

## 3100 S ROCHESTER RD

3100 S Rochester Rd, Rochester Hills, MI 48307



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 3100 S Rochester Rd | Rochester Hills, MI 48307

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**PROPERTY OVERVIEW**

Establish your business on one of Rochester Hills' premier commercial corridors with this exceptional owner-user opportunity. The 2,885± square foot building features approximately 1,535 square feet of retail/showroom space complemented by a 1,350 square foot attached warehouse. Situated on a 0.30-acre site, the property offers outstanding visibility along one of Oakland County's busiest roadways. Currently occupied by a pool supply retailer, the flexible layout is well suited for a variety of retail, showroom, contractor, service, and trade-related businesses. Whether you're expanding your company or looking to own instead of lease, this property offers a rare opportunity to establish your business in a highly desirable Rochester Hills location.

**OFFERING SUMMARY**

|                |                                     |
|----------------|-------------------------------------|
| Sale Price:    | \$750,000                           |
| Building Size: | 2,885 SF                            |
| Price / SF:    | \$259.97                            |
| Year Built:    | 1948                                |
| Renovated:     | 1981                                |
| Zoning:        | NB - Neighborhood Business District |

**PROPERTY HIGHLIGHTS**

- 2,885± SF Commercial Building featuring approximately 1,535 SF retail/showroom and 1,350 SF warehouse/storage
- Excellent Rochester Road frontage with exceptional visibility and exposure to over 32,000 vehicles daily
- Easy access to the M-59 expressway via nearby Rochester Rd/M-59 interchange
- Ideal for retailers, contractors, service businesses, specialty trades, and distribution businesses
- Pool & Spa store currently on a one-year lease expiring on 01/01/2027
- PLEASE DO NOT APPROACH POOL STORE TENANT REGARDING PROPERTY SALE

## BUILDING/PROPERTY INFORMATION: 3100 S Rochester Rd | Rochester Hills, MI 48307

### BUILDING INFORMATION

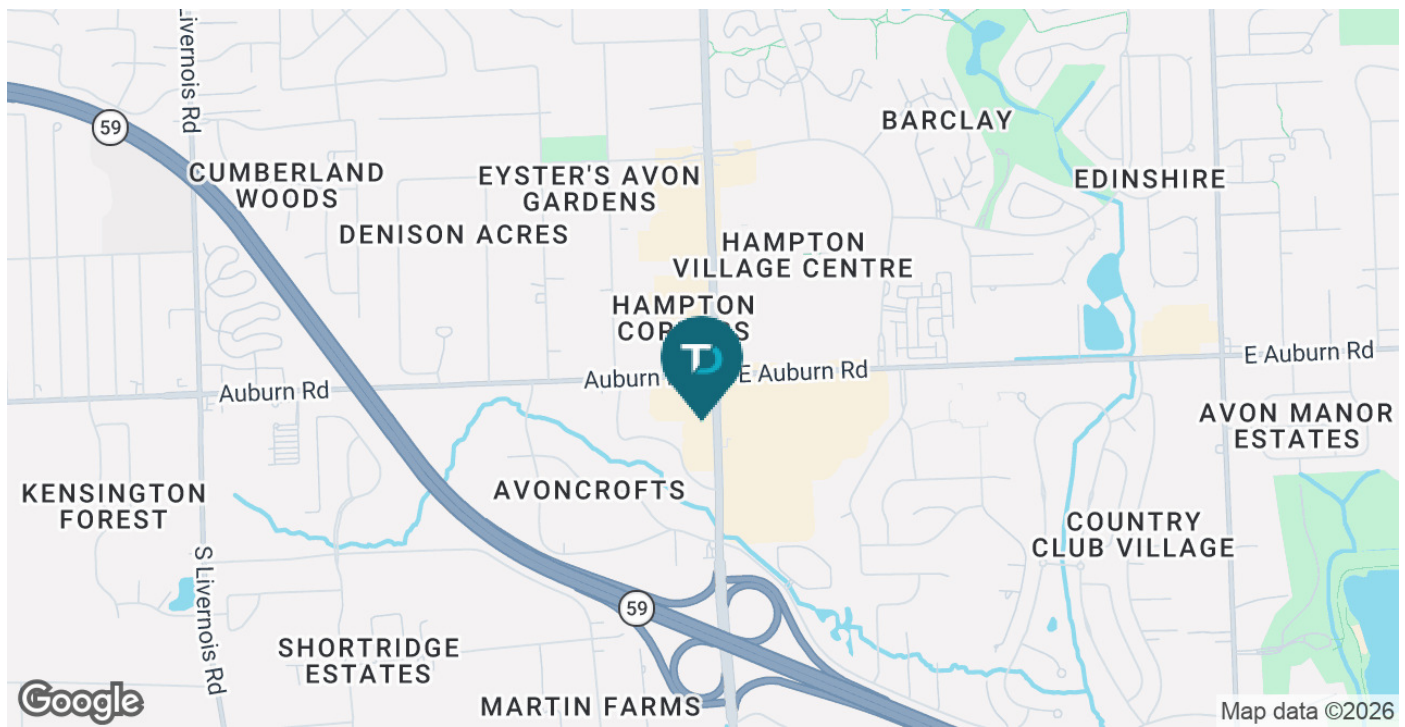
|                   |                      |
|-------------------|----------------------|
| Price/SF:         | \$259.97             |
| Building Size:    | 2,885 SF             |
| Year Built:       | 1948                 |
| Last Renovated:   | 1981                 |
| Number of Floors: | 1                    |
| Utilities:        | City water and sewer |
| Parking Spaces:   | 16                   |

