

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

311 W. UNIVERSITY DRIVE

311 W University Dr, Rochester, MI 48307



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 311 W University Dr | Rochester, MI 48307



PROPERTY OVERVIEW

4,350 sf freestanding office/retail building for sale or lease in Rochester.

OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	4,350 SF
Lot Size:	0.29 Acres
Price / SF:	\$333.33
Year Built:	2021
Zoning:	BV

PROPERTY HIGHLIGHTS

- 4,350 sf free-standing office/retail building
- Constructed in 2021
- High end buildout
- Building and monument signage available
- Ample parking
- Walkable from Downtown Rochester



BUILDING/PROPERTY INFORMATION: 311 W University Dr | Rochester, MI 48307

BUILDING INFORMATION

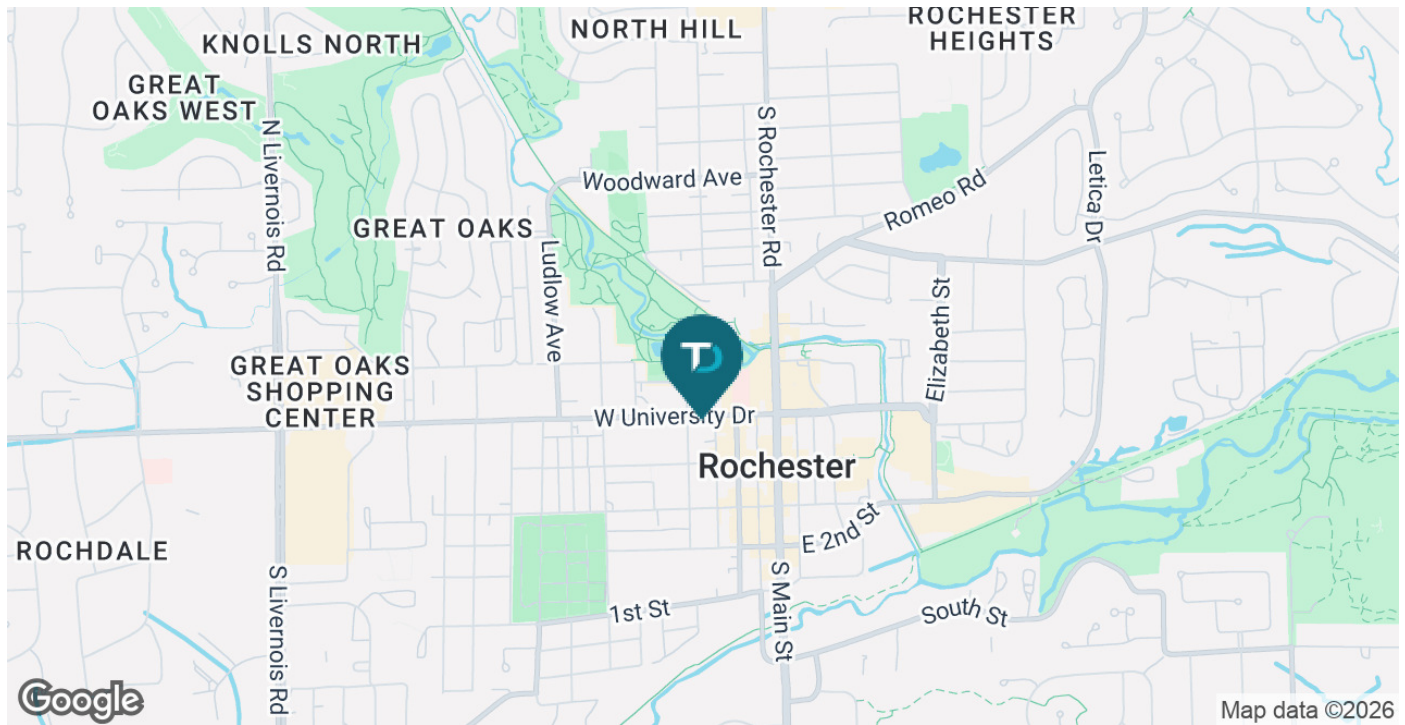
Price/SF:	\$333.33
Price/AC:	\$5,000,000
Building Size:	4,350 SF
Year Built:	2021
Number of Floors:	1
Utilities:	City water & Sewer
Parking Ratio:	4.37

