CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

AVAILABLE

MIXED-USE DEVELOPMENT | ROCHESTER HILLS, MICHIGAN

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PROPERTY INFORMATION

Property Address	1700 E Auburn Road
City/Township	Rochester Hills
Property Size	Up to 66,000 SF
Land Available	.66 AC
1ST Floor Use:	Retail and/or Commercial
2nd Floor Use:	Residential (preferred)- 24 Units or Commercial
3rd Floor Use:	Residential - 23 Units
Parking	50 spaces on site

AREA TENANTS & EMPLOYERS

Little Caesars · planet fitness · DOLLAR TREE · ACE Hardware · JET'S PIZZA

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
205,643 PEOPLE

MEDIAN AGE
42.5 YEARS OLD

HOUSEHOLDS
80,113

CONSUMER SPENDING
$2.9 BILLON ANNUALLY

AVG HOUSEHOLD INCOME
$115,675/ANNUALLY

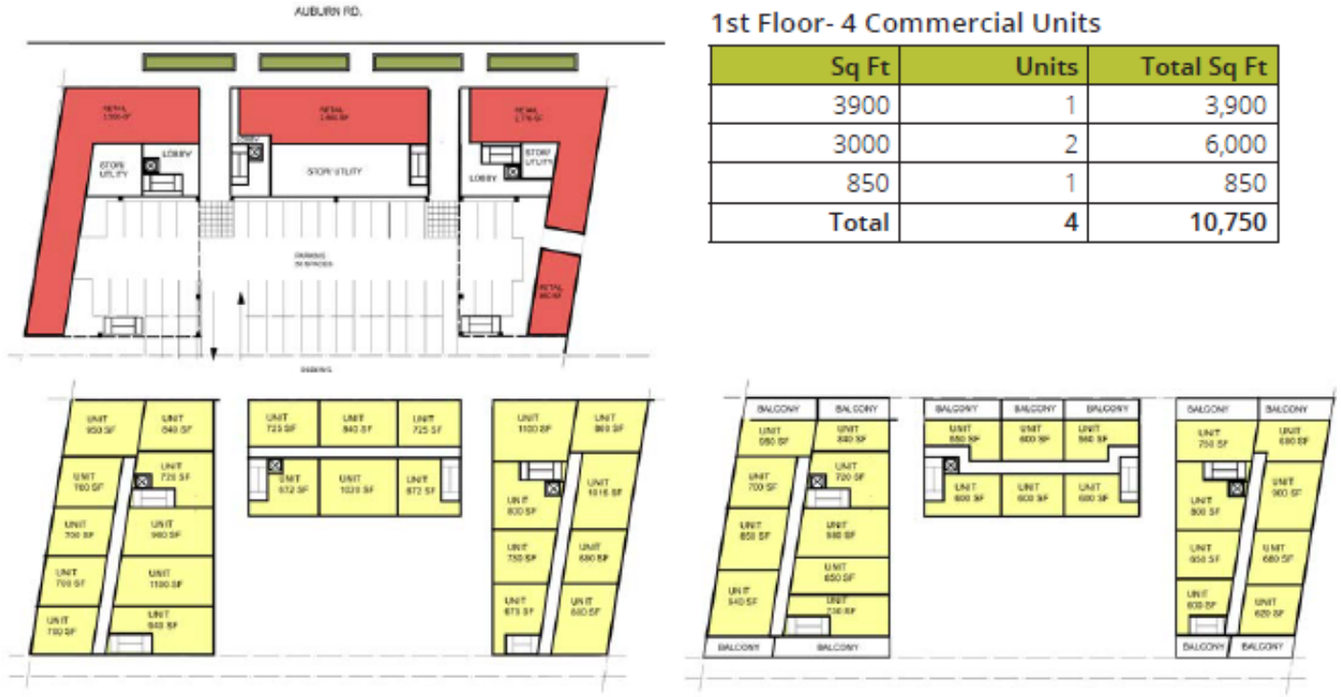
DAYTIME POPULATION
98,489 PEOPLE

PROPERTY HIGHLIGHTS

- 7/10 Acres both the city and state have approved for up to 66,000 SF of mixed-use development.
- Development broken down in three scenarios consisting of approximately 58,200 SF – 66,000 SF containing 2-3 stories with a height of approximately 35 Feet – 45 Feet.
- Zoning includes Retail, Residential, Office Space, Medical offices, Civic and education uses.
- Ideal location for restaurants, retail, mixed-use residential.
- Development opportunity on 9 Parcels on E Auburn Road in Rochester Hills.

