

AUBURN PLAZA

254 E. AUBURN ROAD | ROCHESTER HILLS, MI 48307

Retail For Lease



PROPERTY HIGHLIGHTS

- 1,600 SF of premium space available
- Dimensions: 20' x 80'
- Excellent opportunity to lease space in this dynamic retail corridor
- Join Animal Emergency Center, Rochester Salon Suites, Mayuri Indian Cuisine, and others
- Monument signage on Auburn Road
- Outlot to Meijer
- Surrounded by many national and regional retailers
- High traffic counts and strong demographics



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Lease Rate: | \$25.00 - PSF, NNN |
| Estimated NNN: | \$5.00 PSF |
| Zoning: | B-3, Shopping Center Business |
| Year Built: | 2001 |
| Building Size: | 31,000 SF |
| Parking: | 172 |

AVAILABLE SPACE

SIZE (SF)

| | |
|------------|----------|
| Suite 254: | 1,600 SF |
|------------|----------|

PROPERTY DESCRIPTION

1,600 SF available in this exceptional retail center, dimensions 20' x 80'. Join a great mix of tenants in a highly desirable area, including Animal Emergency Center, Rochester Salon Suites, Mayuri Indian Cuisine, and others. Outstanding opportunity to be in the main retail corridor of Rochester Hills. Many surrounding national and regional restaurants and retailers.

LOCATION DESCRIPTION

Located on the south side of Auburn Road, just east of Rochester Road in Rochester Hills, MI.

CURRENT OCCUPANCY

Animal Emergency Center & Veterinary Vision Cardiology, Mayuri Indian Cuisine, Rochester Salon Suites, Rommy Coffee & Cake, Same Day Test Driving School, Super Talkers Speech Therapy, Real Living Great Lakes RE

SURROUNDING BUSINESSES

Meijer, Lowe's, Target, Office Max, Kohl's, Panera, Starbucks, and numerous others

TRAFFIC (VEHICLES PER DAY)

| | |
|------------------------|--------|
| Auburn Road | 18,955 |
| (2WAY/ADT/CoStar 2023) | |



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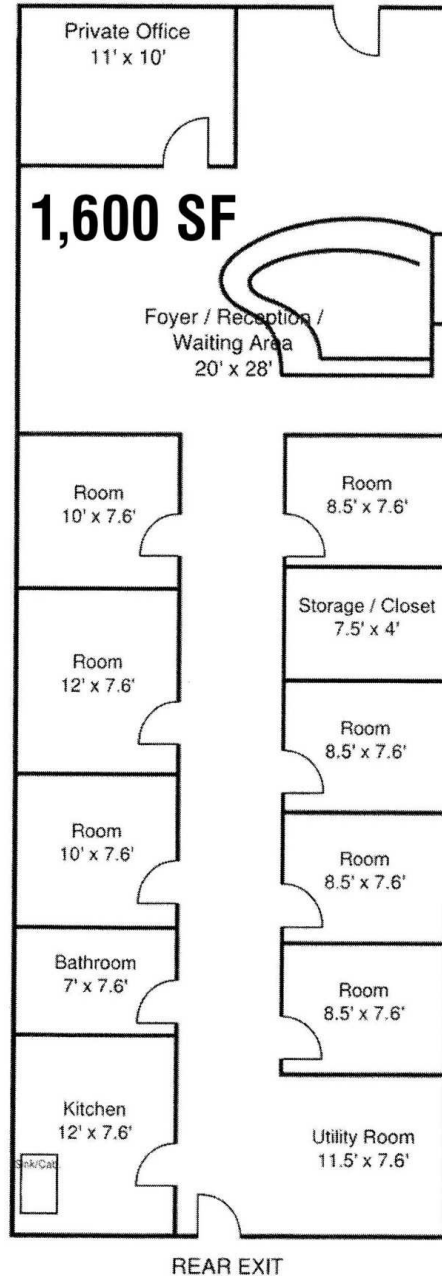
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Floor Plan

