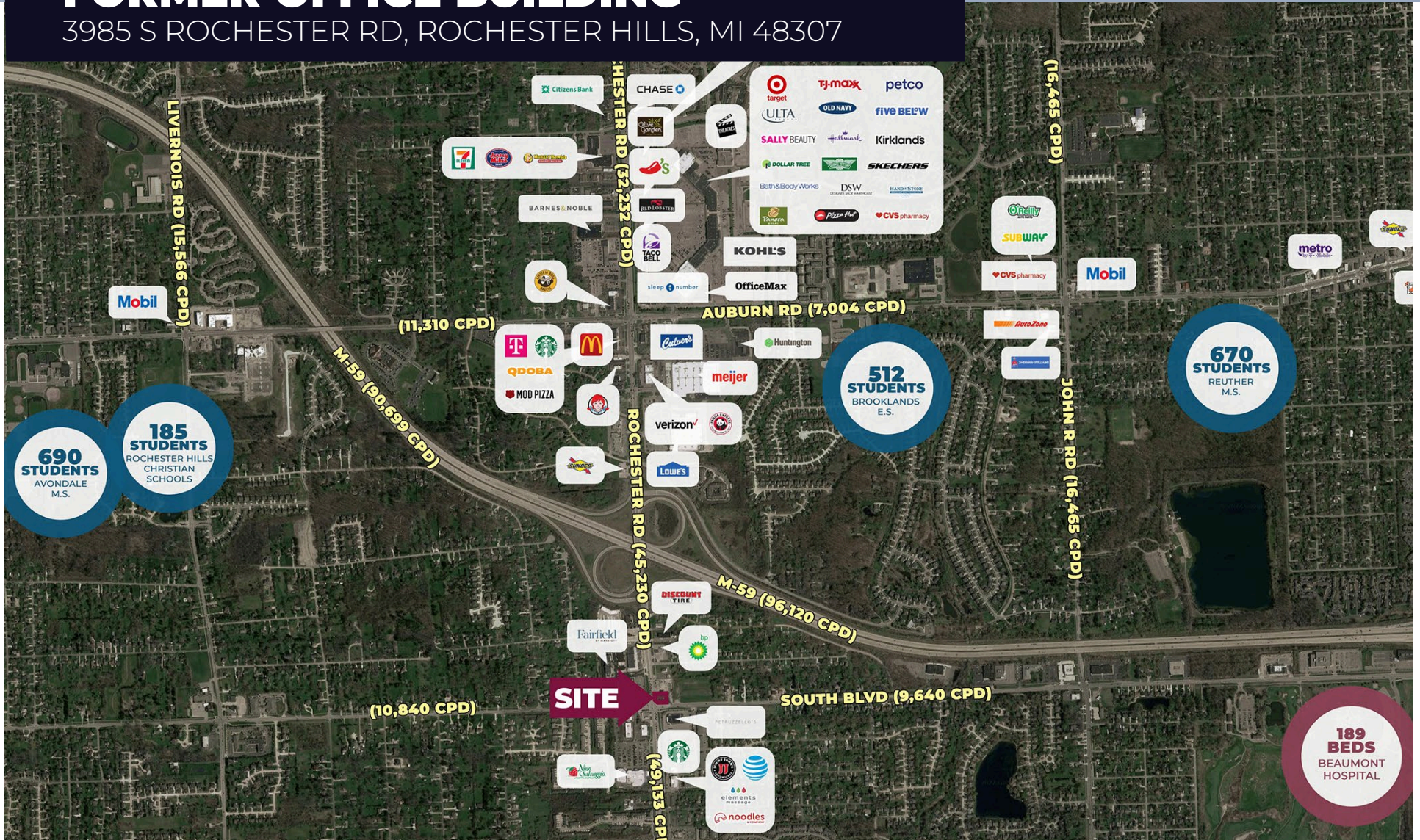


FOR SALE

FORMER OFFICE BUILDING

3985 S ROCHESTER RD, ROCHESTER HILLS, MI 48307



PROPERTY DETAILS

LOCATION:	3985 S Rochester Rd Rochester Hills, MI 48307
PROPERTY TYPE:	Freestanding
SALES PRICE:	\$749,999
PROPERTY TAX:	\$5,540.81
BUILDING SIZE:	3,443 SF
LOT SIZE:	.42 AC
ZONING:	B-1
TRAFFIC COUNT:	S Rochester Rd (45,230 CPD) South Blvd (9,640 CPD)

