



# PILOT

## PROPERTY GROUP

**1629 E AUBURN RD, ROCHESTER HILLS, MI 48307**

### PROPERTY OVERVIEW:

- New development opportunity.
- Mixed-use zoning (Commercial, Office, Residential).
- 105' Frontage on Auburn Rd, 135' depth on Longview Ave.
- Excellent corner visibility.
- All utilities available.
- One curb cut.

Join the new Rochester Hills corridor development area! A 2020 reconstruction of Auburn Road with center median and two roundabouts, on-street parking, improved pedestrian walkways, landscaping, lighting, and improved alleyways north and south of Auburn Rd, as well as a new Splash Pad just west of the property.

Property Type: ..... Commercial Improved  
 Cross Streets: ..... North side of Auburn, at Longview  
 Parcel Size: ..... 0.33 Acres  
 Zoning: ..... Brooklands District  
 Property Taxes: ..... \$2,593.00  
 Sale Price: ..... \$499,000.00



2024 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	31,495	205,096	786,063
HOUSEHOLDS	13,094	79,874	314,145
AVG HH INCOME	\$106,188	\$116,299	\$110,907
2025 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
E Auburn Road	Culbertson Ave E	14,245	
E Auburn Road	Culbertson Ave W	13,216	

### AGENT CONTACT INFO

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*Matching the right people to the right place.*

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