

FOR LEASE/SALE
ROCHESTER & AVON OUTLOT
1100 S ROCHESTER ROAD, ROCHESTER HILLS, MI

ROCHESTER UNIVERSITY
1,114 STUDENTS



- THE HOME DEPOT
- GARDNER-WHITE
- THE EDGE FITNESS CLUBS
- ABC WAREHOUSE
- Hawthorne
- Marshalls
- HomeGoods
- DICK'S SPORTING GOODS
- Michaels
- BED BATH & BEYOND

SITE

- Tim Hortons
- Comerica
- Speedway
- ALDI
- BURGER KING
- PETSMART
- Burlington
- OLD NAVY
- Party City
- AMERICA'S BEST CONTACTS & EYGLASSES

PROPERTY DETAILS

LOCATION:	1100 S Rochester Rd, Rochester Hills, MI
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
RENT:	TBD
NNN EXPENSE:	TBD
SALE PRICE:	TBD
LOT SIZE:	0.3 AC
LOT DIMENSIONS:	100' X 126'
AVAILABLE SPACE:	0.3 AC
TRAFFIC COUNT:	W Avon Rd (16,649 CPD) S Rochester Rd (32,232 CPD)

TBD	TBD	TBD
SALE PRICE	RENT	NNN

ANCHORS



DESCRIPTION

- Highly sought after outparcel at Rochester Road & Avon, strong visibility and access from both corridors
- For Ground Lease, Sale, or BTS
- Join Gardner White, ABC Warehouse, Edge Fitness, and Aldi. Shadowed by adjacent, highly successful Winchester Shopping Center anchored by Dicks, Marshalls, Burlington, PetSmart, and several others!
- Up to 10,000 sf. Building can be constructed with shared parking
- Adjacent Speedway Fuel Station undergoing renovation

EXCLUSIVELY LISTED BY:



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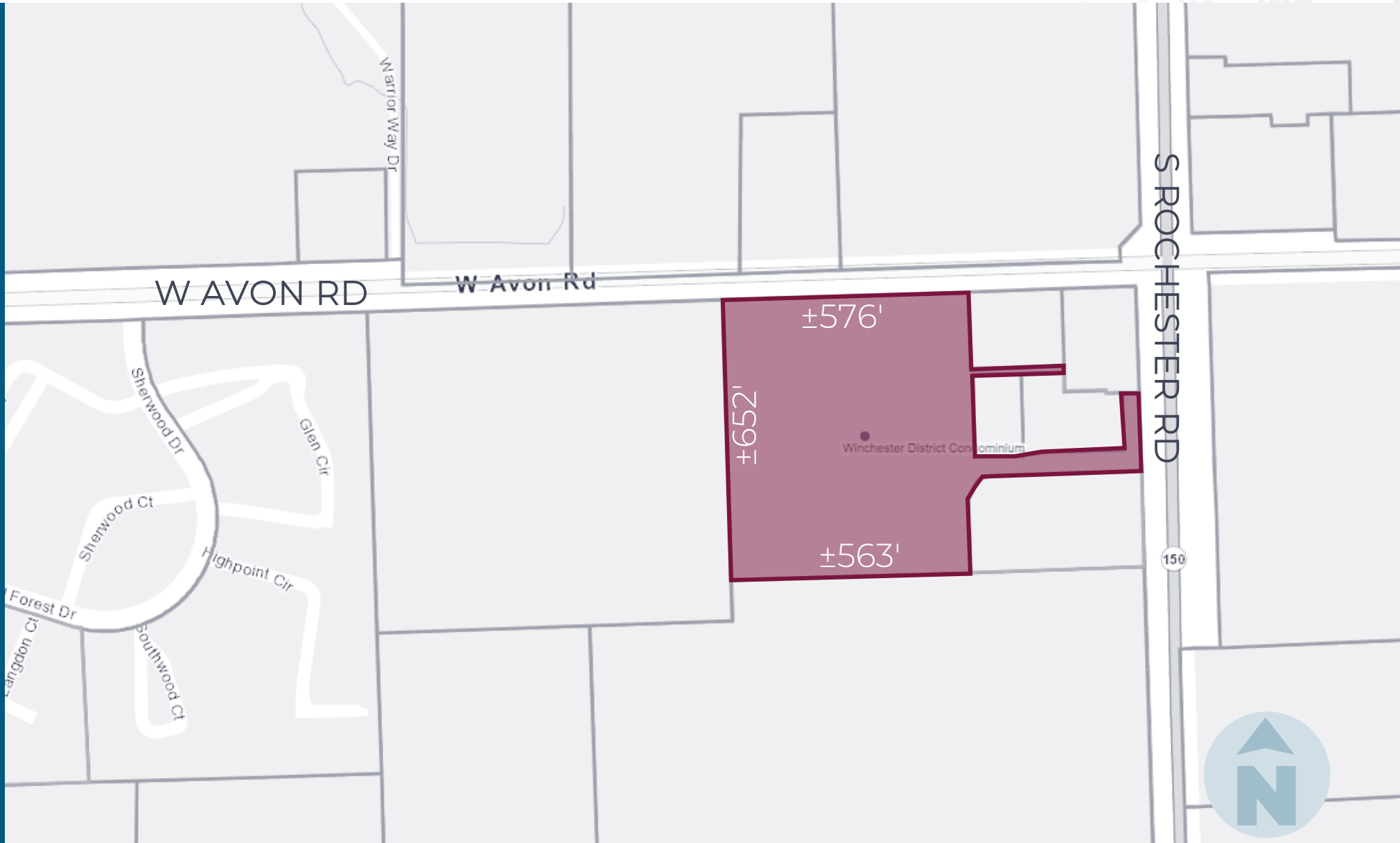
MICRO AERIAL