PROPERTY INFORMATION

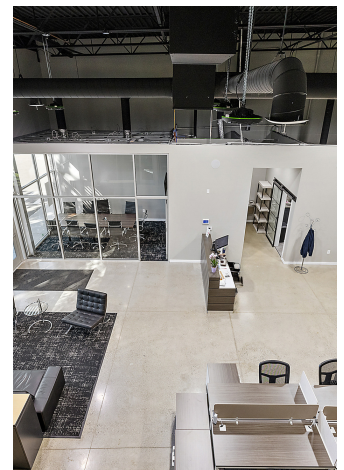
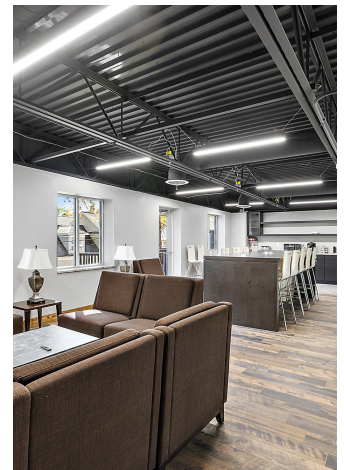
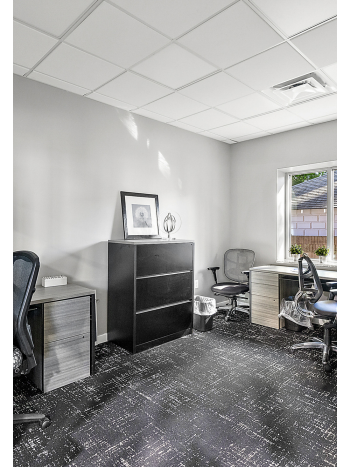
Lot Size:	0.29 Acres
Property Type:	Office
Property Subtype:	Office Building
Taxes:	Summer: \$2,238.00 Winter: \$742.00
Zoning:	BV
Traffic Count:	20,646 CPD
Legal Description:	Available upon request.
APN:	56-15-15-226-017

LOCATION INFORMATION

Located on the South side of W. University just West of Main Street.



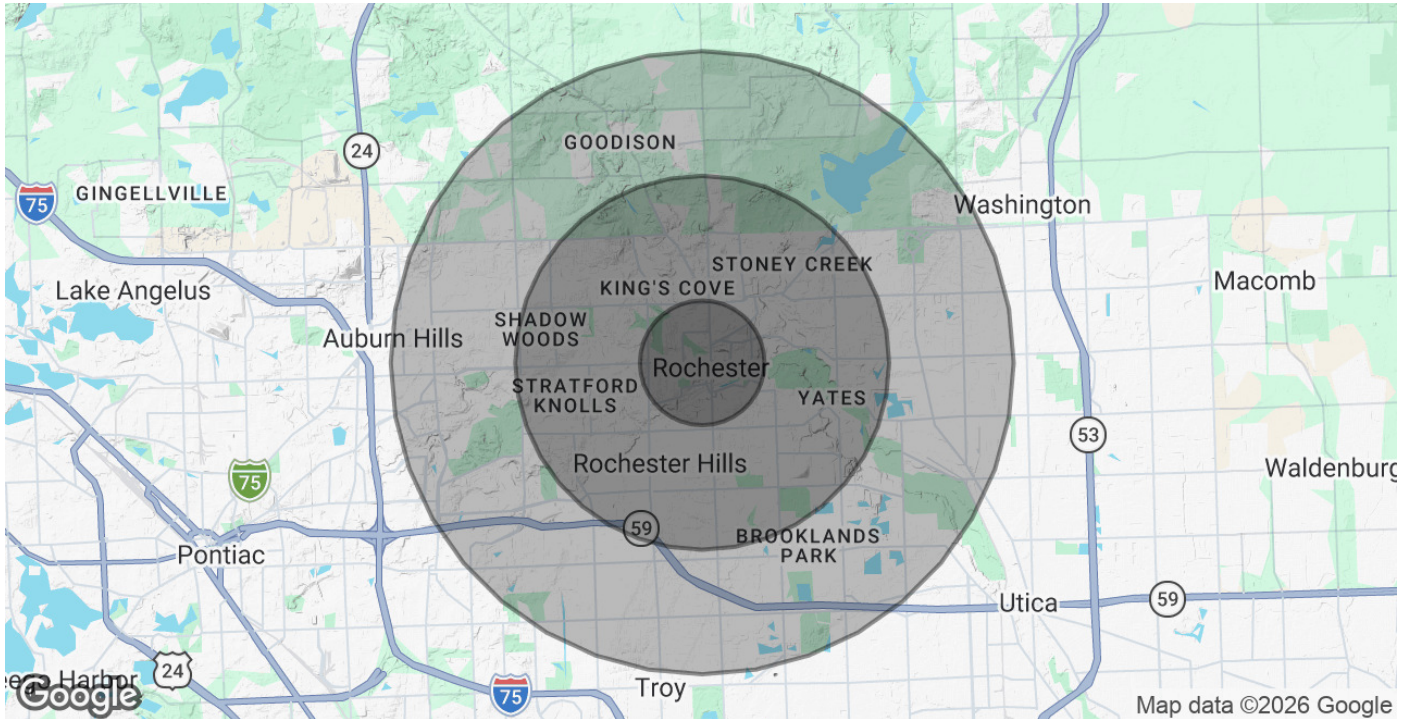
ADDITIONAL PHOTOS: 311 W University Dr | Rochester, MI 48307



RETAILER MAP: 311 W University Dr | Rochester, MI 48307



DEMOGRAPHICS MAP & REPORT: 311 W University Dr | Rochester, MI 48307



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,365	68,750	156,359
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,018	27,553	61,750
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$133,890	\$156,534	\$152,008
Average House Value	\$449,128	\$433,767	\$432,813

2020 American Community Survey (ACS)