3,443 SF

\$749,999

BLDG SIZE

PRICE

HIGHLIGHTS

- Exciting New Opportunity to Own Rochester Road Real Estate
- Located at the NE Hard-Corner of Rochester Rd & South Blvd
- Highly Visible Freestanding Opportunity for an Owner User
- Site is Located just South of the M-59 Highway Exit
- Retail, Office, Medical Uses all Located on the intersection Making this a Very Attractive Asset for Many Uses
- One Point of Ingress/Egress of South Blvd

EXCLUSIVELY LISTED BY:

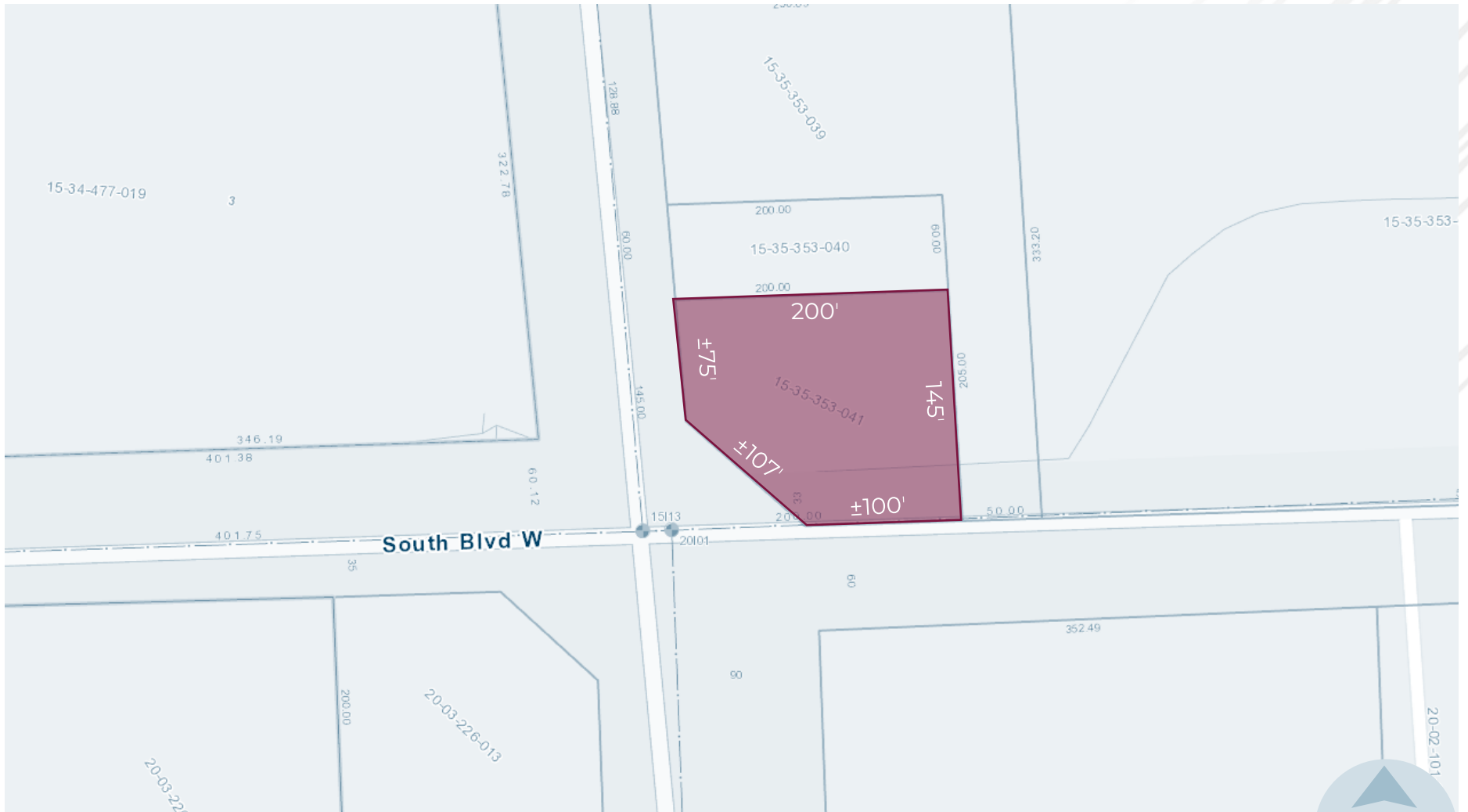


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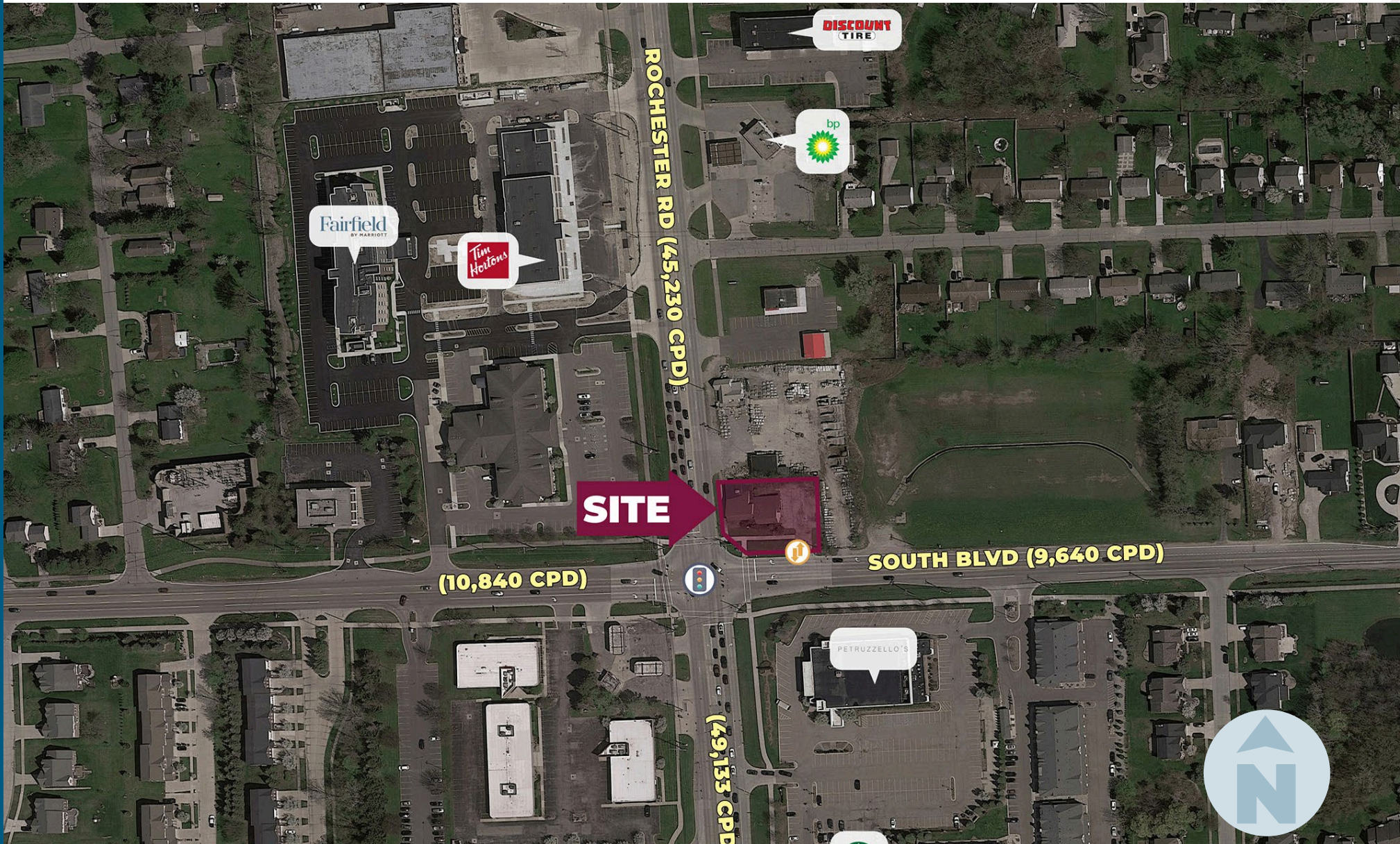