DEVELOPMENT SCENARIO:

Size: Approximately 66,000 SF TOTAL
Phase 1: 24,000 SF
Phase 2: 18,000 SF
Phase 3: 24,000 SF
Stories: 3



1st Floor- 4 Commercial Units

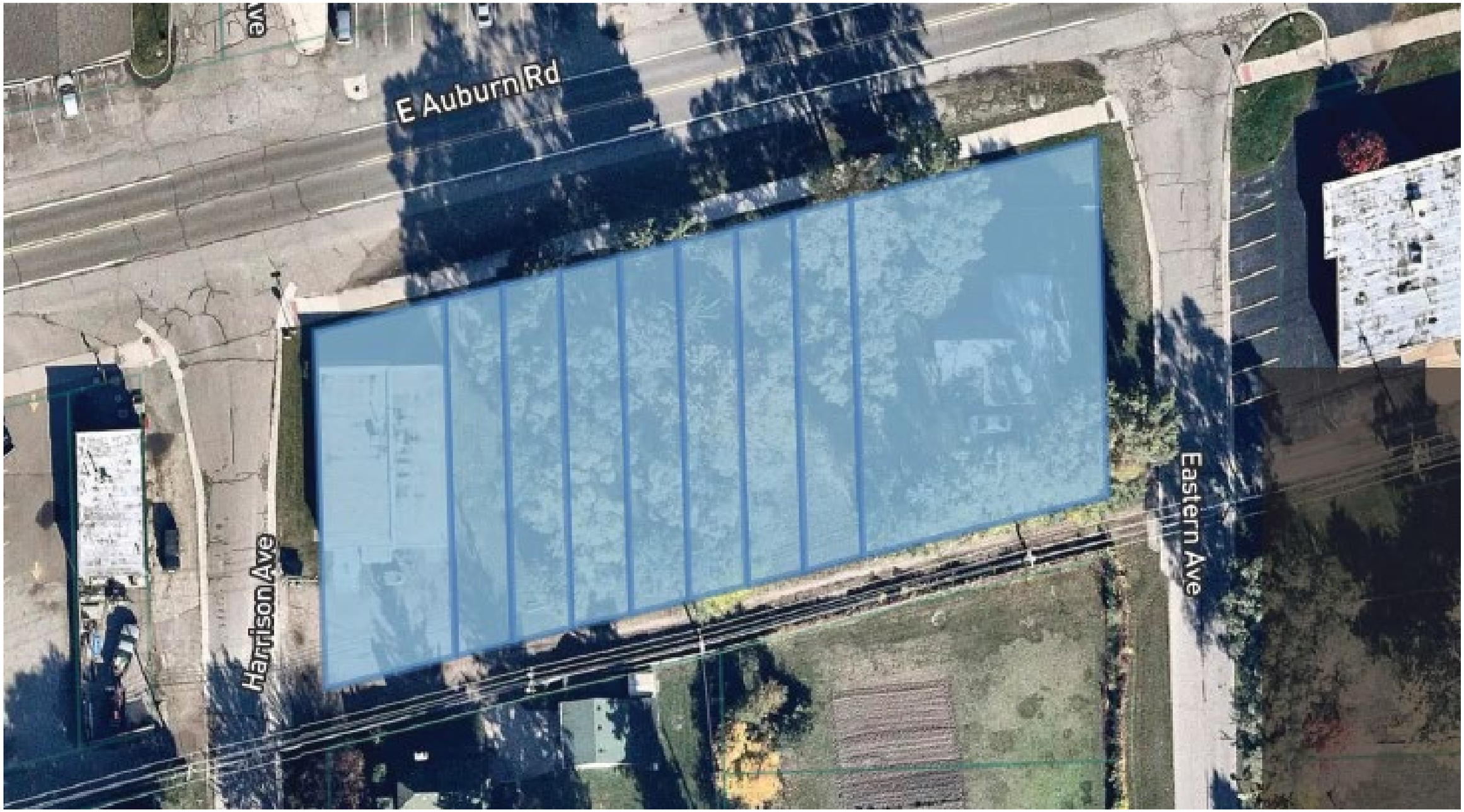
Sq Ft	Units	Total Sq Ft
3900	1	3,900
3000	2	6,000
850	1	850
Total	**4**	**10,750**

