

# WENDY'S

1344 Walton Boulevard / Rochester Hills, MI



**MID-AMERICA®**  
Real Estate-Michigan, Inc.

## FOR LEASE



RETAIL OPPORTUNITY

# WENDY'S

## Address

1344 Walton Blvd.  
Rochester Hills, MI 48309

## Availability

2,843 SF  
.955 Acres  
145' x 287'

## Area Tenants



## Features

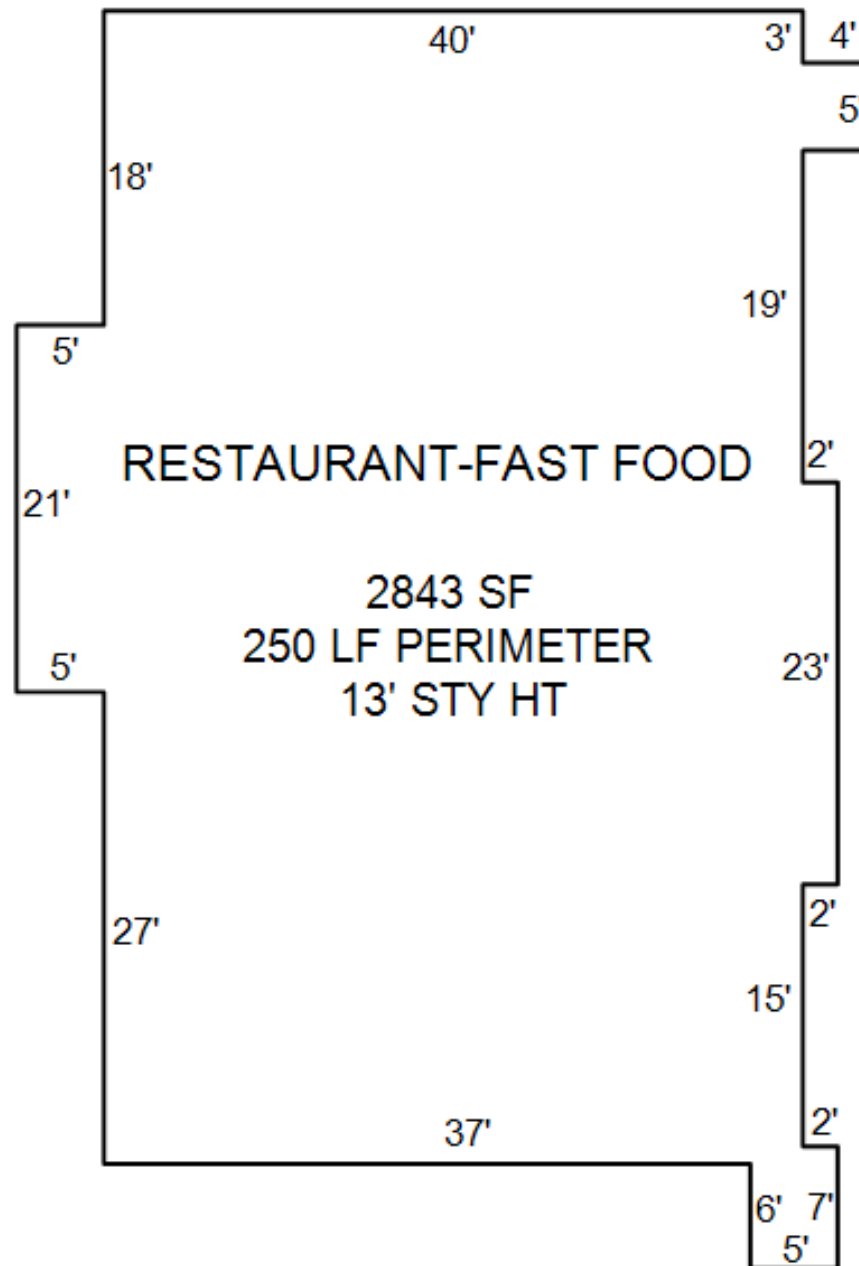
- Available January 1, 2026. Existing Wendy's with a large pylon sign and 43 parking spaces.
- 145' frontage on Walton Boulevard ( 26,000 cars per day).
- Adjacent to a new Starbucks, directly across from Rochester High School (1,623 students) and kiddy-corner from a Kroger anchored shopping center.
- Strong Demographics: Over 69,000 people within 3 miles of the property with an average household income of \$159,000.
- Full access ingress/egress on Walton Boulevard.
- Zoned NB Neighborhood Business District / FB Flex Business Overlay District. Ideal for drive-through restaurants, quick service restaurants, banks and credit unions among others.
- Do not approach employees.

## Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	9,379	69,781	152,954
HOUSEHOLDS	4,290	28,812	61,960
AVG HOUSEHOLD INCOME	\$139,463	\$159,143	\$151,535
DAYTIME POPULATION	10,522	67,991	153,388



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**Rochester Hills Plaza**

FRESENIUS KIDNEY CARE

Gordon FOOD SERVICE

Great Lakes ACE

MOCHINUT

BRUEGGER'S BAGELS

WILD BILLS TOBACCO

O'Reilly AUTO PARTS

GATOS TACOS

**Great Oaks Shopping Center**

PET SUPPLIES PLUS

Walgreens

AT&T

BATTERY GIANT

INSOMNIA COOKIES

HAND & STONE MASSAGE AND FACIAL SPA

barre3

PERSPIRE

BATTERY GIANT

SKUNK STUDIO

peachlab

**Rochester High School**  
(1,623 Students)

**HENRY FORD HEALTH**  
220-bed Hospital

**Campus Corners Shopping Center**

Kroger

planet fitness

Panera BREAD

ups

POTBELLY

Peet's COFFEE

AERIAL