

AVAILABLE;
NEW SHOPPING CENTER (GROUND BREAKING JUNE 2025)

3200 S. ROCHESTER RD, ROCHESTER HILLS, MI



LAST UNIT AVAILABLE – 1,731 SF

*JOIN VETERINARIAN EMERGENCY GROUP & PITA WAY

PROPERTY DETAILS

LOCATION:	3200 S. Rochester Rd, Rochester Hills, MI
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Winter 2026
RENT:	Contact Michael R. Lippitt
BUILDING SIZE:	8,600 SF
AVAILABLE SPACE:	1,731 SF (23'-9" X 71')
ZONING:	NB (Neighborhood Business)
TRAFFIC COUNT:	S. Rochester Rd (32,974 CPD) Auburn Rd (11,480 CPD)

EXCLUSIVELY LISTED BY:



**MICHAEL R.
LIPPITT**

Principal
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CONTACT MICHAEL R. LIPPITT

FOR MORE INFORMATION

TENANT ROSTER



HIGHLIGHTS

- 8,600 SF Approved Strip Center 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.
- Join a national 5,000 SF Veterinarian Emergency Group.
- Last Unit : 1,731 SF (23'-9" X 71')

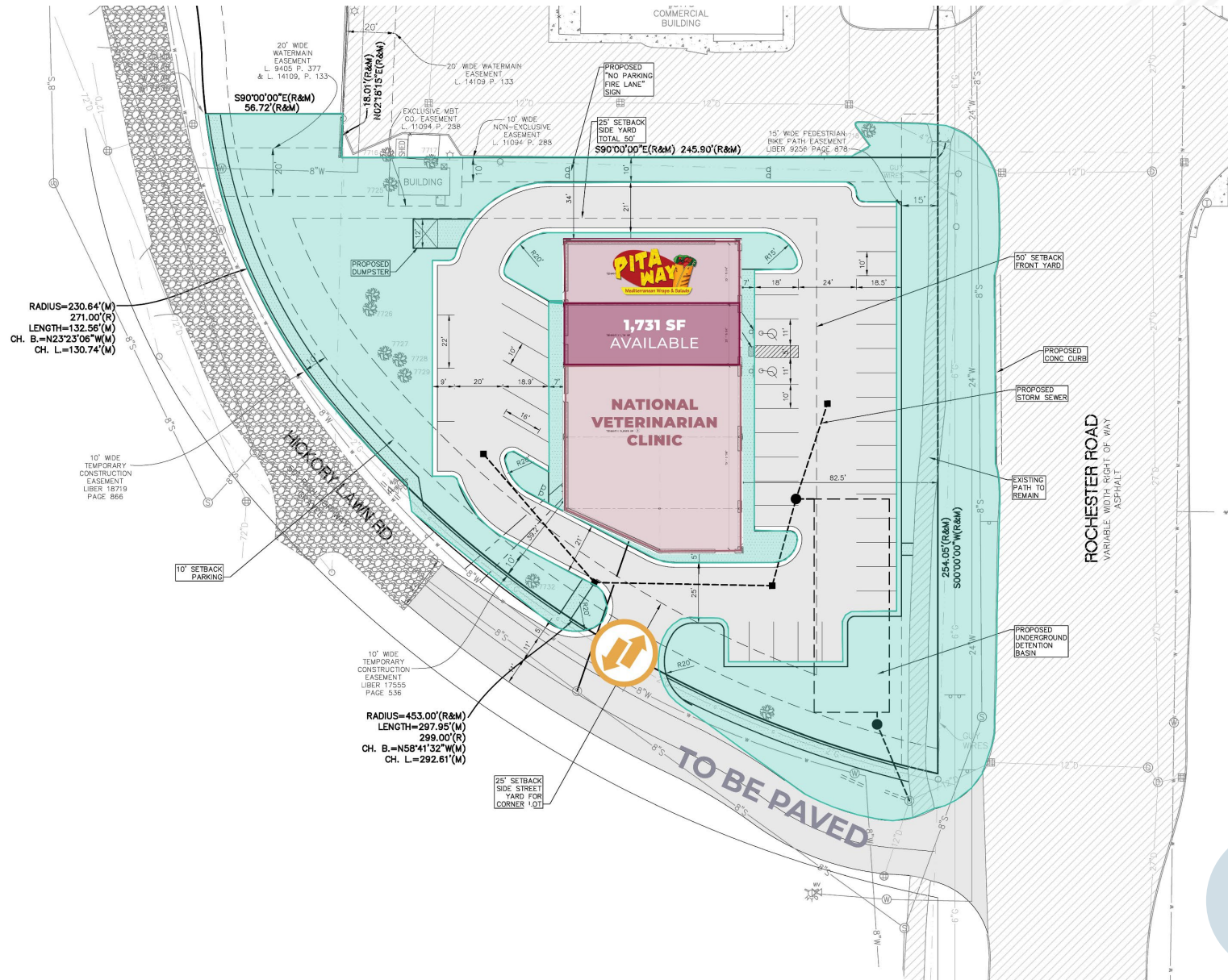
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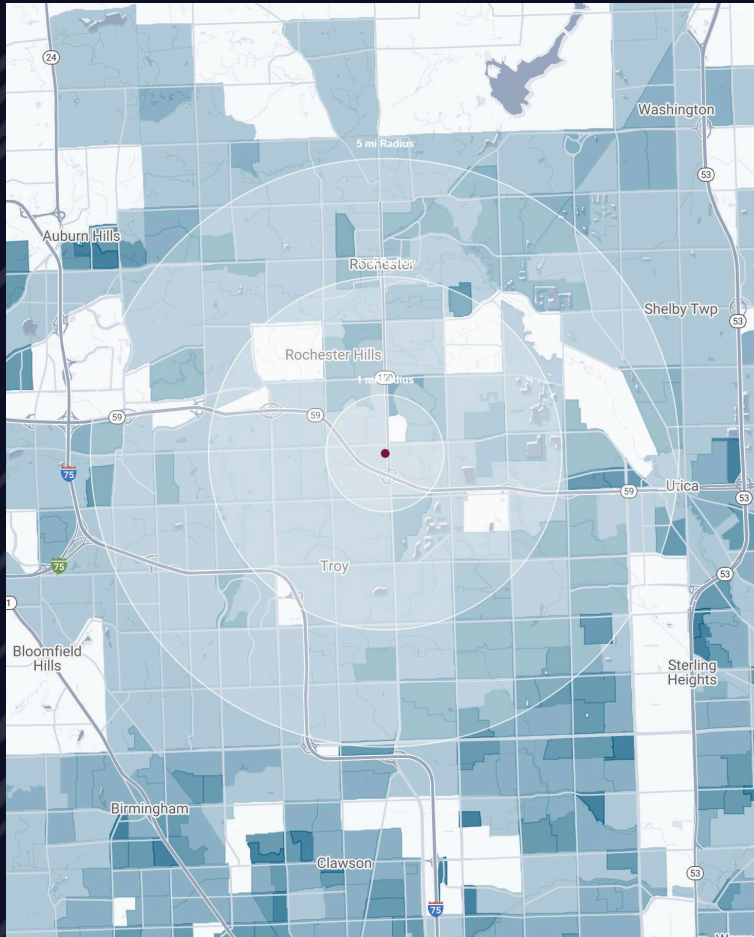


