



FOR SALE/LEASE

RARE DOWNTOWN ROCHESTER OPPORTUNITY

511 N. MAIN ST, ROCHESTER, MI 48307

**FOR
SALE/LEASE**



LANDMARK
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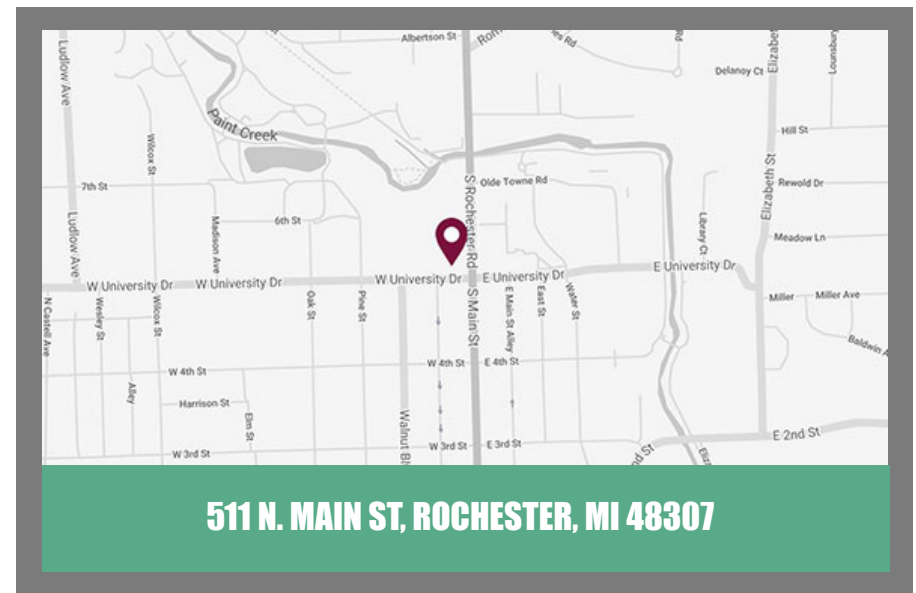
FOR SALE/LEASE

PROPERTY DETAILS

Location:	511 N. Main St Rochester, MI 48307
Property Type:	Freestanding
Sales Price:	Contact Broker
Rent:	\$25.00/SF NNN
NNN Expense:	\$2.40/SF
Lot Size:	.31 AC
Available Space:	5,400 SF
Traffic Count:	N. Main St (27,700 CPD) University Dr (20,600 CPD)
Contact:	Scott J. Sonenberg ssonenberg@landmarkcres.com Louis J. Ciotti lcotti@landmarkcres.com (248) 488-2620

DESCRIPTION

Rare opportunity to be in the thriving downtown Rochester district. The subject property is 5,400 square-feet and has 12 dedicated parking spots south of the building. There is also free municipal parking available west of the site. The site has two points of ingress/egress and is highly visible from Rochester Road & University Drive.



MICRO

PAINT CREEK VILLAGE

SITE

N MAIN ST (27,000 CPD)

Firestone

RECIPES ROCHESTER

UNIVERSITY DR (20,600 CPD)

(26,900 CPD)

pure barre

tcf bank

DOWNTOWN ROCHESTER

OVER 350 SHOPS



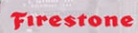
June 2021

MACRO



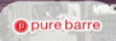
PARKDALE (11,300 CPD)

N MAIN ST (27,000 CPD)



ROCHESTER HILLS PUBLIC LIBRARY

UNIVERSITY DR (20,600 CPD)



ROYAL PARK HOTEL
143 ROOMS

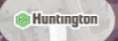
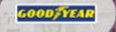
SCENSION
ROCHESTER HOSPITAL
224 BEDS

