FOR LEASE

OAK RIDGE PLAZA

3230-3350 ROCHESTER RD, ROCHESTER HILLS, MI 48307



ECODE #1107

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	3230-3350 Rochester Rd, Rochester Hills, MI 48307
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	$28.50/SF NNN
NNN EXPENSE:	$6.50/SF
BUILDING SIZE:	31,406 SF
AVAILABLE SPACE:	1,484 SF – 2,684 SF
ZONING:	B-1
TRAFFIC COUNT:	Rochester Rd (30,605 CPD) Auburn Rd (13,404 CPD)

$28.50/SF NNN **RENT**

$6.50/SF **NNN**

EXCLUSIVELY LISTED BY:

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TENANT ROSTER



HIGHLIGHTS

- Prominent visibility along Rochester Road within an established commercial corridor.
- Capture both neighborhood customers and regional shoppers with a location between Auburn Road and M-59.
- Convenient with direct Rochester Road access and nearby freeway connections.
- Build your presence near major retail destinations, including Meijer, Target, Lowe's, Kohl's, and TJ Maxx.
- Complement an established tenant mix featuring CJ Mahoney's, Michigan First Credit Union, and Yaldo Eye Center.

MICRO AERIAL

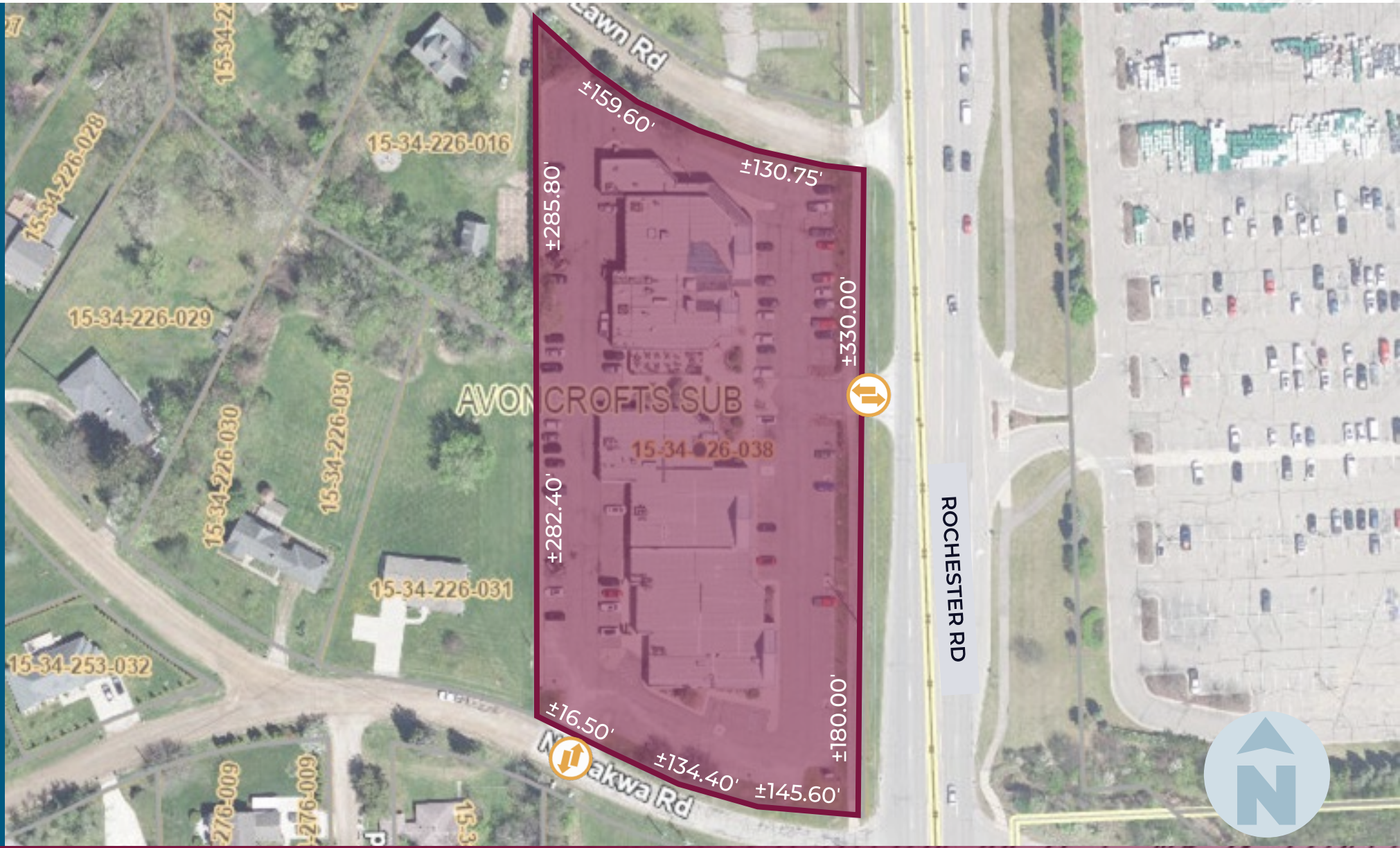


MACRO AERIAL



PLAT MAP

3 AC **LOT SIZE**



SITE PLAN



SITE PLAN

SITE PHOTOS





2,450 SF | AVAILABLE SPACE



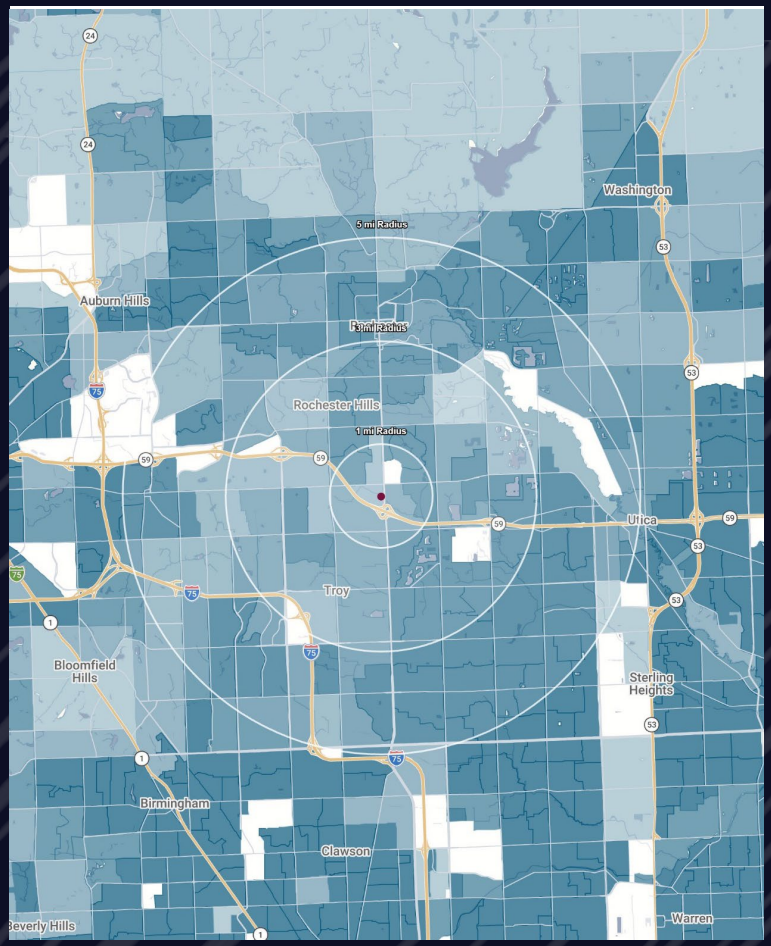
PYLON SIGN

ROCHESTER HILLS AREA HIGHLIGHTS

- Conveniently situated near major local roadways, including Auburn Road and M-59, the property offers access to nearby shopping, dining, and employment destinations throughout Rochester Hills and the greater Oakland County area.
- Surrounded by established residential neighborhoods, retail centers, and local businesses, the property is well-positioned to serve area residents, commuters, and consumers seeking convenient retail and service-oriented amenities.