SITE PLAN



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DEMOGRAPHICS



NEW SHOPPING CENTER

3200 S. Rochester Rd, Rochester Hills, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	8,278	68,891	199,221
2029 Projected Population	8,200	68,948	199,865
2020 Census Population	8,215	69,881	201,473
2010 Census Population	7,537	64,134	188,029
Projected Annual Growth 2024 to 2029	-0.2%	-	-
Historical Annual Growth 2010 to 2024	0.7%	0.5%	0.4%

HOUSEHOLDS

2024 Estimated Households	3,159	27,692	79,008
2029 Projected Households	3,097	27,569	78,950
2020 Census Households	3,121	26,989	77,711
2010 Census Households	2,860	24,700	71,828
Projected Annual Growth 2024 to 2029	-0.4%	-	-
Historical Annual Growth 2010 to 2024	0.7%	0.9%	0.7%

RACE

2024 Est. White	65.1%	71.2%	73.2%
2024 Est. Black	4.8%	5.3%	5.2%
2024 Est. Asian or Pacific Islander	24.7%	18.1%	16.6%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	5.2%	5.2%	4.9%

INCOME

2024 Est. Average Household Income	\$149,295	\$146,264	\$149,186
2024 Est. Median Household Income	\$123,651	\$118,780	\$116,429
2024 Est. Per Capita Income	\$57,050	\$58,914	\$59,252

BUSINESS

2024 Est. Total Businesses	516	2,740	8,257
2024 Est. Total Employees	4,892	37,915	109,793

CONTACT US



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