DOWNTOWN ROCHESTER DISTRICT

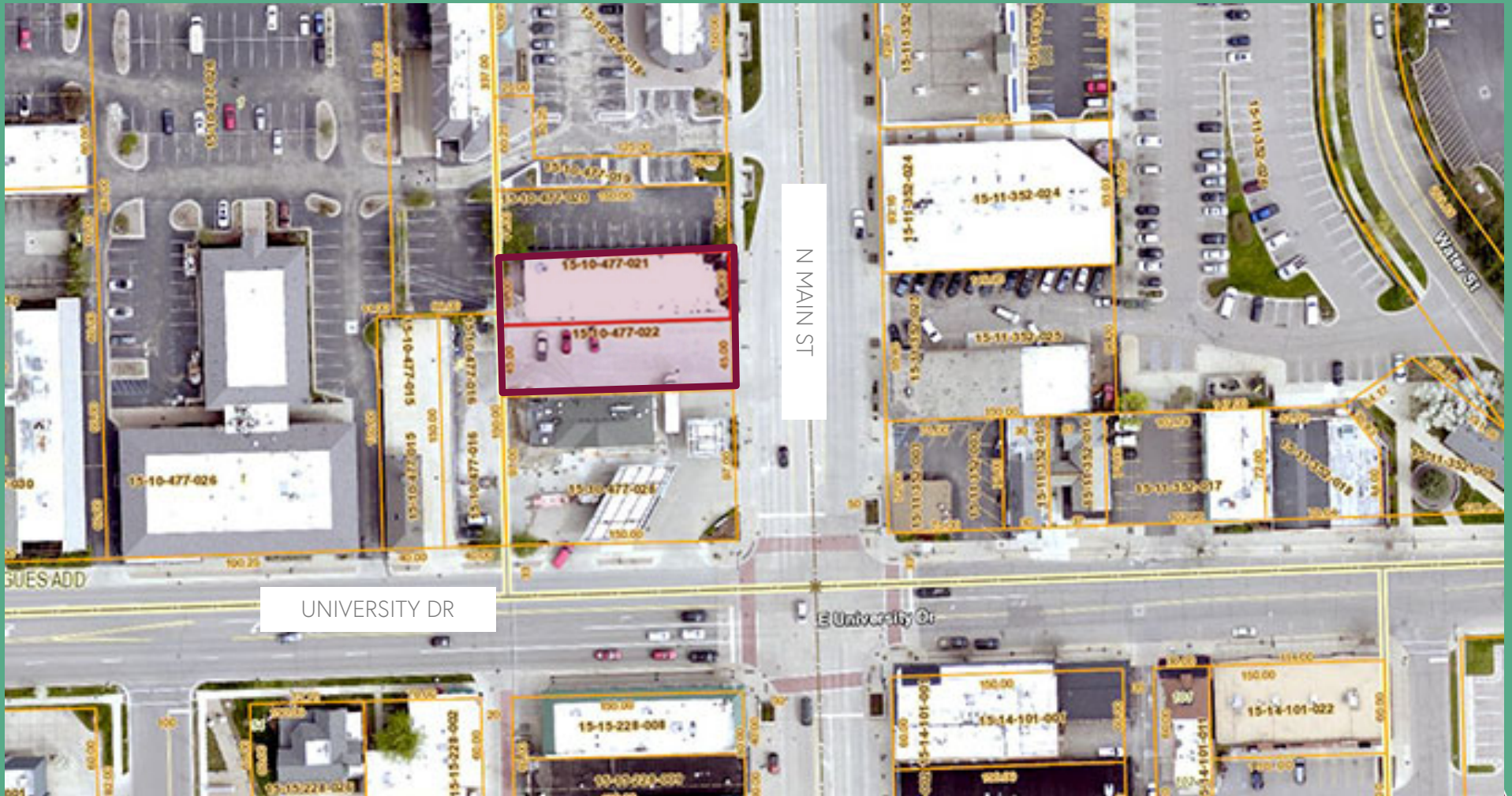
Over 350 shops that are 85% independently owned