2nd Floor- 24 Residential Units

Sq Ft	Units	Total Sq Ft
680	1	680
695	1	695
700	4	2,800
720	1	720
730	1	730
800	3	2,400
840	5	4,200
860	1	860
940	1	940
950	1	950
980	1	980
1,015	1	1,015
1,020	1	1,020
1,100	2	2,200
Total	**24**	**20,190**

3rd Floor- 23 Residential Units

Sq Ft	Units	Total Sq Ft
560	1	560
600	1	600
680	1	680
695	1	695
700	2	1,400
720	1	720
730	2	1,460
750	1	750
800	3	2,400
840	3	2,520
850	2	1,700
900	1	900
940	1	940
950	1	950
980	1	980
1,020	1	1,020
Total	**23**	**6,865**


E Auburn Rd
Harrison Ave
Eastern Ave

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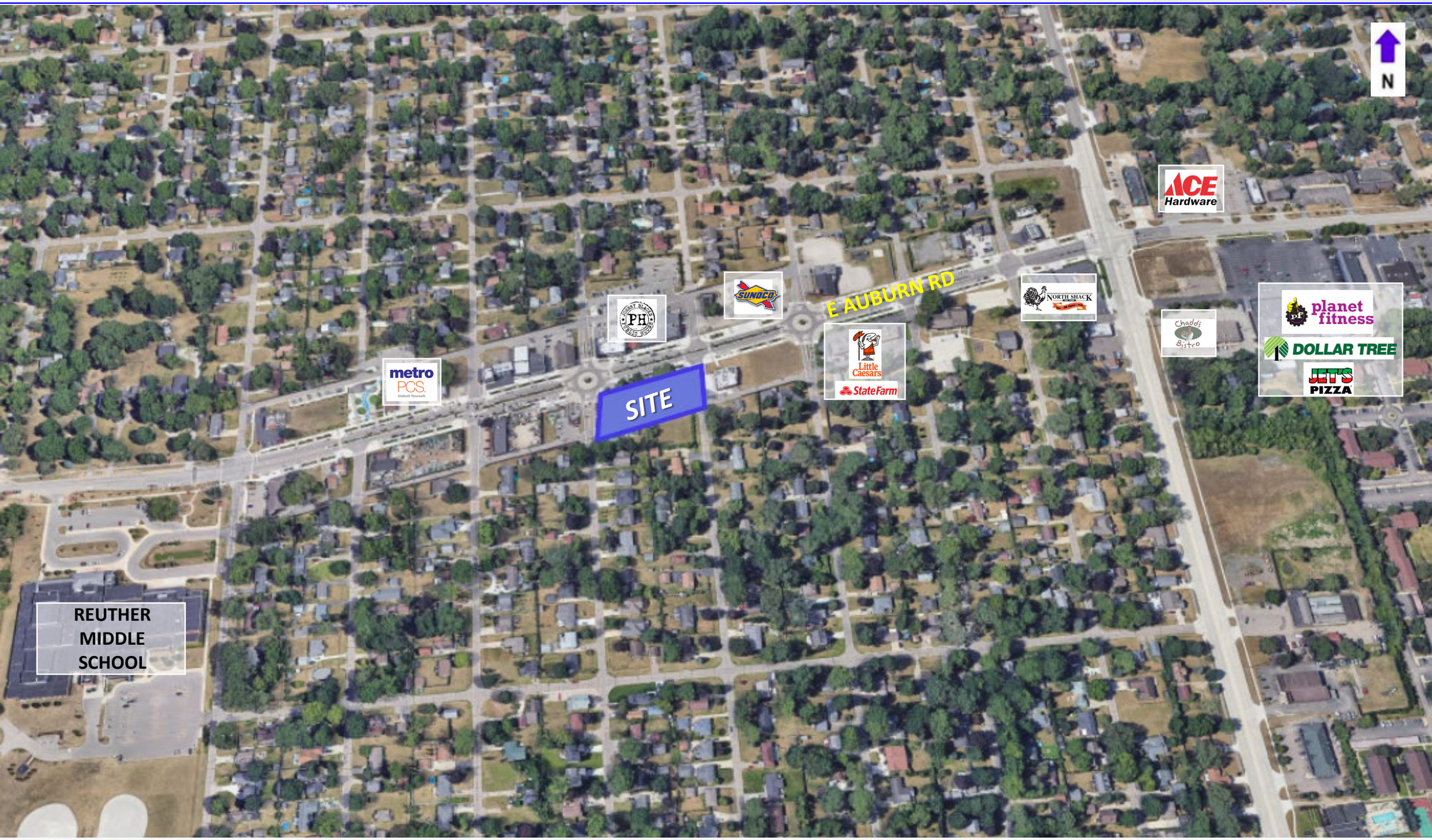