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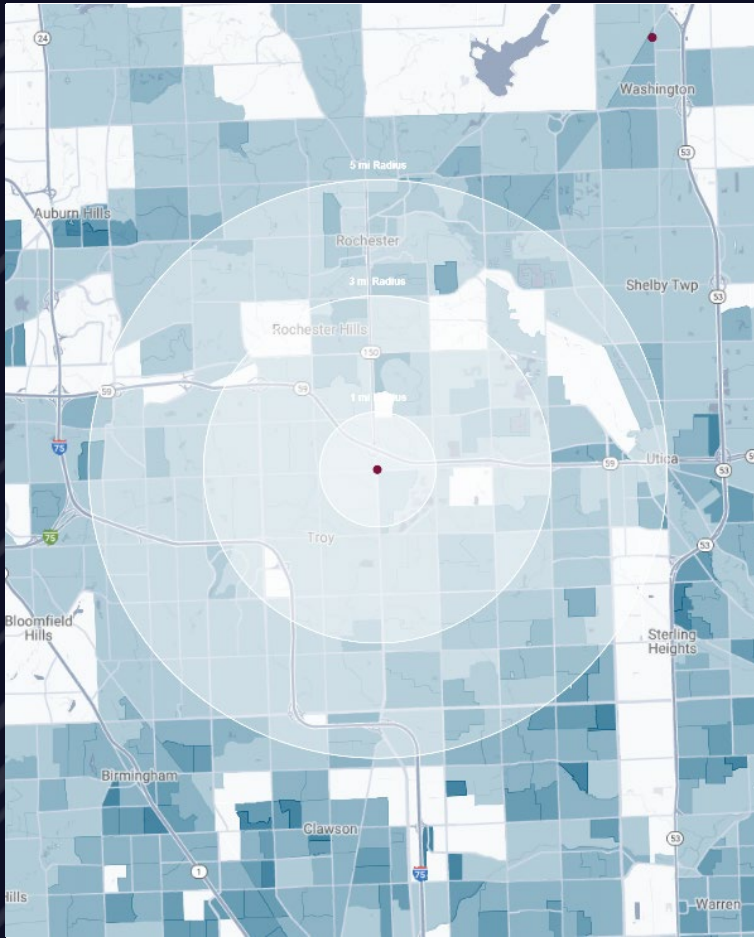
PLAT



MICRO AERIAL



DEMOGRAPHICS



FORMER OFFICE BUILDING

3985 S Rochester Rd, Rochester Hills, MI 48313

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,849	72,320	207,734
2028 Projected Population	7,796	73,792	209,176
2020 Census Population	8,365	72,767	208,778
2010 Census Population	7,621	66,728	194,810
Projected Annual Growth 2023 to 2028	-0.1%	0.4%	0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.6%	0.5%

HOUSEHOLDS

2023 Estimated Households	2,973	28,583	82,699
2028 Projected Households	2,927	29,348	83,356
2020 Census Households	3,007	27,409	80,713
2010 Census Households	2,710	25,150	74,562
Projected Annual Growth 2023 to 2028	-0.3%	0.5%	0.2%
Historical Annual Growth 2010 to 2023	0.7%	1.1%	0.8%

RACE

2023 Est. White	66.8%	70.5%	72.0%
2023 Est. Black	7.5%	6.4%	6.8%
2023 Est. Asian or Pacific Islander	20.4%	18.2%	16.0%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.1%	4.7%	5.0%

INCOME

2023 Est. Average Household Income	\$146,098	\$153,553	\$145,742
2023 Est. Median Household Income	\$117,627	\$118,797	\$110,158
2023 Est. Per Capita Income	\$55,430	\$60,772	\$58,097

BUSINESS

2023 Est. Total Businesses	329	2,995	10,024
2023 Est. Total Employees	3,388	43,557	139,369

CONTACT US



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