

FOR LEASE

# ROCHESTER PLACE

3135 S ROCHESTER RD, ROCHESTER HILLS, MI 48307

**3,982 SF  
AVAILABLE**



# PROPERTY DETAILS

**LOCATION:** 3135 S Rochester Rd, Rochester Hills, MI 48307

**PROPERTY TYPE:** Shopping Center

**RENT:** \$42.00/SF

**NNN EXPENSE:** \$8.00/SF

**AVAILABLE SPACE:** 3,982 SF

**LOT SIZE:** 1.97 AC

**ZONING:** CB (Community Business District)

**TRAFFIC COUNT:** Rochester Rd (32,974 CPD)  
Auburn Rd (7,109 CPD)  
M-59 (100,704 CPD)

## EXCLUSIVELY LISTED BY:



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## SHADOW ANCHORS



## TENANT ROSTER



## DESCRIPTION

- Rare opportunity to lease an endcap on the heavily trafficked intersection of Auburn Road & Rochester Road in Rochester Hills. This property is shadow-anchored by Meijer and is surrounded by Big and Junior Box retailers such as Lowe's, Kohl's, and Target. The site is situated on the road for maximum visibility and has two points of ingress/egress off of Rochester Road. Please call Michael Lippitt or Scott Sonenberg with any additional questions.