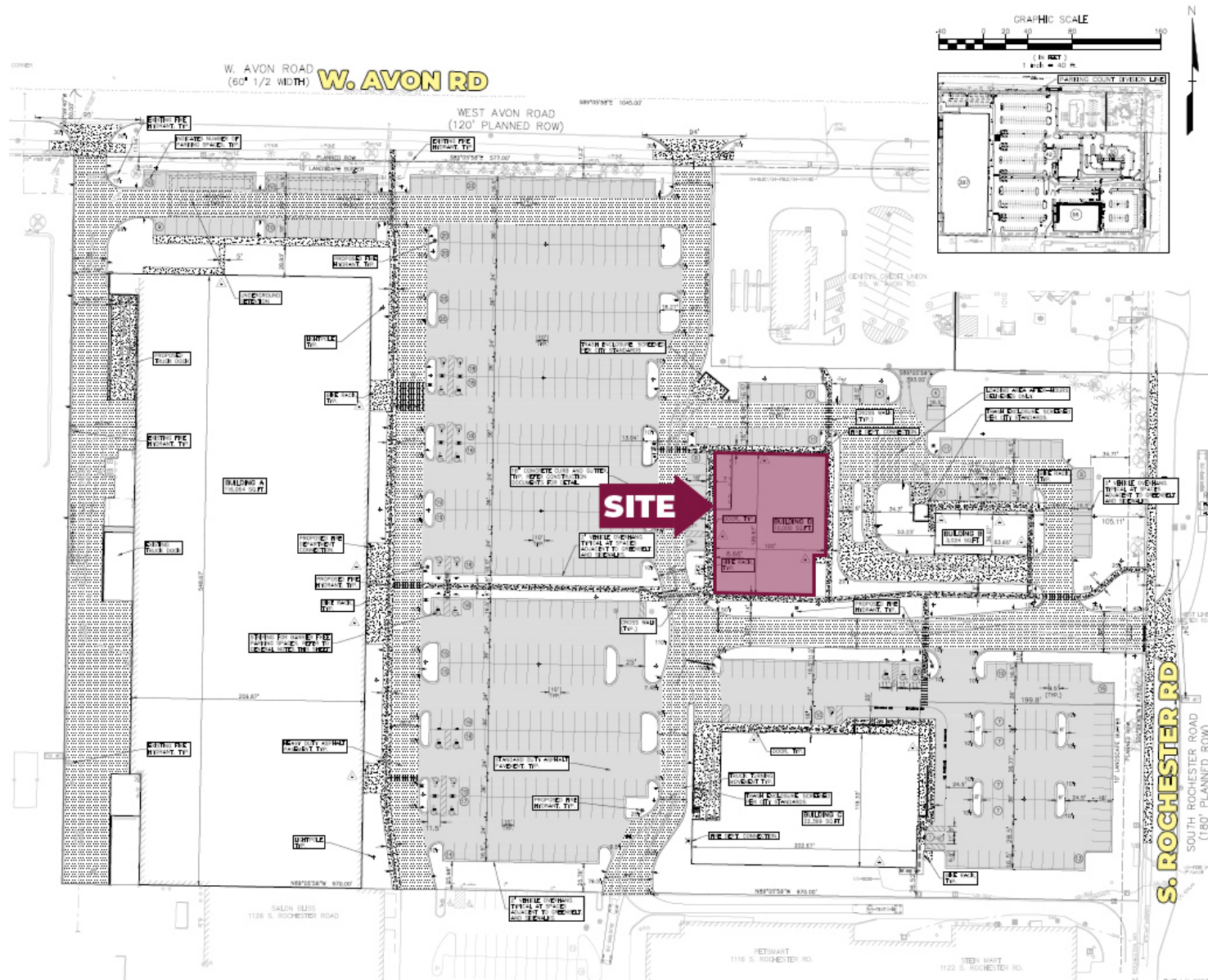
MACRO AERIAL



PLAT



SITE PLAN



NORTHEAST VIEW



NORTHWEST VIEW



NORTHWEST VIEW



EAST VIEW



SOUTH VIEW



SOUTH VIEW



SOUTHEAST VIEW



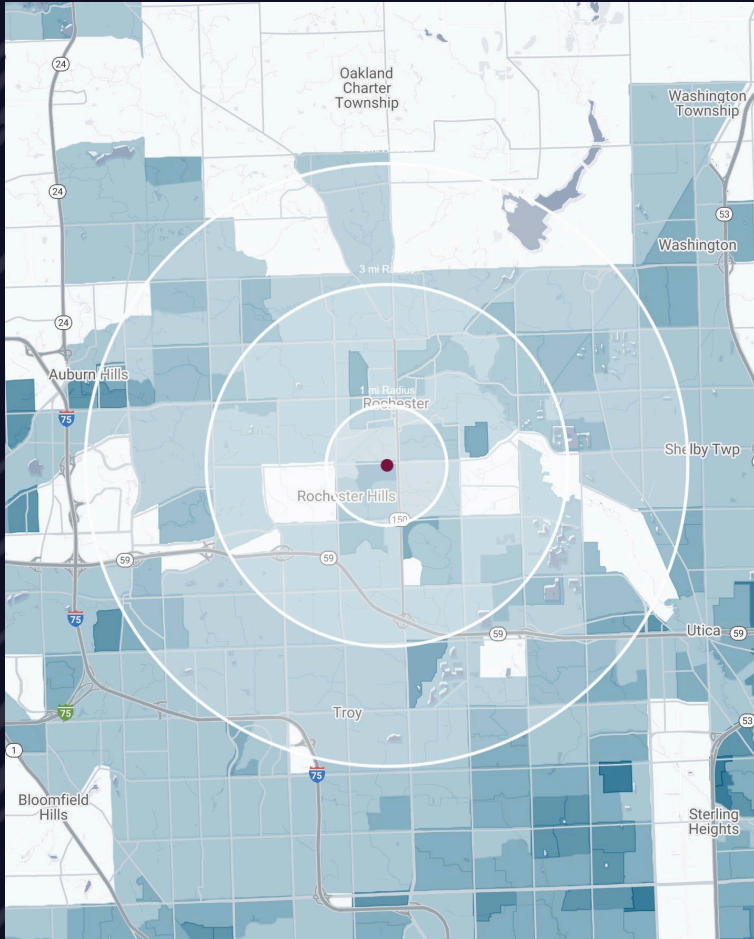
SOUTHWEST VIEW



SOUTHWEST VIEW



DEMOGRAPHICS



WINCHESTER SHOPPING CENTER OUTLOT

1100 S Rochester Rd,
Rochester Hills, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	10,629	71,071	174,275
2028 Projected Population	10,622	72,929	178,217
2020 Census Population	10,411	71,298	175,721
2010 Census Population	9,822	66,833	162,001
Projected Annual Growth 2023 to 2028	-	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.6%

HOUSEHOLDS

2023 Estimated Households	4,235	29,971	70,756
2028 Projected Households	4,189	30,738	72,444
2020 Census Households	4,165	29,117	68,979
2010 Census Households	3,951	27,104	62,983
Projected Annual Growth 2023 to 2028	-0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.8%	0.9%

RACE

2023 Est. White	69.6%	75.1%	73.9%
2023 Est. Black	7.2%	6.1%	6.9%
2023 Est. Asian or Pacific Islander	17.6%	13.1%	13.9%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.3%	5.5%	5.1%

INCOME

2023 Est. Average Household Income	\$129,334	\$146,388	\$150,975
2023 Est. Median Household Income	\$112,681	\$115,465	\$116,884
2023 Est. Per Capita Income	\$51,973	\$61,859	\$61,601

BUSINESS

2023 Est. Total Businesses	379	3,258	6,061
2023 Est. Total Employees	3,454	40,397	84,189

CONTACT US



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