### PROPERTY INFORMATION

|                    |                                     |
|--------------------|-------------------------------------|
| Lot Size:          | 0.3 AC                              |
| Property Type:     | Retail                              |
| Property Subtype:  | Free Standing Building              |
| 2026 Summer Tax:   | \$2,910.47                          |
| 2025 Winter Tax:   | \$2,794.34                          |
| Zoning:            | NB - Neighborhood Business District |
| Traffic Count:     | 32,957 Vehicle/Day (Costar, 2023)   |
| Legal Description: | Available upon request              |
| APN:               | 70-15-34-227-024                    |

### LOCATION INFORMATION

Located on the west side of Rochester Rd, between the M-59 expressway and Auburn Rd





**ADDITIONAL PHOTOS:** 3100 S Rochester Rd | Rochester Hills, MI 48307

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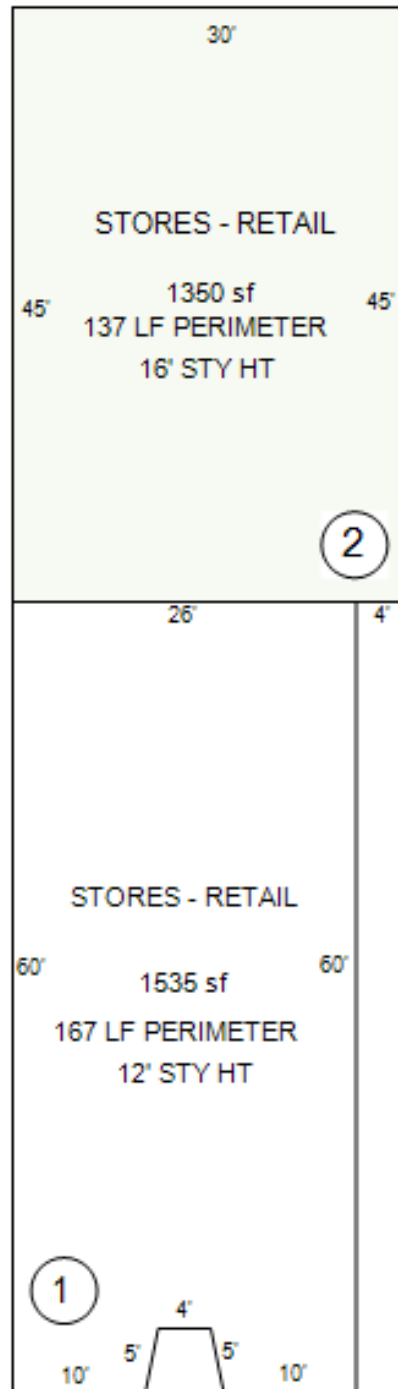
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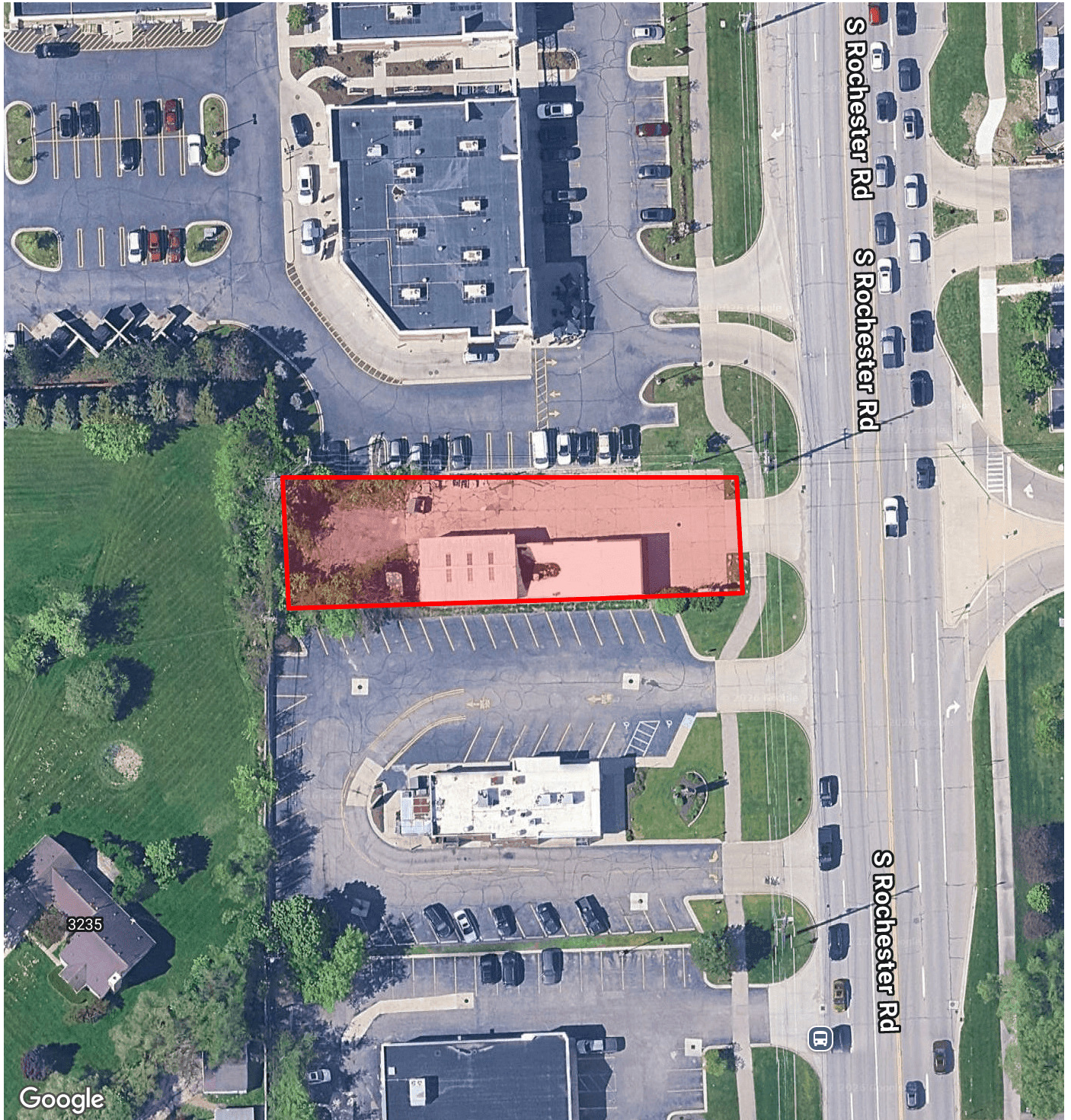
**BUILDING SKETCH:** 3100 S Rochester Rd | Rochester Hills, MI 48307

