

AVAILABLE;
1.22 AC COMMERCIAL LAND
3200 S. ROCHESTER RD, ROCHESTER HILLS, MI



PROPERTY DETAILS

LOCATION:	3200 S. Rochester Rd, Rochester Hills, MI
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
BUILDING SIZE:	Up to 8,000 SF
LOT SIZE:	1.22 AC
LOT DIMENSIONS:	254' X 245' (Irregular)
ZONING:	NB (Neighborhood Business)
TRAFFIC COUNT:	S. Rochester Rd (32,974 CPD) Auburn Rd (11,480 CPD)

EXCLUSIVELY LISTED BY:



**MICHAEL R.
LIPPITT**
Principal
mlippitt@landmarkcres.com
248 488 2620

CONTACT BROKER

FOR MORE INFORMATION

HIGHLIGHTS

- 1.22 AC Commercial Property ready for development in the heart of Rochester Hills Primary Retail Corridor.
- The Site is literally surrounded by Meijer, Target, Kohl's, Lowe's, and many other junior anchors.
- This is the last undeveloped piece anywhere near the coveted Rochester Rd/ Auburn Rd intersection.
- For Ground Lease or Build-to-Suit.

MICRO AERIAL



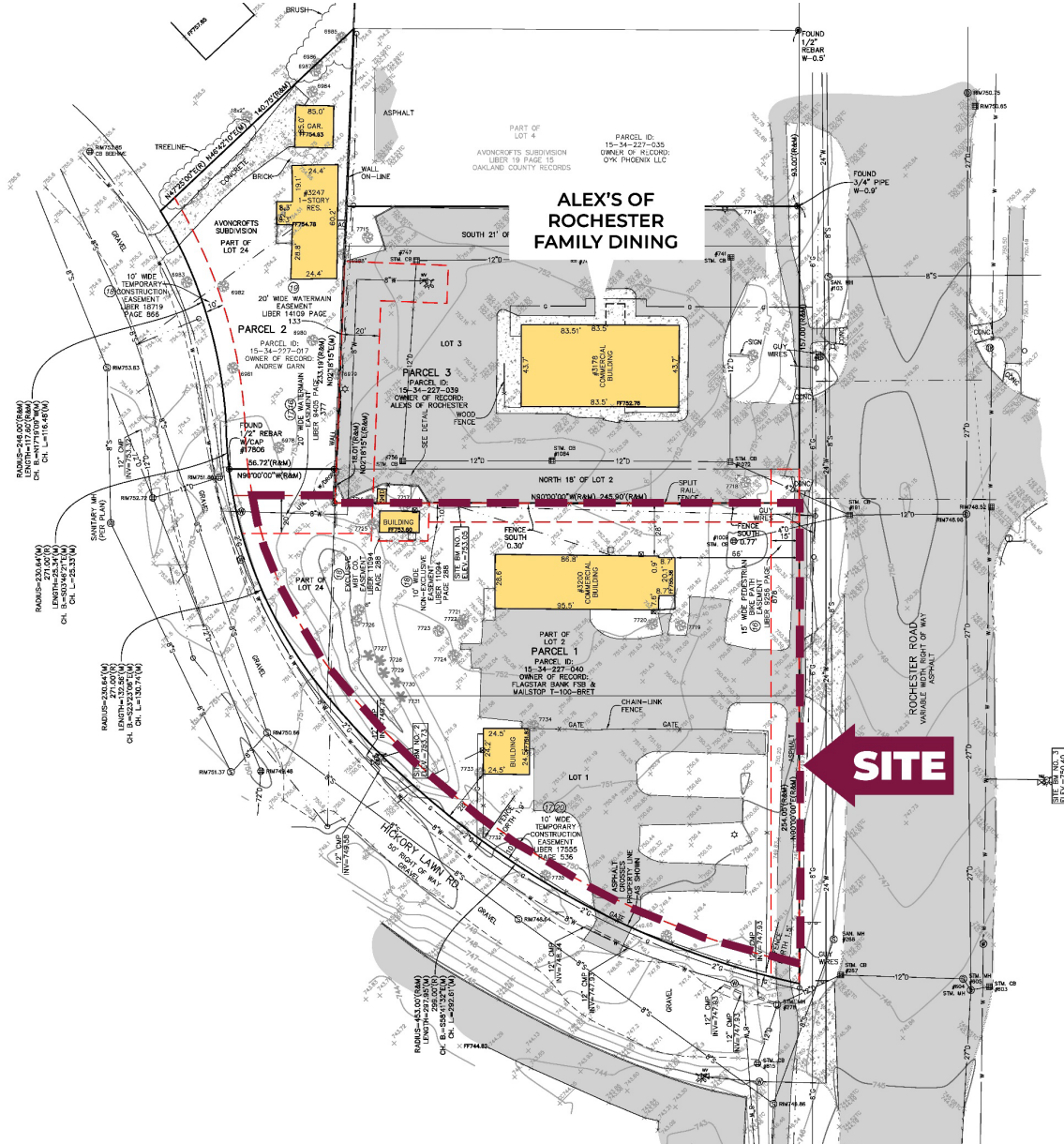
MACRO AERIAL



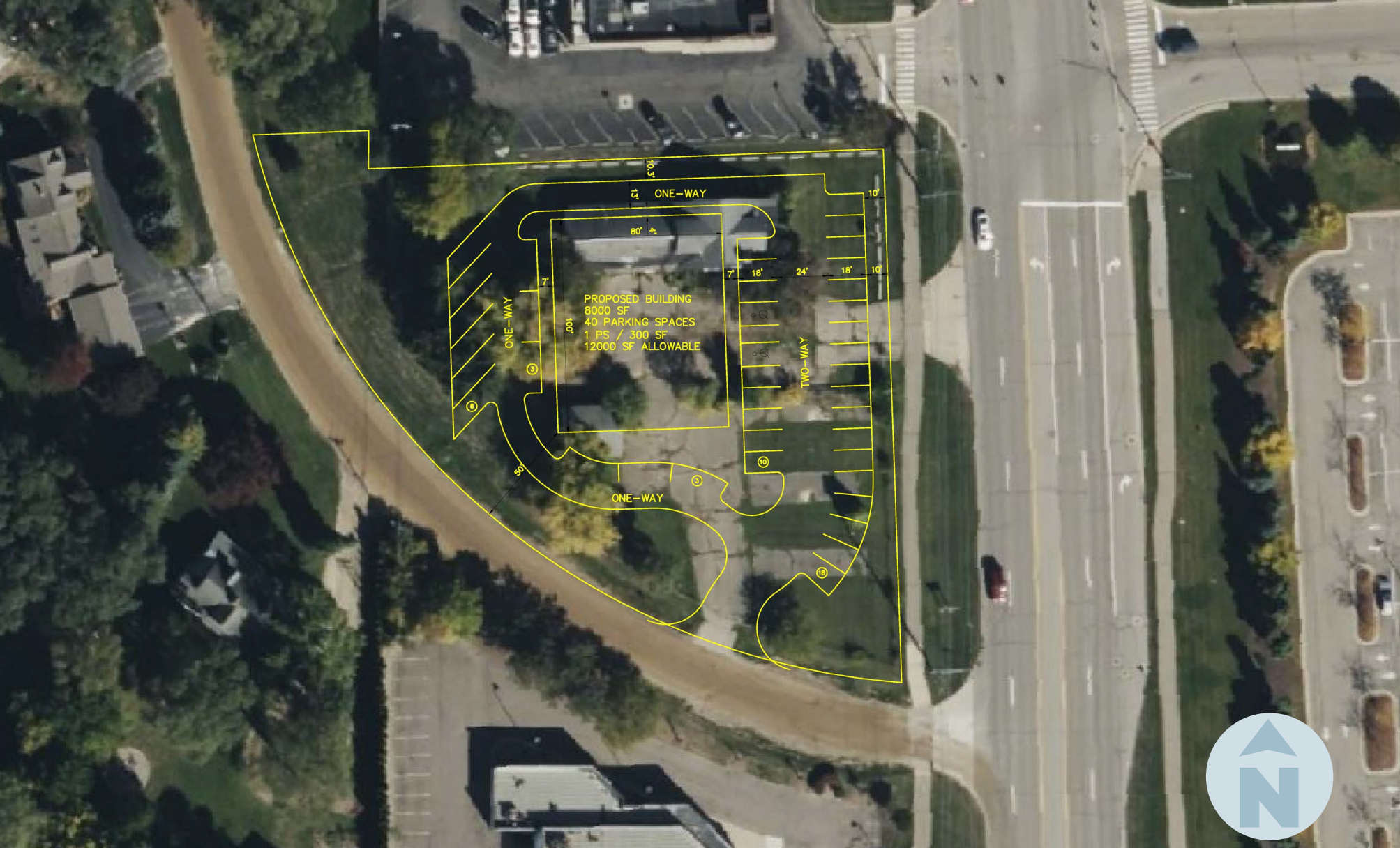
Google

Map data ©2024 Google

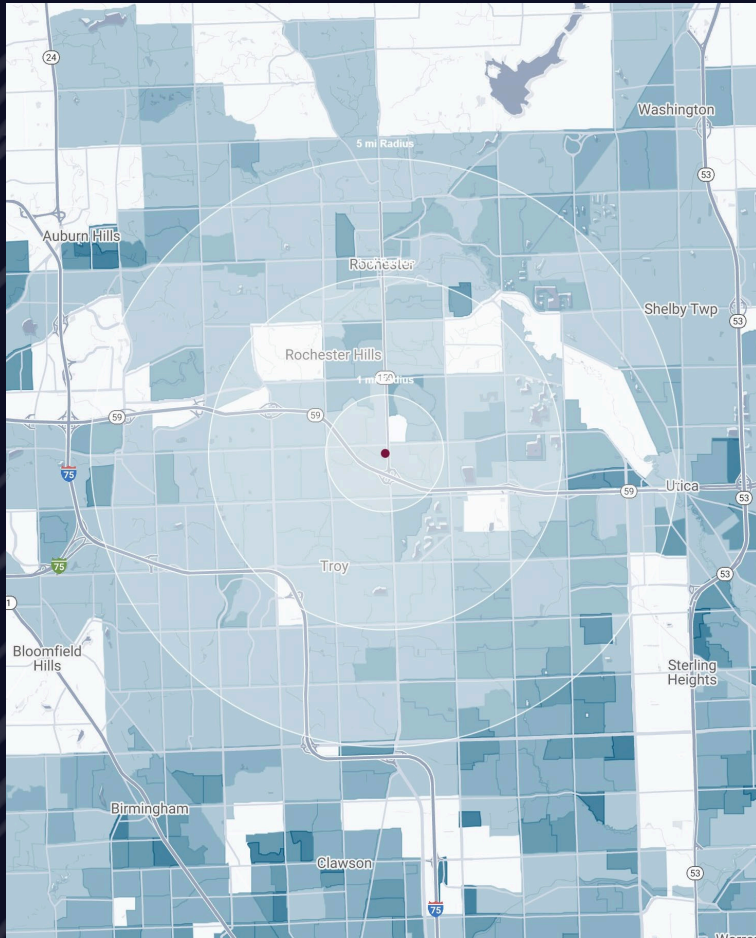
SURVEY



CONCEPT PLAN- STRIP CENTER



DEMOGRAPHICS



VACANT LAND

3200 S. Rochester Rd, Rochester Hills, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	7,918	69,583	200,392
2028 Projected Population	7,831	72,000	202,835
2020 Census Population	8,215	69,881	201,473
2010 Census Population	7,537	64,134	188,029
Projected Annual Growth 2023 to 2028	-0.2%	0.7%	0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.7%	0.5%
HOUSEHOLDS			
2023 Estimated Households	3,150	28,299	79,538
2028 Projected Households	3,098	29,493	80,596
2020 Census Households	3,121	26,989	77,711
2010 Census Households	2,860	24,700	71,828
Projected Annual Growth 2023 to 2028	-0.3%	0.8%	0.3%
Historical Annual Growth 2010 to 2023	0.8%	1.1%	0.8%
RACE			
2023 Est. White	65.5%	71.4%	72.8%
2023 Est. Black	6.3%	6.5%	6.7%
2023 Est. Asian or Pacific Islander	23.0%	16.7%	15.5%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.0%	5.1%	4.9%
INCOME			
2023 Est. Average Household Income	\$153,827	\$144,405	\$150,144
2023 Est. Median Household Income	\$115,994	\$113,885	\$113,380
2023 Est. Per Capita Income	\$61,277	\$58,842	\$59,676
BUSINESS			
2023 Est. Total Businesses	519	2,721	8,209
2023 Est. Total Employees	4,917	35,249	107,268

CONTACT US



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mlippitt@landmarkcres.com
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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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