EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

311 W. UNIVERSITY DRIVE

311 W University Dr, Rochester, MI 48307



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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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

Lease Rate:	Contact Broker
Building Size:	4,350 SF
Available SF:	1,044 - 3,306 SF
Lot Size:	0.29 Acres
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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

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

BUILDING INFORMATION

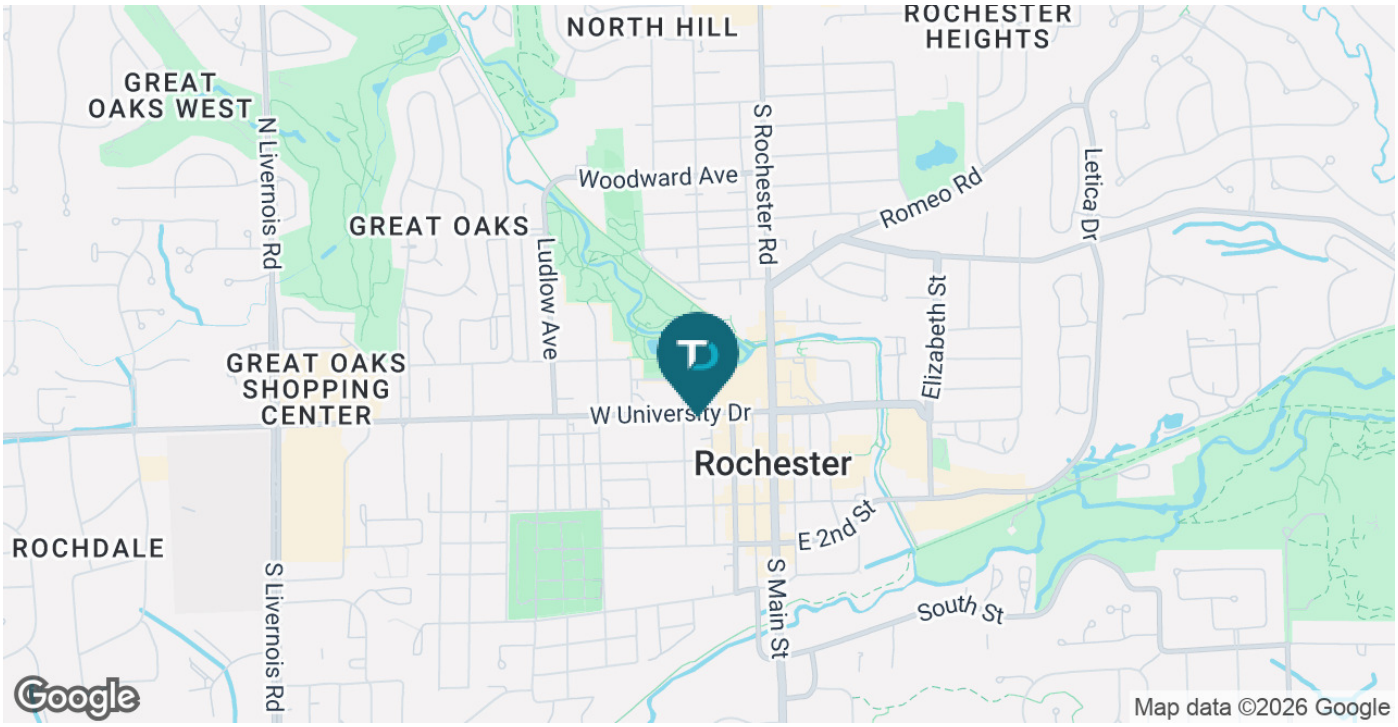
Building Size:	4,350 SF
Year Built:	2021
Number of Floors:	1
Utilities:	City water & Sewer
Parking Spaces:	19

PROPERTY INFORMATION

Lot Size:	0.29 Acres
Property Type:	Office
Property Subtype:	Office Building
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.



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LEASE SPACES: 311 W University Dr | Rochester, MI 48307