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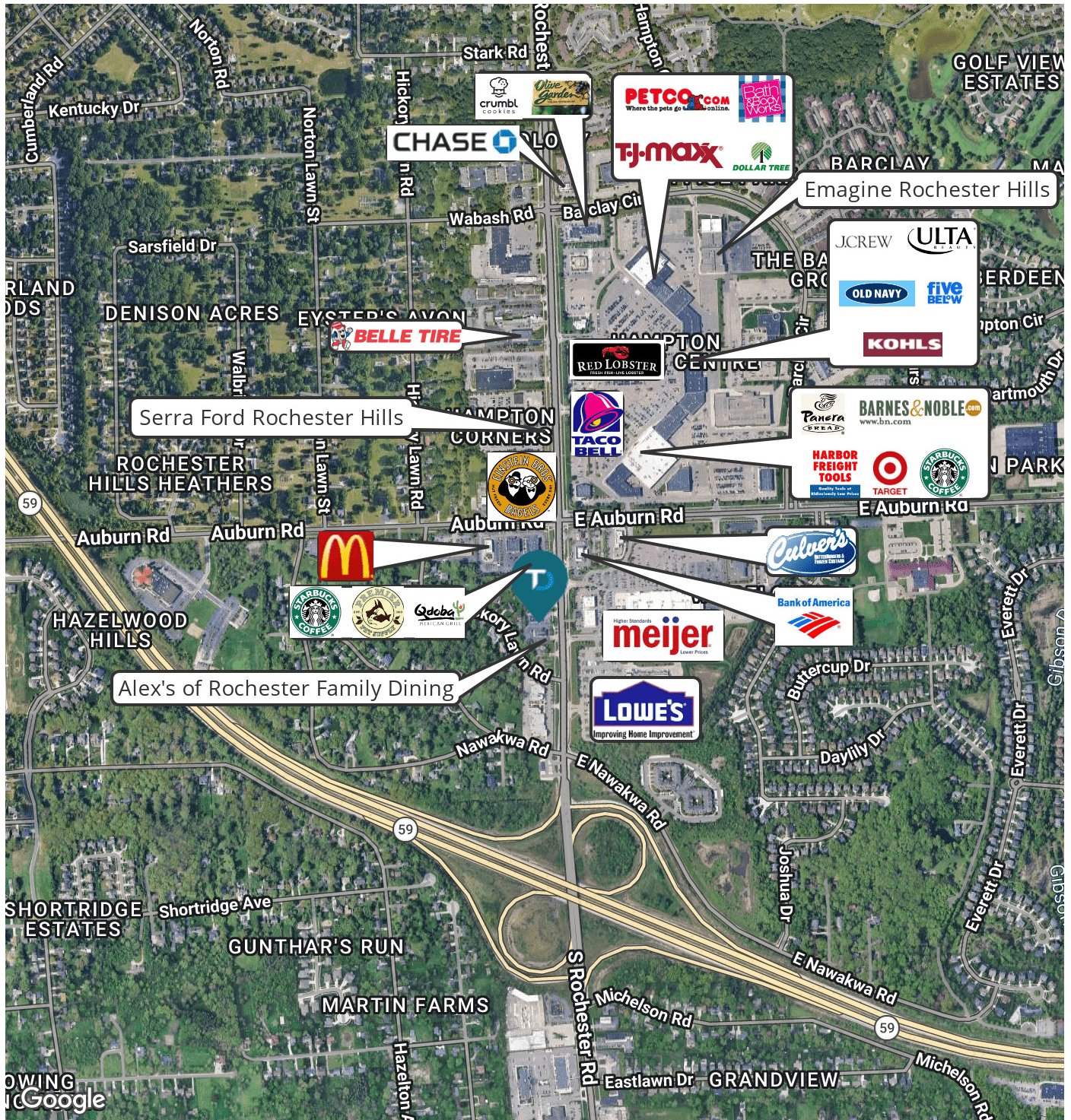


