FOR LEASE

MEDICAL OFFICE SPACE

2055 Crooks Rd | **Rochester Hills, MI**

ROCHESTER MEDICAL CENTER

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	3950 S Rochester Road
City/Township	Rochester Hills, MI
Space Available	3,068 SF
Building Size	15,168 SF
Zoning	O-1
Land Size	1.28 AC
Asking Rental Rate	$20.00 PSF
Lease Type	Gross

DEMOGRAPHICS *(5-MILE RADIUS)*

206,915
PEOPLE

$129,637
AVG. HOUSEHOLD INCOME

80,566
HOUSEHOLDS

$2.6 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME CROOKS & HAMLIN ROAD LOCATION
Positioned at the southeast corner of Crooks and Hamlin Roads, providing excellent visibility and convenient access for employees, clients, and visitors.

RECENTLY RENOVATED OFFICE BUILDING
Originally constructed in 1987 and renovated in 2017, the 15,168 SF building offers an established professional setting with updated finishes.

3,068 SF AVAILABLE FOR LEASE
Approximately 3,068 SF of office space available, well suited for professional services, administrative operations, or corporate office users.

EXCELLENT ACCESS TO M-59 & I-75
Located just north of M-59 with convenient access to I-75, connecting the property to Rochester Hills, Troy, Auburn Hills, and surrounding Oakland County communities.

AMPLE ON-SITE PARKINGS
The property offers a large surface parking area, providing convenient parking for employees and visiting clients.

ESTABLISHED MEDICAL CO-TENANT
A 10,000 SF ophthalmology practice already calls this building home, creating a professional, patient-friendly environment. An ideal fit for a complementary medical user (dental, physical therapy, primary care) to benefit from shared patient traffic and cross-referrals.