	LUCIDO FINE JEWELRY
	R B H
	SANDERS fine chocolates SINCE 1875
BAKEHOUSE 46 A BLAKE FARMS EXPERIENCE	

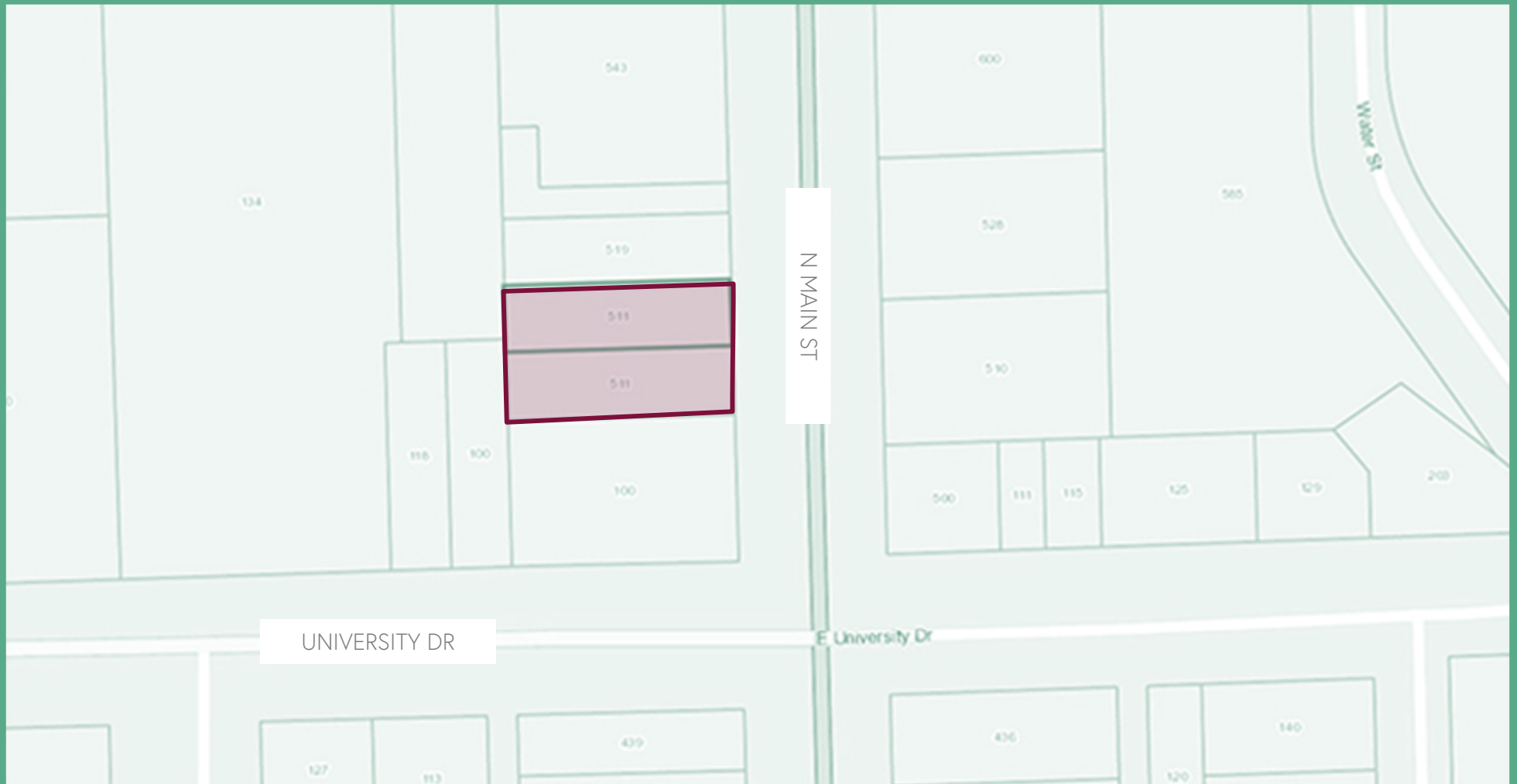
(26,900 CPD)