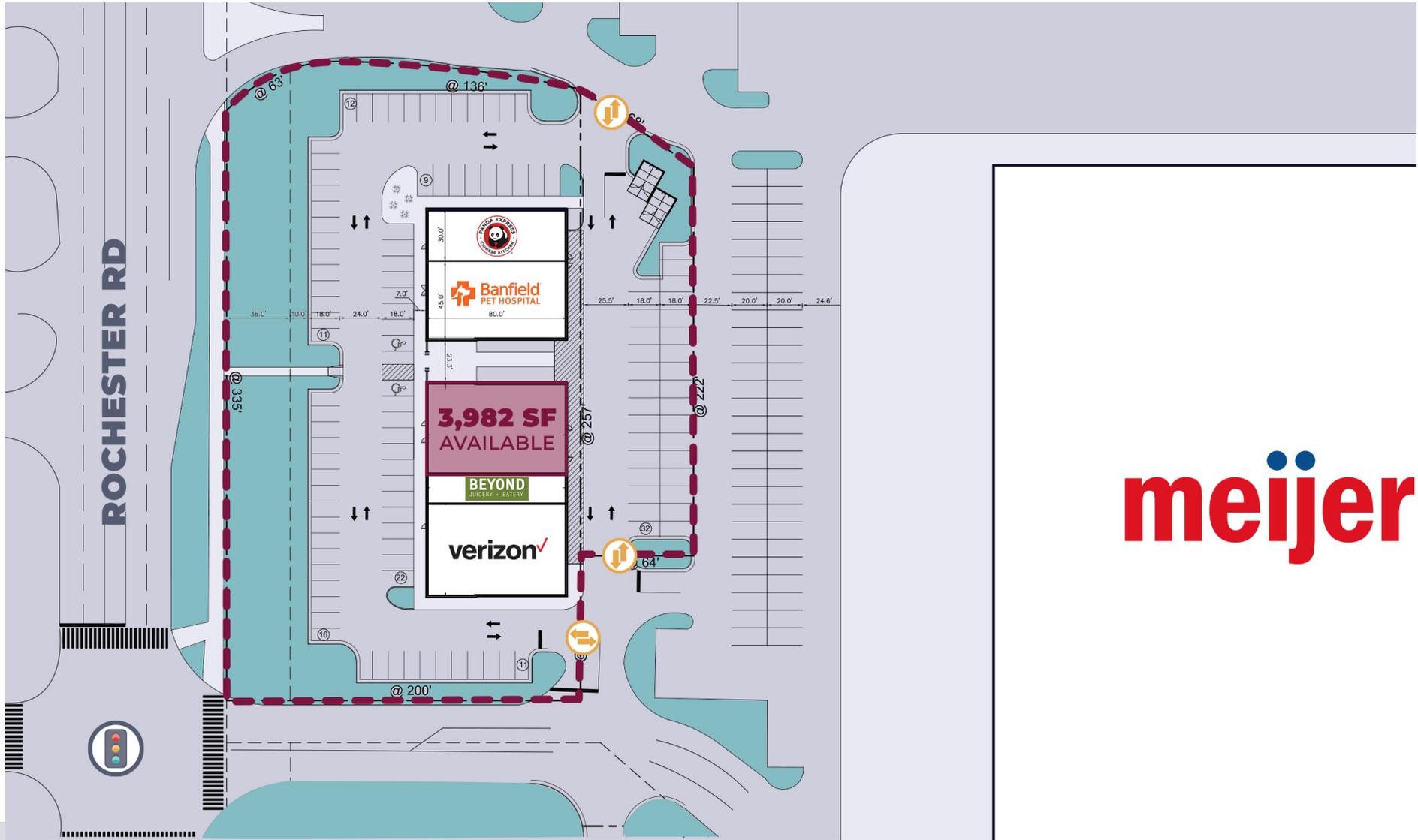
# MICRO AERIAL



# MACRO AERIAL

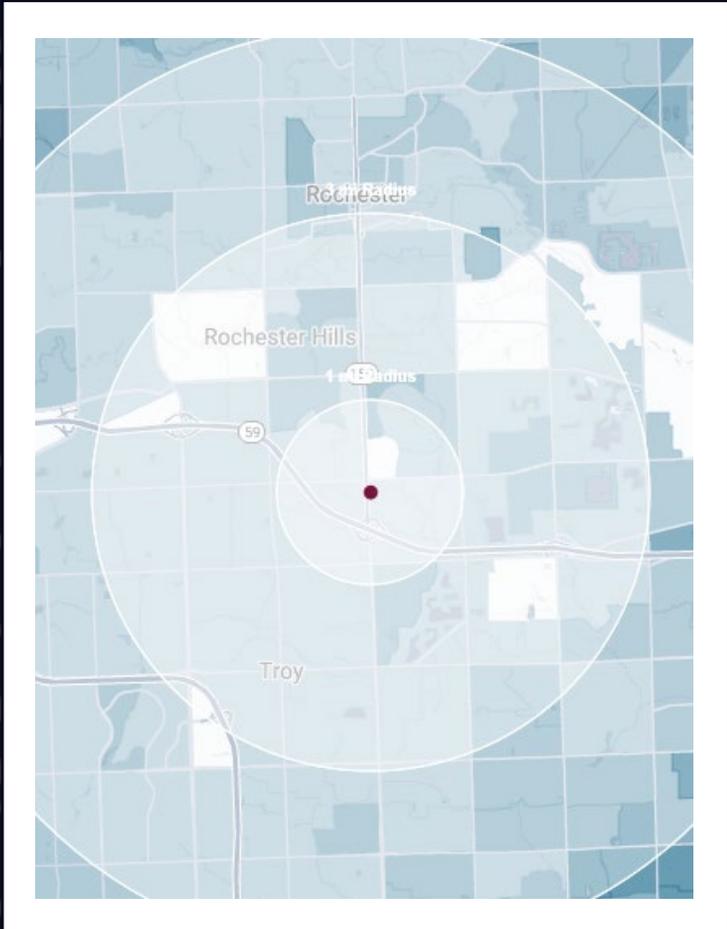


# SITE PLAN



**meijer**

# DEMOGRAPHICS



## ROCHESTER PLACE

3135 S Rochester Rd, Rochester Hills, MI 48307

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	8,532	69,665	202,436
2028 Projected Population	8,507	72,221	205,174
2020 Census Population	8,937	70,104	203,486
2010 Census Population	8,265	64,370	189,641
Projected Annual Growth 2023 to 2028	-	0.7%	0.3%
Historical Annual Growth 2010 to 2023	0.2%	0.6%	0.5%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	3,545	28,376	80,313
2028 Projected Households	3,521	29,638	81,472
2020 Census Households	3,502	27,090	78,469
2010 Census Households	3,242	24,798	72,451
Projected Annual Growth 2023 to 2028	-0.1%	0.9%	0.3%
Historical Annual Growth 2010 to 2023	0.7%	1.1%	0.8%
<b>RACE</b>			
2023 Est. White	64.1%	71.3%	73.1%
2023 Est. Black	6.3%	6.6%	6.6%
2023 Est. Asian or Pacific Islander	24.5%	16.8%	15.2%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.9%	5.2%	5.0%
<b>INCOME</b>			
2023 Est. Average Household Income	\$150,863	\$144,137	\$149,904
2023 Est. Median Household Income	\$112,241	\$113,787	\$113,239
2023 Est. Per Capita Income	\$62,744	\$58,823	\$59,555
<b>BUSINESS</b>			
2023 Est. Total Businesses	524	2,717	8,356
2023 Est. Total Employees	4,944	34,634	107,918

## CONTACT US



SS

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