



# FOR LEASE

## FORMER DRIVE-THRU RESTAURANT

606 S. ROCHESTER RD, ROCHESTER HILLS, MI 48307

**FOR  
LEASE**



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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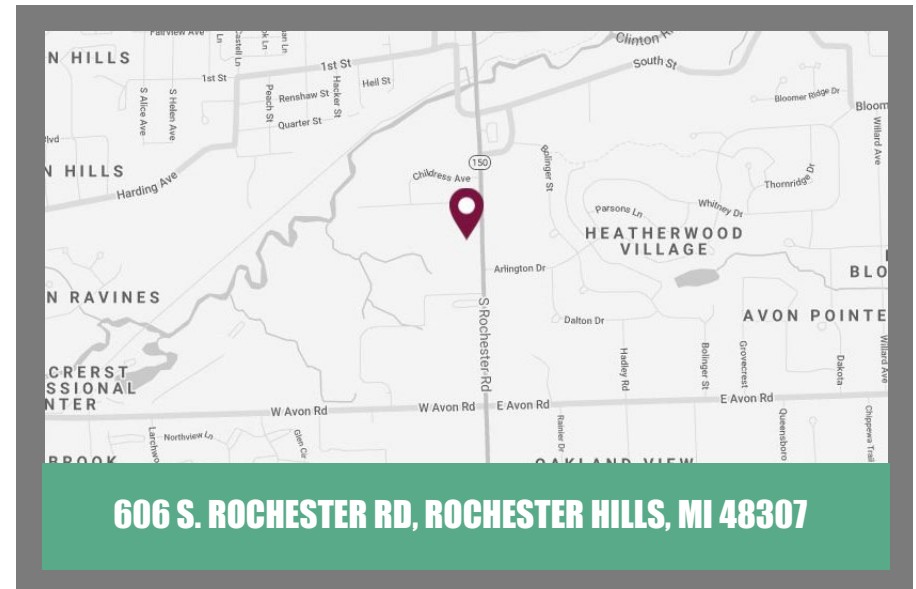
# FOR LEASE

## PROPERTY DETAILS

<b>Location:</b>	606 S. Rochester Rd Rochester Hills, MI 48307
<b>Property Type:</b>	Freestanding
<b>Rent:</b>	\$35.00/SF
<b>NNN Expense:</b>	\$6.00/SF
<b>Building Size:</b>	2,640 SF
<b>Building Dimensions:</b>	Irregular
<b>Lot Size:</b>	.77 AC
<b>Lot Dimensions:</b>	222.96' x 149.99'
<b>Traffic Count:</b>	S. Rochester Rd (40,600 CPD) Avon Rd (19,100 CPD)
<b>Contact:</b>	Louis J. Ciotti <a href="mailto:lcotti@landmarkcres.com">lcotti@landmarkcres.com</a>  Scott J. Sonenberg <a href="mailto:ssonenberg@landmarkcres.com">ssonenberg@landmarkcres.com</a>  (248) 488-2620

## DESCRIPTION

Prime opportunity to capitalize on a former restaurant build-out and drive-thru opportunity on the heavily trafficked Rochester Road corridor. Site has excellent visibility from the road. Subject property has one point of ingress on one point of egress and has 52 parking spaces.



# MICRO

**SITE**

Mobil

S ROCHESTER RD (40,600 CPD)