**AERIAL MAP:** 3100 S Rochester Rd | Rochester Hills, MI 48307



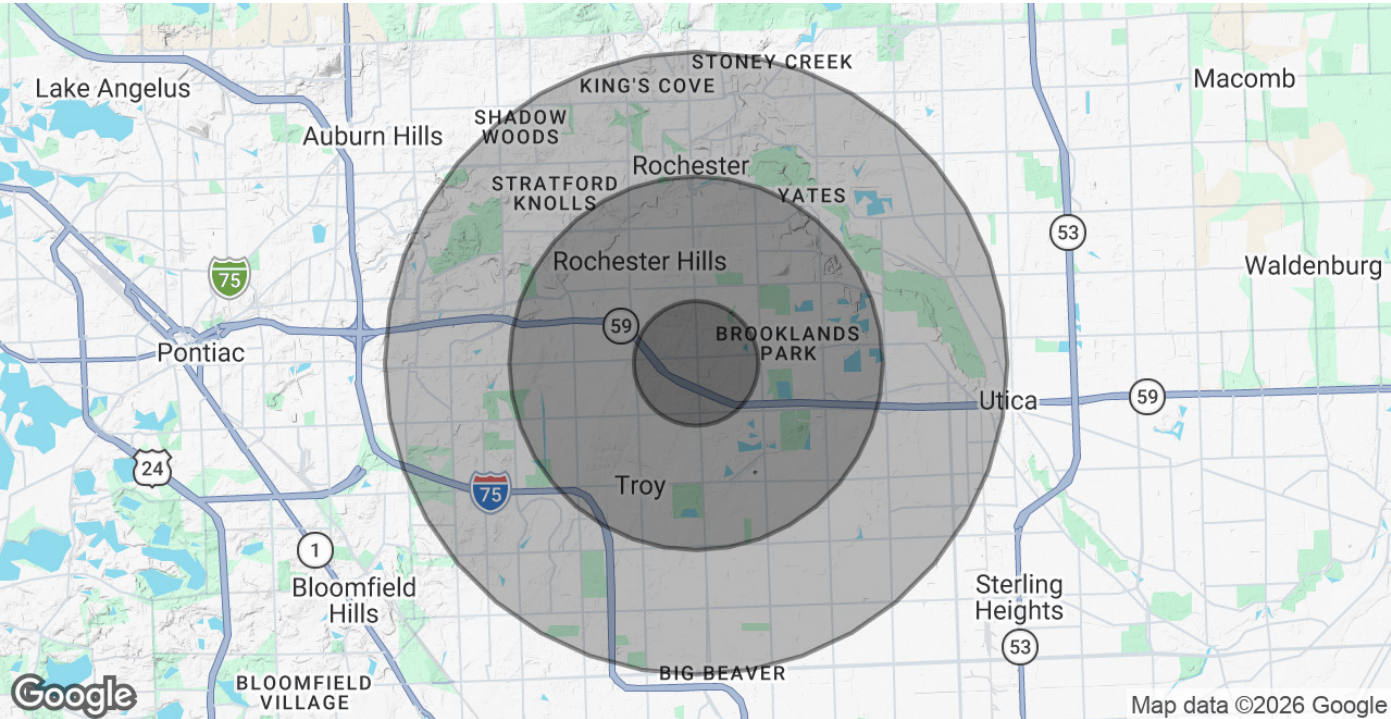


**RETAILER MAP: 3100 S Rochester Rd | Rochester Hills, MI 48307**





**DEMOGRAPHICS MAP & REPORT:** 3100 S Rochester Rd | Rochester Hills, MI 48307



| POPULATION                           | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------------|-----------|-----------|-----------|
| Total Population                     | 9,084     | 67,176    | 198,977   |
| Average Age                          | 41.4      | 42.4      | 43.1      |
| Average Age (Male)                   | 39.7      | 40.7      | 41.7      |
| Average Age (Female)                 | 42.9      | 44.5      | 44.3      |
| HOUSEHOLDS & INCOME                  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households                     | 3,697     | 26,350    | 77,055    |
| # of Persons per HH                  | 2.5       | 2.5       | 2.6       |
| Average HH Income                    | \$131,107 | \$135,108 | \$135,955 |
| Average House Value                  | \$367,539 | \$352,149 | \$380,054 |
| 2023 American Community Survey (ACS) |           |           |           |