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	9,157	73,525	209,206
2024 Population	9,400	73,061	205,643
2029 Population Projection	9,379	72,431	203,411
Annual Growth 2020-2024	0.7%	-0.2%	-0.2%
Annual Growth 2024-2029	0%	-0.2%	-0.2%
Median Age	39.1	40.7	42.5
Bachelor's Degree or Higher	34%	44%	44%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,928	29,207	81,433
2024 Households	4,033	29,023	80,113
2029 Household Projection	4,024	28,767	79,244
Owner Occupied Households	2,552	19,057	59,216
Renter Occupied Households	1,472	9,710	20,028
Avg Household Income	**$93,240**	**$111,879**	**$115,675**
Median Household Income	**$77,704**	**$90,577**	**$91,684**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,141	51,927	154,880
Black	353	3,363	7,731
American Indian/Alaskan Native	16	111	229
Asian	1,005	11,428	27,286
Hawaiian & Pacific Islander	0	25	49
Two or More Races	886	6,208	15,468
Hispanic Origin	433	3,238	7,623

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	705	4,463	11,962
$50,000 - 75,000	735	4,507	11,794
$75,000 - 100,000	587	3,794	11,147
$100,000 - 125,000	549	3,496	8,964
$125,000 - 150,000	373	2,736	7,241
$150,000 - 200,000	338	3,538	9,423
$200,000+	234	3,312	10,721

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	**2,018**	**381**	**5**	**27,084**	**3,151**	**9**	**81,072**	**10,183**	**8**
Trade Transportation & Utilities	350	52	7	4,714	320	15	13,787	1,236	11
Information	6	2	3	509	37	14	1,759	145	12
Financial Activities	413	27	15	1,697	262	6	7,964	1,138	7
Professional & Business Services	124	32	4	1,574	282	6	9,837	1,327	7
Education & Health Services	829	214	4	14,455	1,845	8	30,715	4,606	7
Leisure & Hospitality	142	16	9	2,594	159	16	10,071	673	15
Other Services	148	37	4	1,397	233	6	5,296	980	5
Public Administration	148	37	4	1,397	233	6	5,296	980	5
Goods-Producing Industries	**157**	**28**	**6**	**3,470**	**219**	**16**	**17,417**	**994**	**18**
Natural Resources & Mining	2	1	2	109	5	22	191	15	13
Construction	129	21	6	662	138	5	3,171	512	6
Manufacturing	26	6	4	2,699	76	363	14,055	467	30
Total	**2,175**	**409**	**5**	**30,554**	**3,370**	**9**	**98,489**	**11,177**	**9**

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EXCLUSIVELY LISTED BY:

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RETAIL LEASING
Landlord Representation & New Project Leasing

TENANT REPRESENTATION
Site Selection & Negotiations

INVESTMENT SALES
STNL & Multi-Tenant, Multi-Family, Carwashes, etc.

ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio Transactions

MARKET ANALYSIS
Market Research & Site Evaluations

NATIONAL RELATIONSHIPS
Retailers & Investors across the U.S.

TEAMWORK
Innovative Solutions

SHARED DATABASE
Retailers & Investors across the U.S.