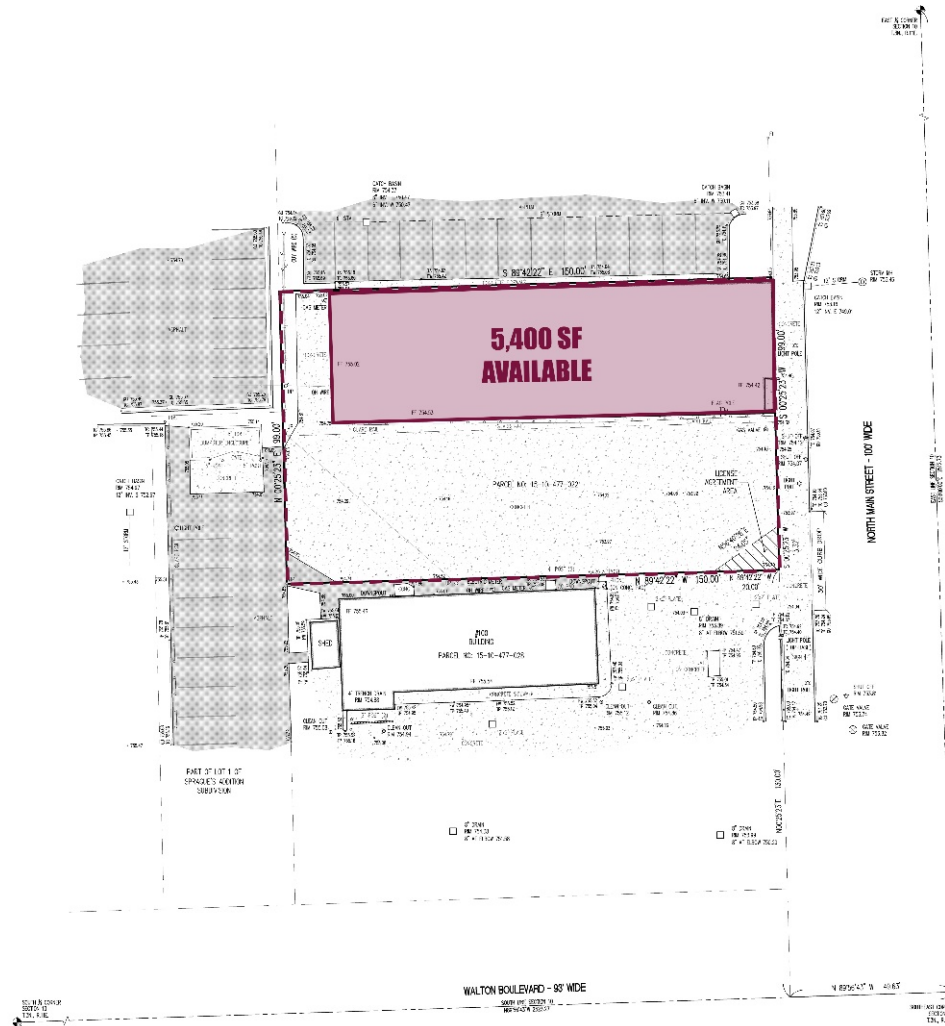
PLAT



PLAT



SITE PLAN

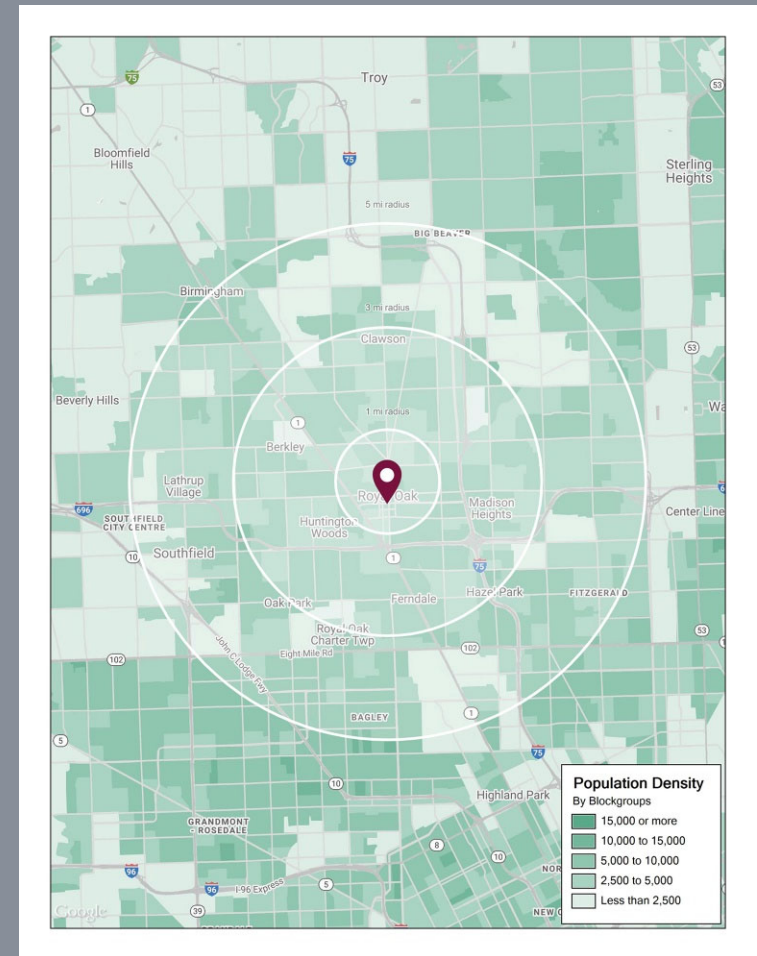


INTERIOR PHOTOS



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	17,894	149,910	358,120
	2026 Projected Population	17,918	149,640	355,185
	2010 Census Population	17,203	145,314	353,258
	2000 Census Population	17,476	154,349	381,735
	Projected Annual Growth 2021 to 2026	-	-	-0.2%
	Historical Annual Growth 2000 to 2021	0.1%	-0.1%	-0.3%
HOUSEHOLDS	2021 Estimated Households	9,170	69,132	157,215
	2026 Projected Households	9,400	70,594	159,282
	2010 Census Households	8,675	65,907	152,488
	2000 Census Households	8,649	67,973	161,056
	Projected Annual Growth 2021 to 2026	0.5%	0.4%	0.3%
	Historical Annual Growth 2000 to 2021	0.3%	-	-0.1%
RACE	2021 Est. White	87.9%	79.8%	62.1%
	2021 Est. Black	4.6%	12.0%	27.8%
	2021 Est. Asian or Pacific Islander	4.4%	4.5%	6.3%
	2021 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
	2021 Est. Other Races	2.9%	3.4%	3.5%
INCOME	2021 Est. Average Household Income	\$127,650	\$96,729	\$89,230
	2021 Est. Median Household Income	\$90,313	\$77,325	\$70,260
	2021 Est. Per Capita Income	\$65,509	\$44,636	\$39,228
BUSINESS	2021 Est. Total Businesses	1,510	6,903	20,455
	2021 Est. Total Employees	11,870	69,840	234,555



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