- The property is part of Oak Ridge Plaza, located along Rochester Road between Auburn Road and M-59, with direct visibility along a major commercial thoroughfare. The surrounding corridor features established retailers, restaurants, and service businesses, supporting consistent consumer activity and convenient access for customers.



DEMOGRAPHICS



OAK RIDGE PLAZA

3230-3350 Rochester Rd,
Rochester Hills, MI 48307

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	8,062	69,845	204,774
2031 Projected Population	8,080	70,190	206,329
2020 Census Population	7,830	69,706	202,489
2010 Census Population	7,156	63,782	188,870
Projected Annual Growth 2026 to 2031	-	-	0.2%
Historical Annual Growth 2010 to 2026	0.8%	0.6%	0.5%
HOUSEHOLDS			
2026 Estimated Households	3,076	27,994	81,542
2031 Projected Households	3,105	28,272	82,729
2020 Census Households	2,930	26,844	78,082
2010 Census Households	2,673	24,495	72,141
Projected Annual Growth 2026 to 2031	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2026	0.9%	0.9%	0.8%
RACE			
2026 Est. White	64.1%	68.3%	70.1%
2026 Est. Black	6.0%	6.5%	6.7%
2026 Est. Asian or Pacific Islander	24.2%	19.6%	17.7%
2026 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2026 Est. Other Races	5.5%	5.4%	5.4%
INCOME			
2026 Est. Average Household Income	$160,526	$153,323	$154,044
2026 Est. Median Household Income	$134,115	$122,851	$119,876
2026 Est. Per Capita Income	$61,329	$61,577	$61,430
BUSINESS			
2026 Est. Total Businesses	530	2,890	8,753
2026 Est. Total Employees	4,814	39,633	118,600

CONTACT US

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