

FOR LEASE



3230-3270 Rochester Road | Rochester Hills, MI

OAK RIDGE PLAZA

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	3230-3270 Rochester Road
City/Township	Rochester Hills, MI
Shopping Center Size	30,189 SF
Min. Space Available	2,450 SF
Max. Space Available	6,400 SF
Asking Rental Rate	\$35.00 PSF
Estimated NNN's	\$6.00 PSF
Parking	120 Spaces

DEMOGRAPHICS (5-MILE RADIUS)



202,077
PEOPLE



\$132,842
AVG. HOUSEHOLD INCOME



77,973
HOUSEHOLDS



\$2.9B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Premier Rochester Hills retail location along Rochester Road between Auburn Road and M-59, one of Oakland County's most established shopping corridors with outstanding visibility and accessibility.
- Rare large-format opportunity featuring 5,000 SF endcap available, ideal for retail, medical, fitness, showroom, or restaurant users.
- Expansion opportunity with planned 1,500 SF building addition, allowing flexibility for tenants seeking custom-sized spaces or build-to-suit solutions.
- Excellent access with convenient ingress/egress from Rochester Road and immediate proximity to the M-59 interchange, providing exceptional regional connectivity.
- Strong co-tenancy including Michigan First Credit Union, Yaldo Eye Center, CJ Mahoney's, and other established neighborhood businesses that generate consistent daily traffic.
- Surrounded by major national retailers including Meijer, Lowe's, Target, Kohl's, Best Buy, TJ Maxx, and numerous additional retailers, restaurants, and service providers, creating a dominant regional shopping destination

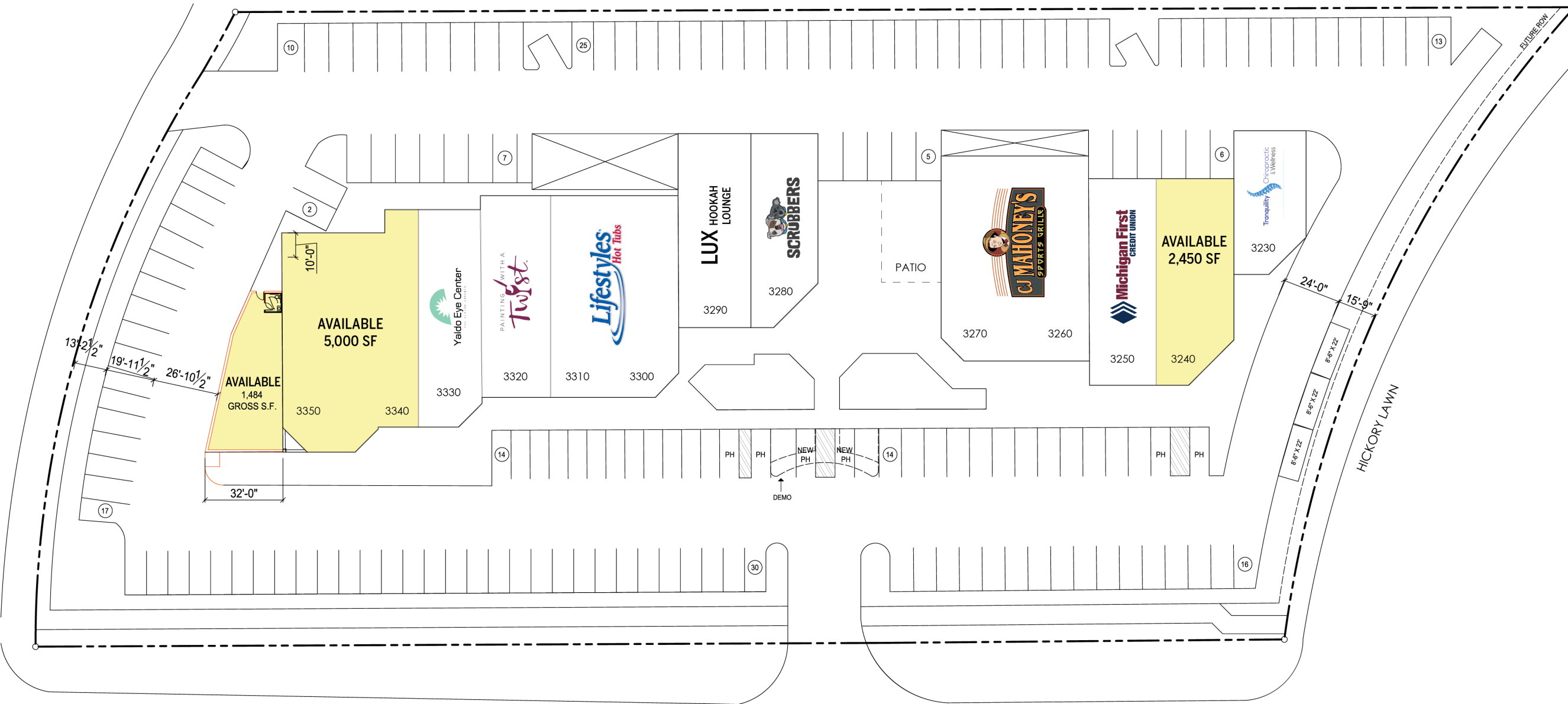
JOIN



AREA TENANTS



SITE PLAN



 **SITE PLAN**
SCALE: 1" = 20'-0"

PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	7,979	67,872	198,769
2025 Population	7,953	69,093	202,077
2030 Population Projection	8,086	70,515	205,883
Annual Growth 2020-2025	-0.1%	0.4%	0.3%
Annual Growth 2025-2030	0.3%	0.4%	0.4%
HOUSEHOLDS			
2020 Households	2,998	26,426	76,421
2025 Households	2,996	26,969	77,973
2029 Household Projection	3,049	27,550	79,544
Annual Growth 2020-2025	0.0%	0.5%	0.6%
Annual Growth 2025-2030	0.4%	0.4%	0.4%
Avg Household Size	2.60	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$133,759	\$135,701	\$132,842
Median Household Income	\$111,723	\$111,285	\$104,581

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$402,339	\$376,233	\$381,545
Median Year Built	1986	1983	1981
Owner Occupied Households	2,044	20,477	59,385
Renter Occupied Households	1,004	7,073	20,159
HOUSING COMPOSITION			
1-Person Households	737	7,080	20,668
2-Person Households	900	8,984	25,444
3-Person Households	560	4,549	12,723
4-Person Households	532	4,253	12,356
5-Person Households	191	1,529	4,831
6-Person Households	56	423	1,445
7-Person Households	20	151	507
EMPLOYMENT			
Civilian Employed	4,005	35,998	103,364
Civilian Unemployed	139	1,072	3,403
Civilian Non-Labor Force	2,260	19,879	59,977

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