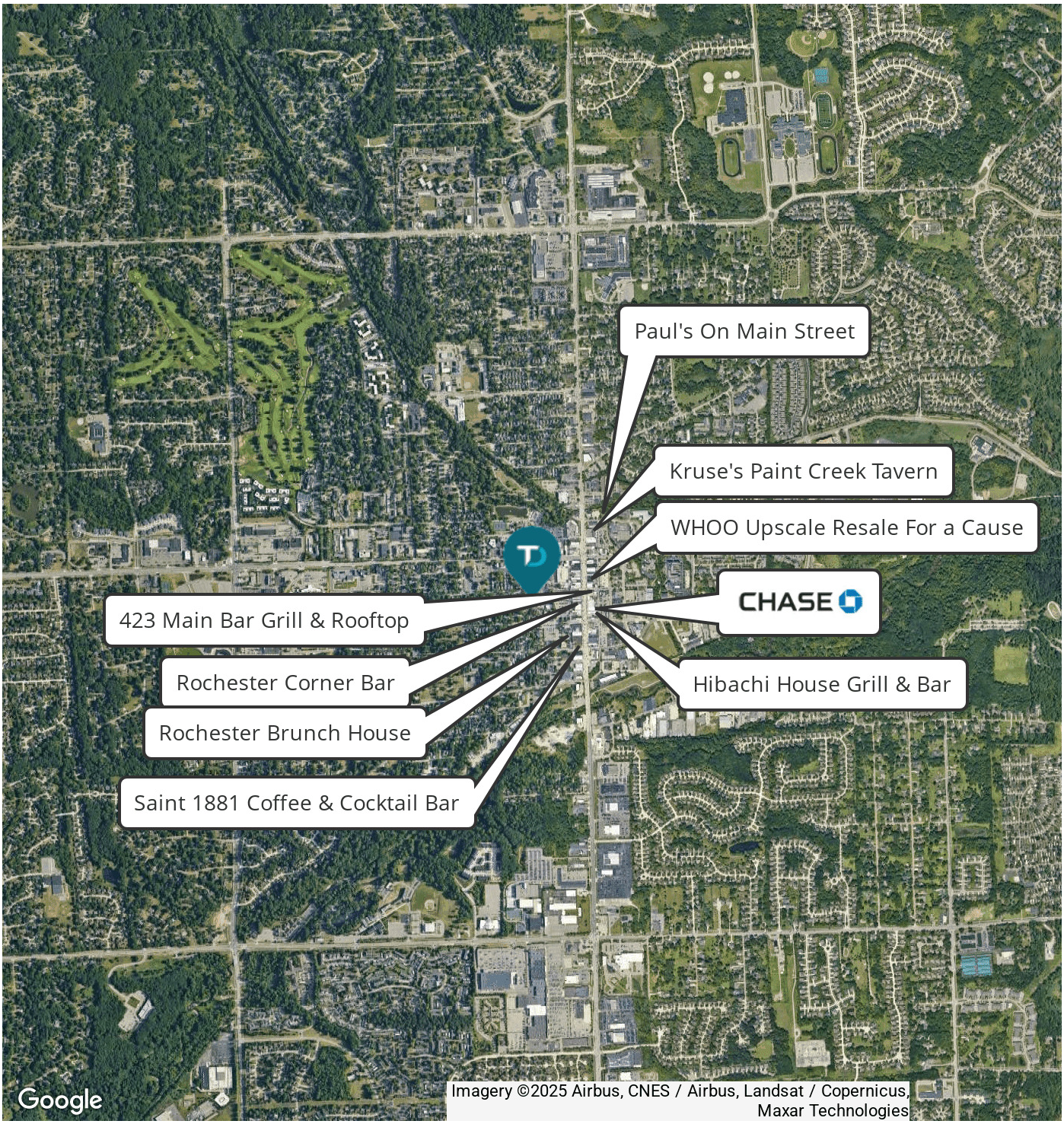
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,044 - 3,306 SF	Lease Rate:	Contact Broker

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
311	Available	3,306 SF	NNN	Contact Broker	Rate TBD
311	Available	1,044 SF	NNN	Contact Broker	Rate TBD

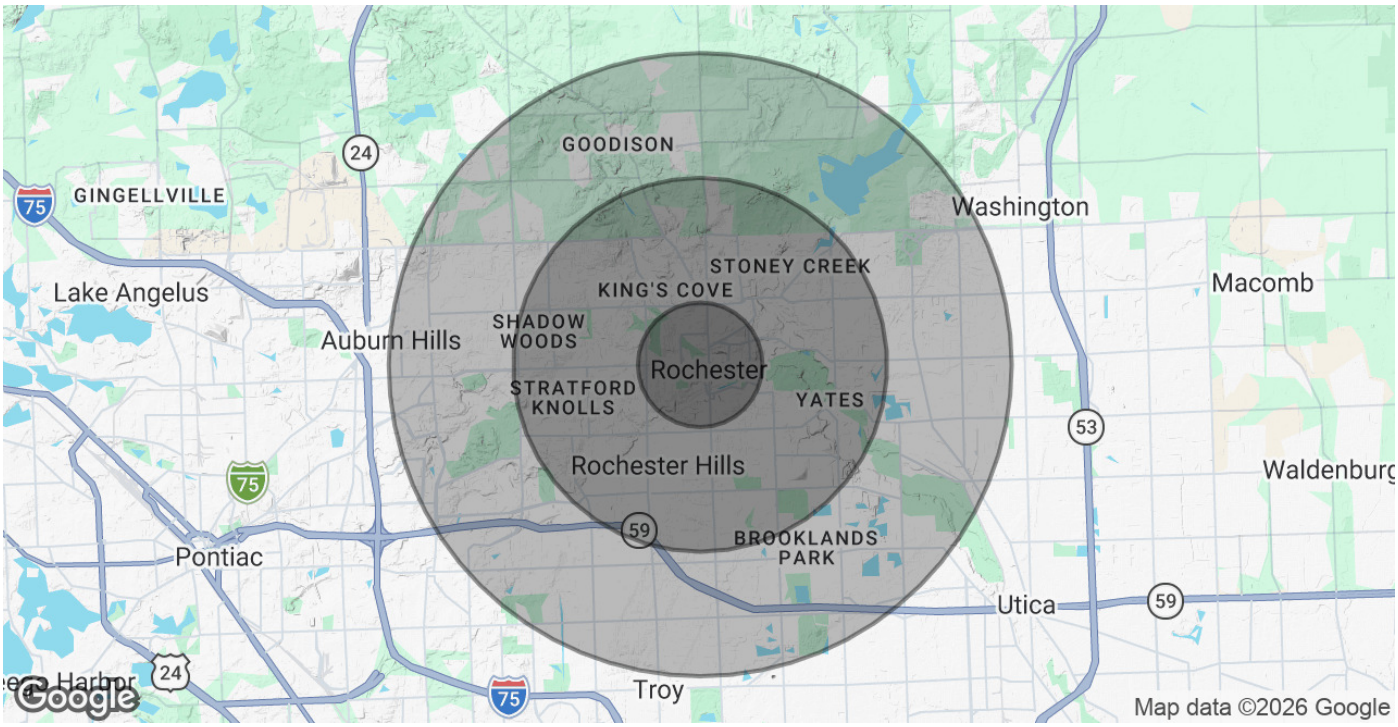
RETAILER MAP: 311 W University Dr | Rochester, MI 48307



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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)

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