CADILLAC  
DEALERSHIP

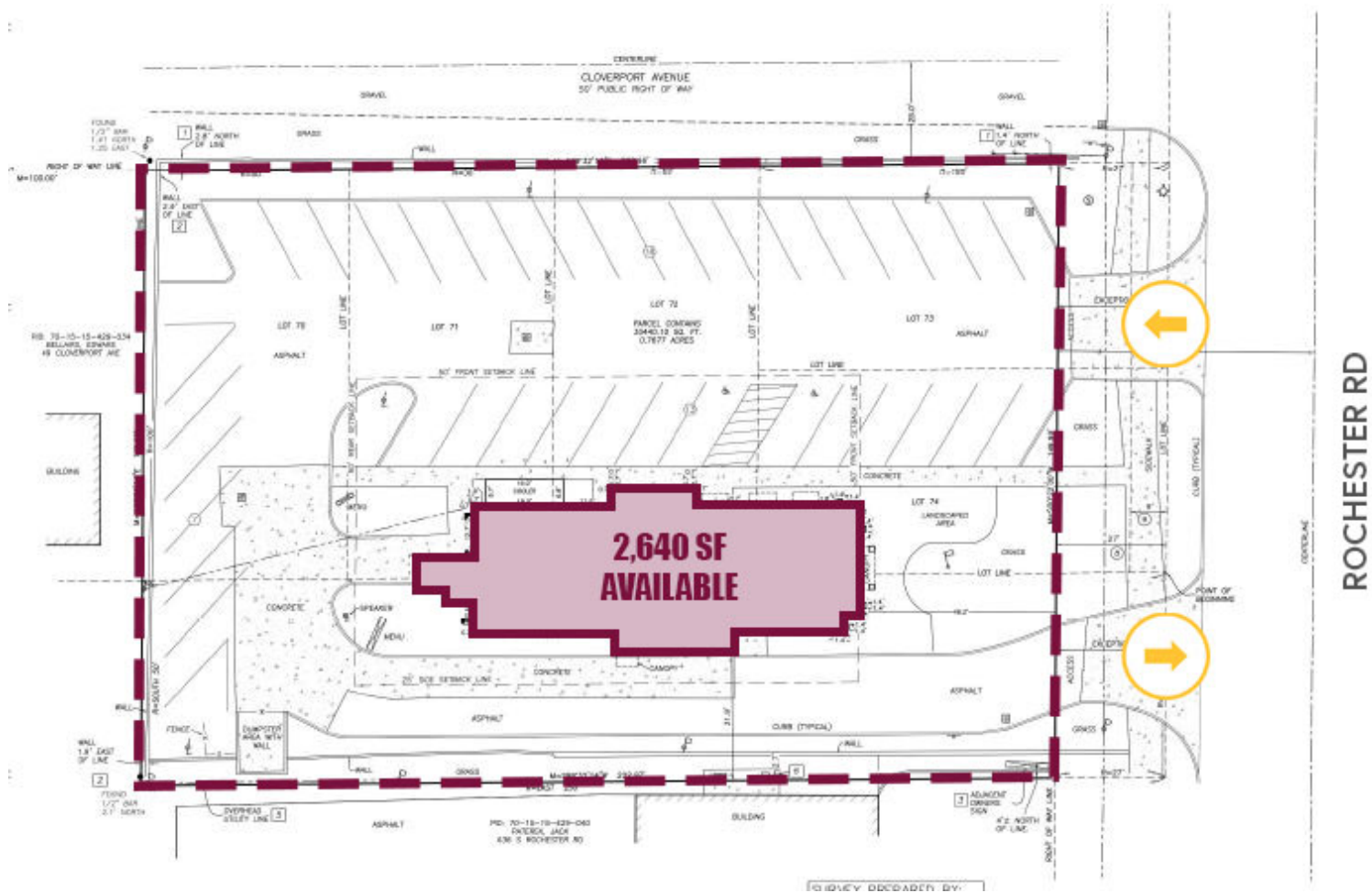
MERCEDEZ-BENZ  
DEALERSHIP

CHEVROLET  
DEALERSHIP

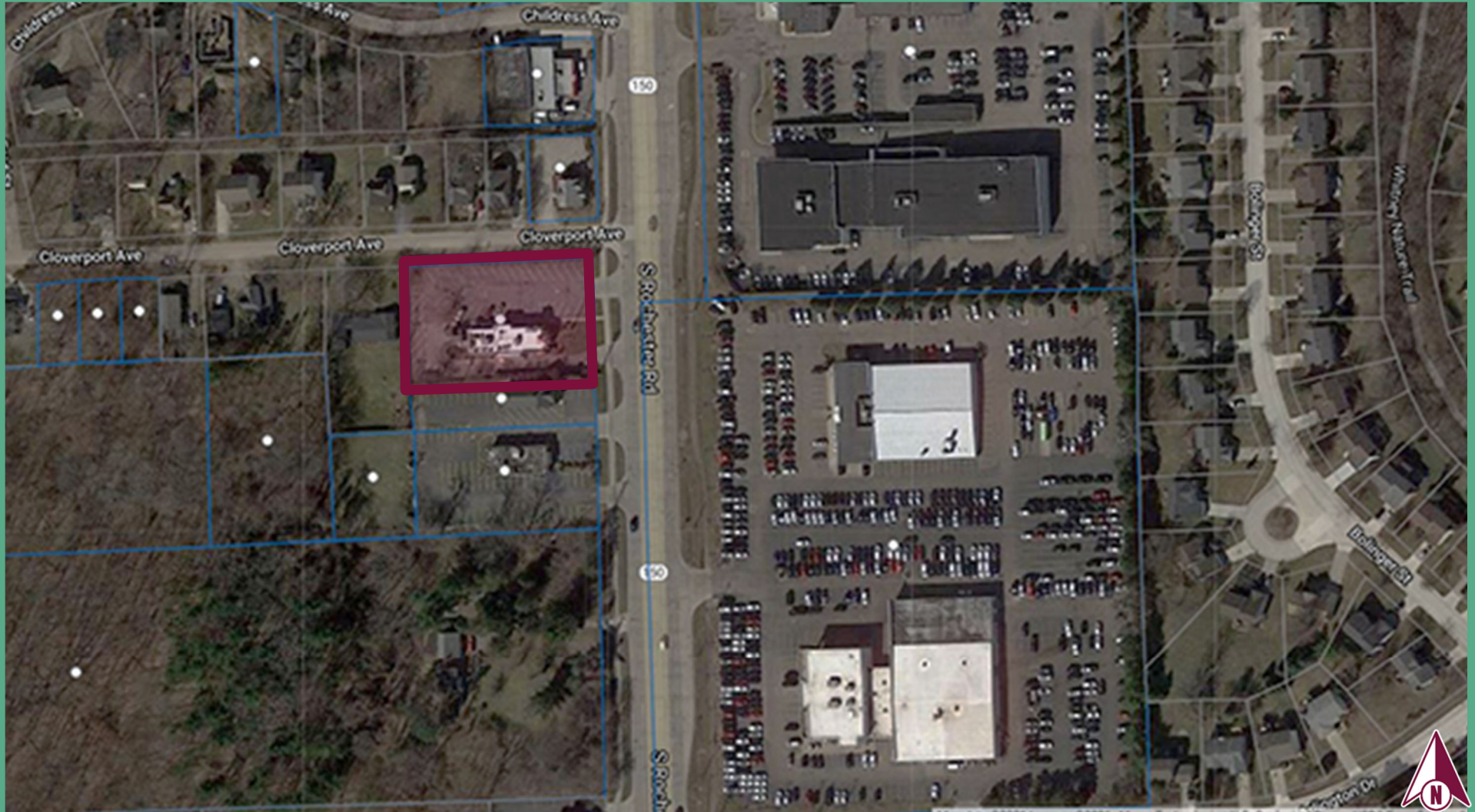




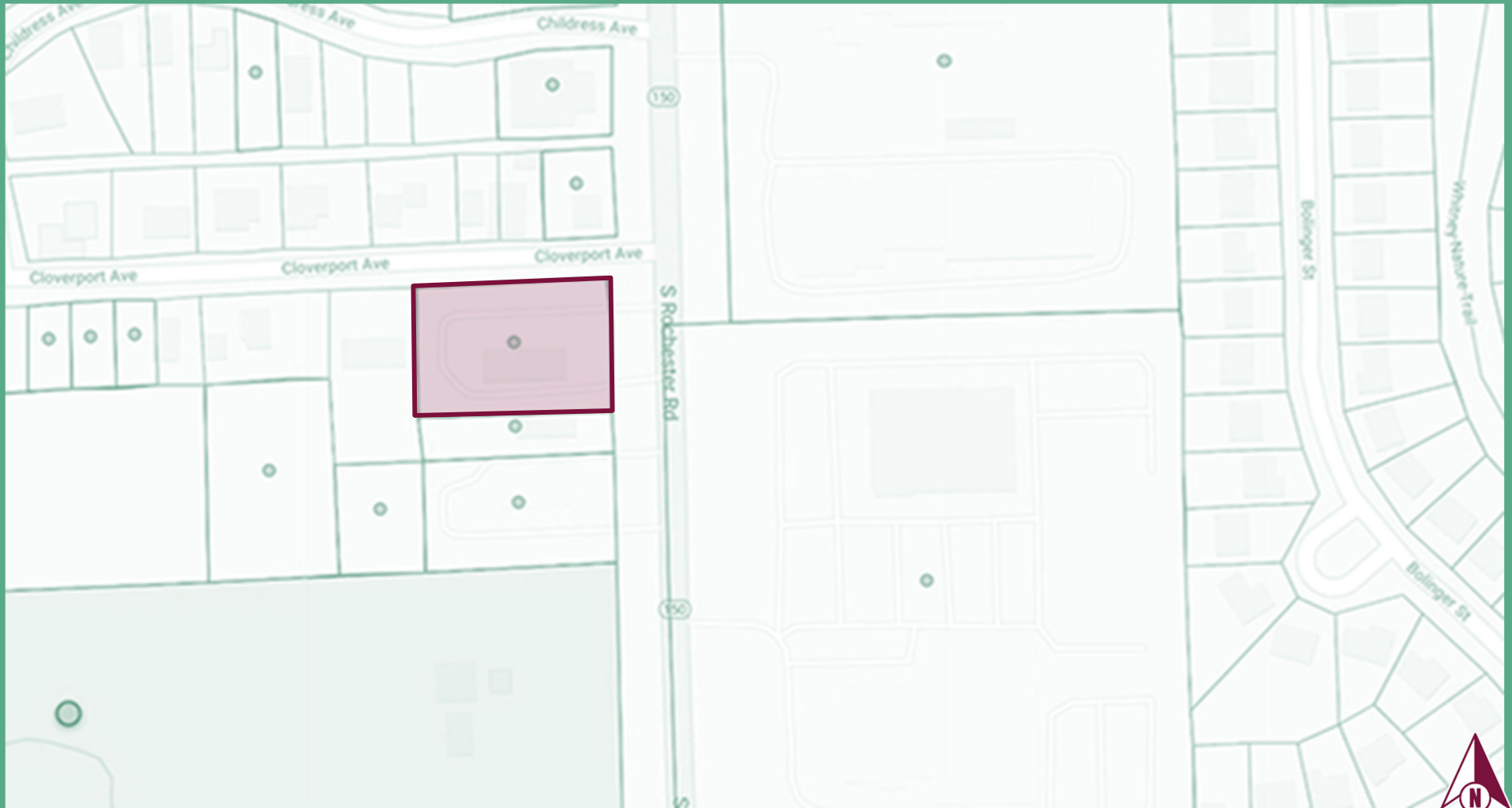
# SITE PLAN



# PLAT



# PLAT

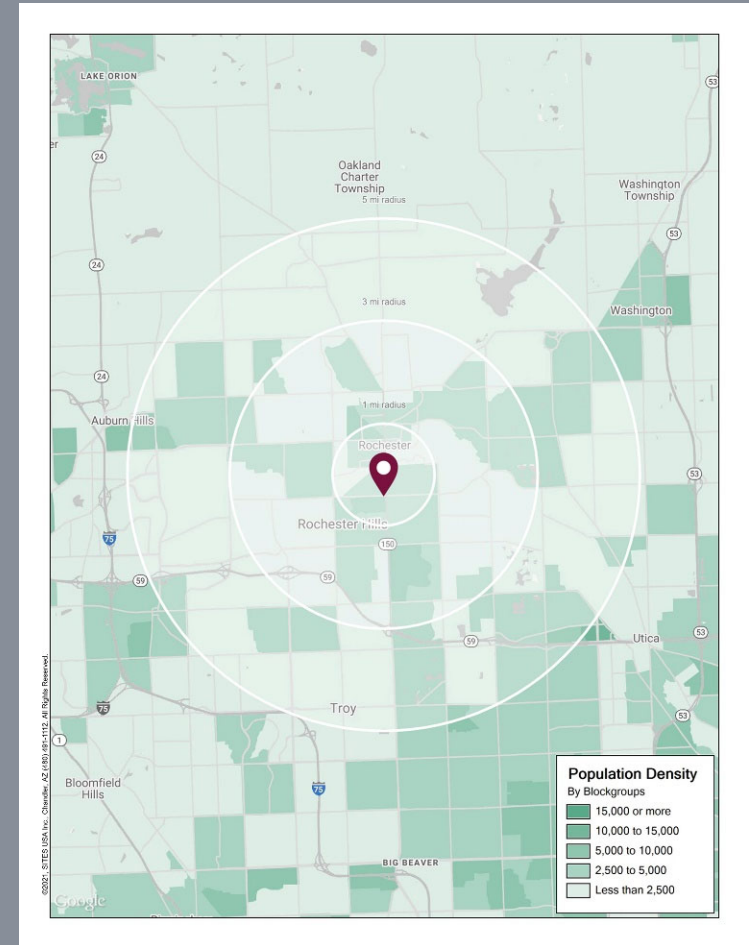


# PICTURES



# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	11,776	71,804	167,779
	2026 Projected Population	11,913	72,570	171,174
	2010 Census Population	10,803	67,186	153,921
	2000 Census Population	10,270	62,937	141,204
	Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.4%
	Historical Annual Growth 2000 to 2021	0.7%	0.7%	0.9%
HOUSEHOLDS	2021 Estimated Households	5,308	29,388	66,506
	2026 Projected Households	5,483	30,368	69,473
	2010 Census Households	4,754	27,043	59,799
	2000 Census Households	4,484	25,136	53,333
	Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.9%
	Historical Annual Growth 2000 to 2021	0.9%	0.8%	1.2%
RACE	2021 Est. White	77.1%	79.1%	78.4%
	2021 Est. Black	7.2%	5.3%	6.3%
	2021 Est. Asian or Pacific Islander	12.0%	12.2%	11.9%
	2021 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
	2021 Est. Other Races	3.5%	3.2%	3.2%
INCOME	2021 Est. Average Household Income	\$99,858	\$121,296	\$122,740
	2021 Est. Median Household Income	\$80,678	\$96,804	\$99,462
	2021 Est. Per Capita Income	\$45,327	\$49,725	\$48,839
BUSINESS	2021 Est. Total Businesses	1,051	3,255	6,135
	2021 Est. Total Employees	11,750	34,659	73,472



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