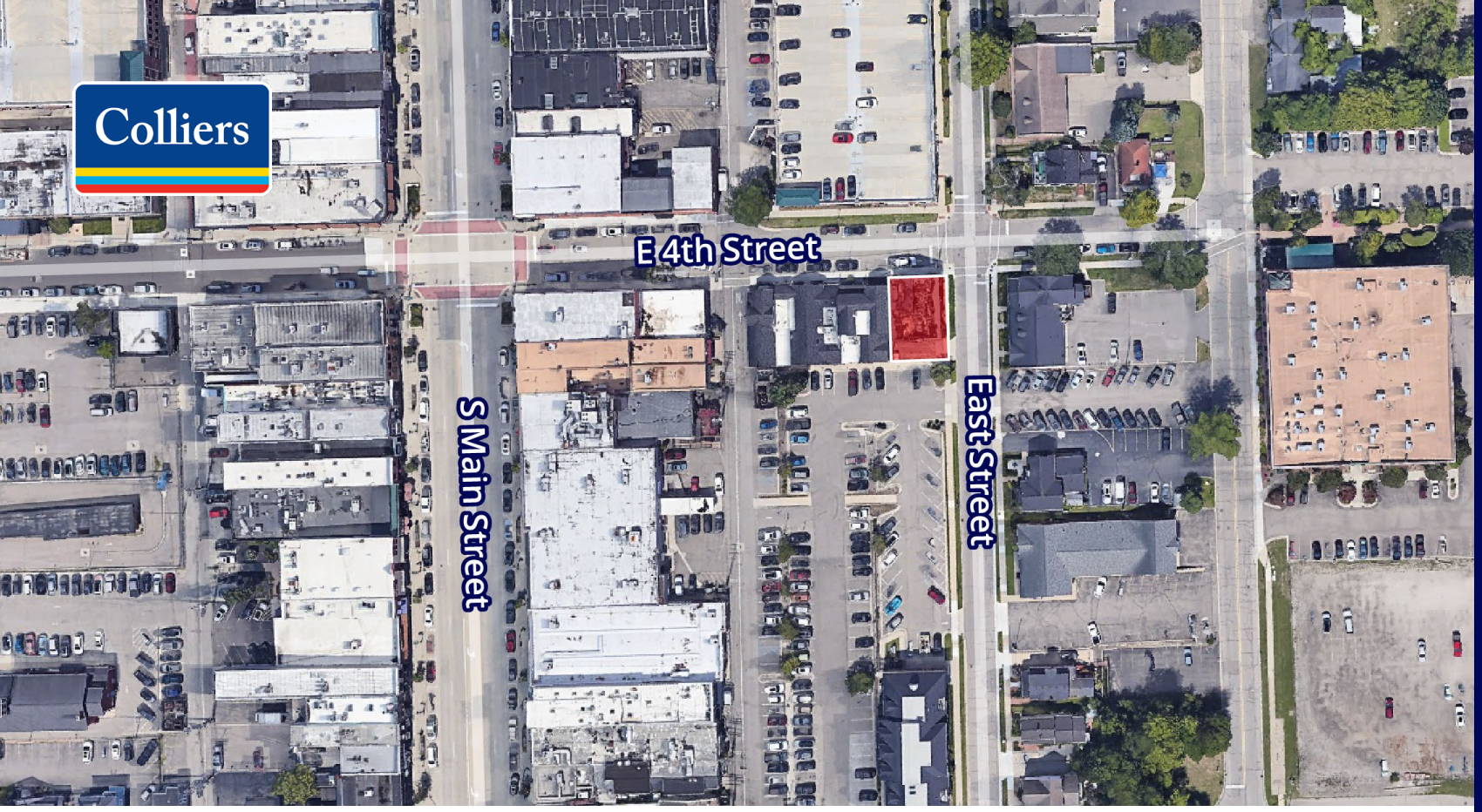


Sale Price

$750,000

FOR SALE

Vacant retail land available

A flexible downtown corner parcel with public parking right next door

View online at colliers.com/detroit

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400 W 4th Street, Ste 350
Royal Oak, MI 48067
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339 East Street, Rochester

Central Business District Flexibility
The property carries Central Business District zoning, which supports a wide range of commercial, retail, office, and mixed-use concepts. That breadth gives a buyer real latitude in how the site gets developed.

Adjacent to Public Parking Lot and Deck
Municipal surface parking and a parking deck sit directly next door, removing the burden of building dedicated on-site parking. Customers, tenants, and employees get convenient abundant options from day one.

Zero Lot Line Property
Zero lot line status allows construction to extend to the property boundaries, capturing the full development potential of the parcel. It's an efficient footprint for a downtown build where land is at a premium.

Construction Up to 35' High
Height allowances of up to 35 feet accommodate a multi-story structure on the site. That vertical capacity opens the door to stacked uses such as ground-floor retail with office or residential above.

Corner Lot
A corner position delivers dual-frontage visibility and easier ingress and egress than a mid-block site. Sitting just one block off Amin Street keeps the property in the flow of downtown foot traffic while staying a step removed from peak congestion.

ROCHESTER, MICHIGAN

Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Potential Gross Revenue			
Total Population	10,553	70,003	157,858
Total Households	5,318	28,911	64,501
Total Family Households	2,776	19,110	42,551
Average Household Size	1.97	2.39	2.39
Median Age	41.9	42.5	41.8
Population Age 25+	7,819	50,035	112,285
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.33%	0.69%	0.82%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.08%	0.18%	0.15%
5 Year Projected Trends: Annual Rate			
Population	0.09%	0.11%	0.10%
Households	0.50%	0.49%	0.51%
Families	0.26%	0.34%	0.35%
Median Household Income	3.13%	3.22%	2.73%
Current Year Population By Sex			
Male Population / % Male	5,186 / 49.1%	34,463 / 49.2%	78,037 / 49.4%
Female Population / % Female	5,367 / 50.9%	35,540 / 50.8%	79,821 / 50.6%
Income & Households Summary			
Median Household Income	$107,804	$122,969	$119,326
Average Household Income	$154,872	$160,002	$154,258
Per Capita Income	$75,306	$66,472	$63,354
Summary Business Data			
Total Daytime Population	16,618	68,526	156,378
Daytime Population: Workers	11,913	33,667	78,371
Daytime Population: Residents	4,705	34,859	78,007





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