FRONT / STOREFRONT



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Auburn Road



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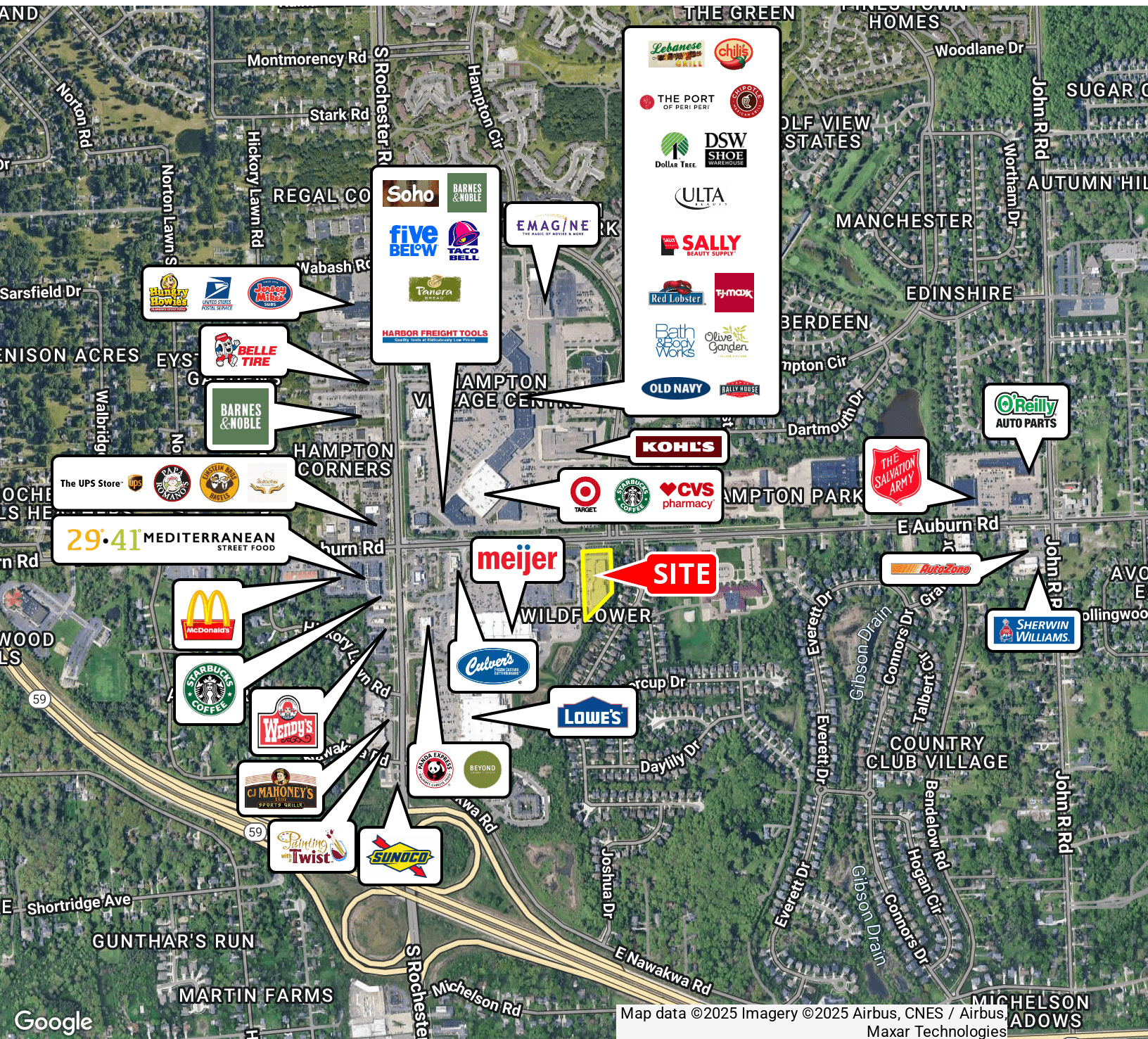
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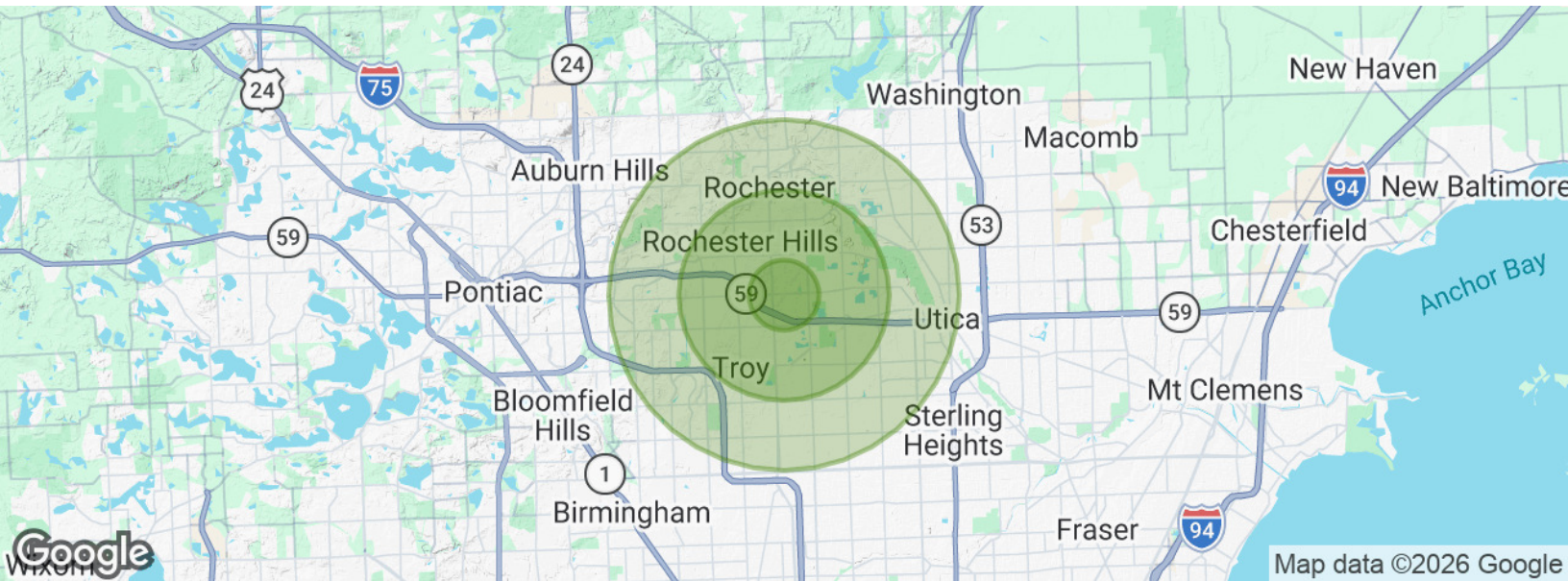
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 9,394 | 67,367 | 189,561 |
| Median age | 36.4 | 38.0 | 39.7 |
| Median age (Male) | 34.3 | 36.6 | 38.9 |
| Median age (Female) | 39.7 | 39.6 | 40.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,007 | 26,068 | 72,613 |
| # of persons per HH | 2.3 | 2.6 | 2.6 |
| Average HH income | \$75,333 | \$89,204 | \$95,526 |
| Average house value | \$224,021 | \$232,770 | \$261,999 |

* Demographic data derived from 2020 ACS - US Census



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