AREA TENANTS

TARGET · Walmart · meijer · Michaels · ALDI · LOWE'S

PHOTOS

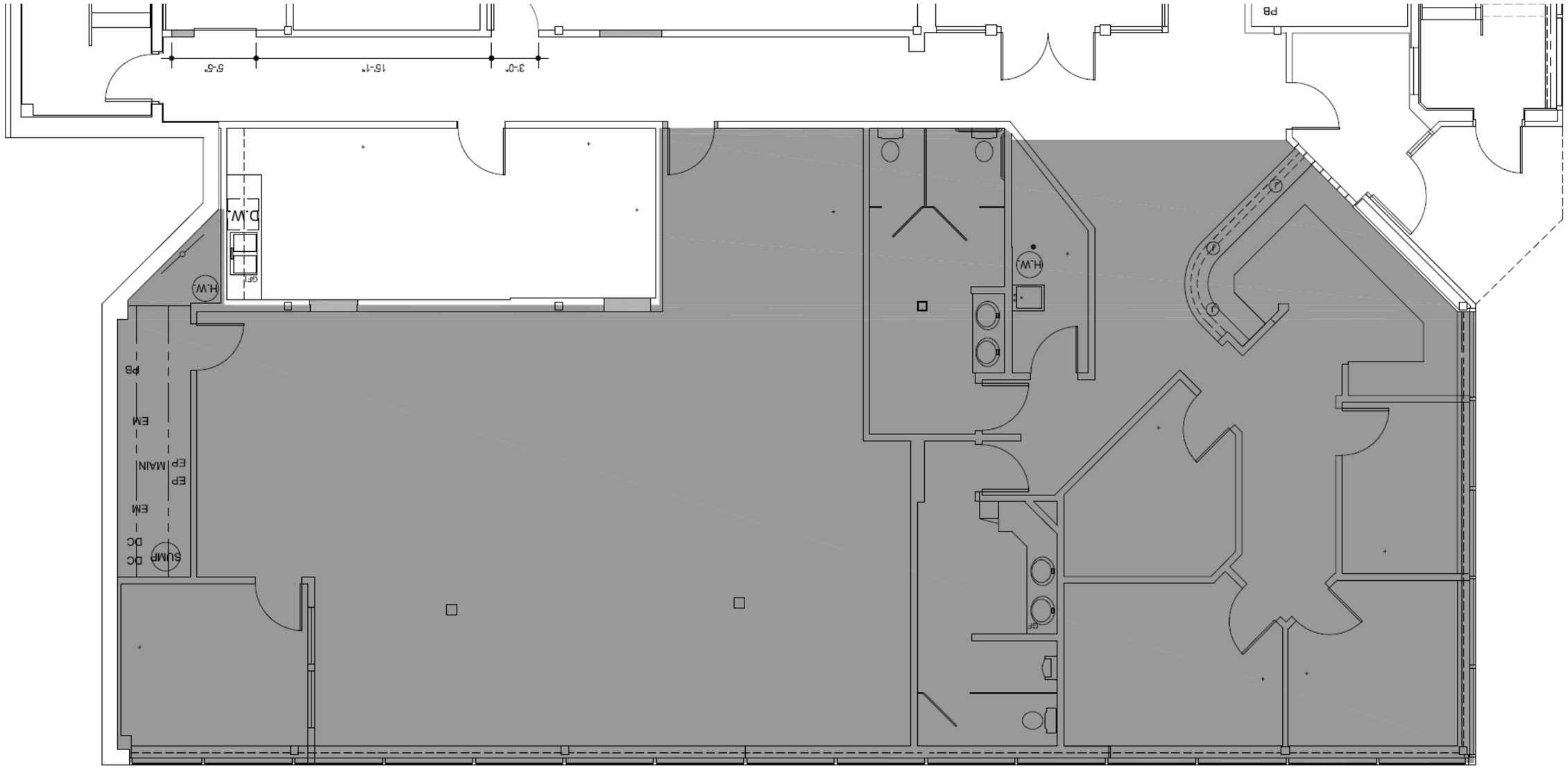








FLOOR PLAN



AERIAL


CROOKS ROAD
SITE
15,593 VPD
W HAMLIN ROAD
24,431 VPD
96,551 VPD
M 59
THE HOME DEPOT
ALDI
DICK'S
Michaels
PETSMART
Total Wine & MORE
HomeGoods
Burlington
Tim Hortons
FRESH THYME MARKET
Dunham's SPORTS
Walgreens
CVS pharmacy
CRUNCH FITNESS
STAPLES
TARGET
LOWE'S
meijer
TJ.maxx
OLD NAVY
Culver's
BARNES & NOBLE
Panera BREAD
petco
DSW
ULTA BEAUTY
KOHL'S
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
EMAGINE
THE MAGIC OF MOVIES & MORE
Walmart
Panera BREAD
ALDI
meijer
TRACTOR SUPPLY CO
FIVE GUYS BURGERS and FRIES
DOLLAR TREE
TACO BELL
Public Storage
GRIFFIN CLAW BREWING CO
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	1,104	17,544	45,738
2025 Population	1,162	18,818	48,408
2030 Population Projection	1,196	19,432	49,815
Annual Growth 2020-2025	1.0%	1.5%	1.2%
Annual Growth 2025-2030	0.6%	0.7%	0.6%

HOUSEHOLDS			
2020 Households	433	7,009	17,630
2025 Households	456	7,506	18,685
2030 Household Projection	470	7,754	19,243
Annual Growth 2020-2025	1.1%	1.4%	1.3%
Annual Growth 2025-2030	0.6%	0.7%	0.6%
Avg Household Size	2.50	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$130,391	$131,749	$133,491
Median Household Income	$88,942	$101,309	$105,712

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$395,976	$405,691	$383,291
Median Year Built	1990	1989	1987
Owner Occupied Households	379	6,469	17,151
Renter Occupied Households	91	1,285	2,092

HOUSING COMPOSITION			
1-Person Households	124	1,980	4,192
2-Person Households	145	2,664	6,948
3-Person Households	68	1,162	3,068
4-Person Households	74	1,084	2,806
5-Person Households	37	463	1,248
6-Person Households	7	120	321
7-Person Households	1	33	102

EMPLOYMENT			
Civilian Employed	537	9,257	25,008
Civilian Unemployed	17	245	794
Civilian Non-Labor Force	429	6,301	14,755

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