EST. 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



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.

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

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

BUILDING INFORMATION

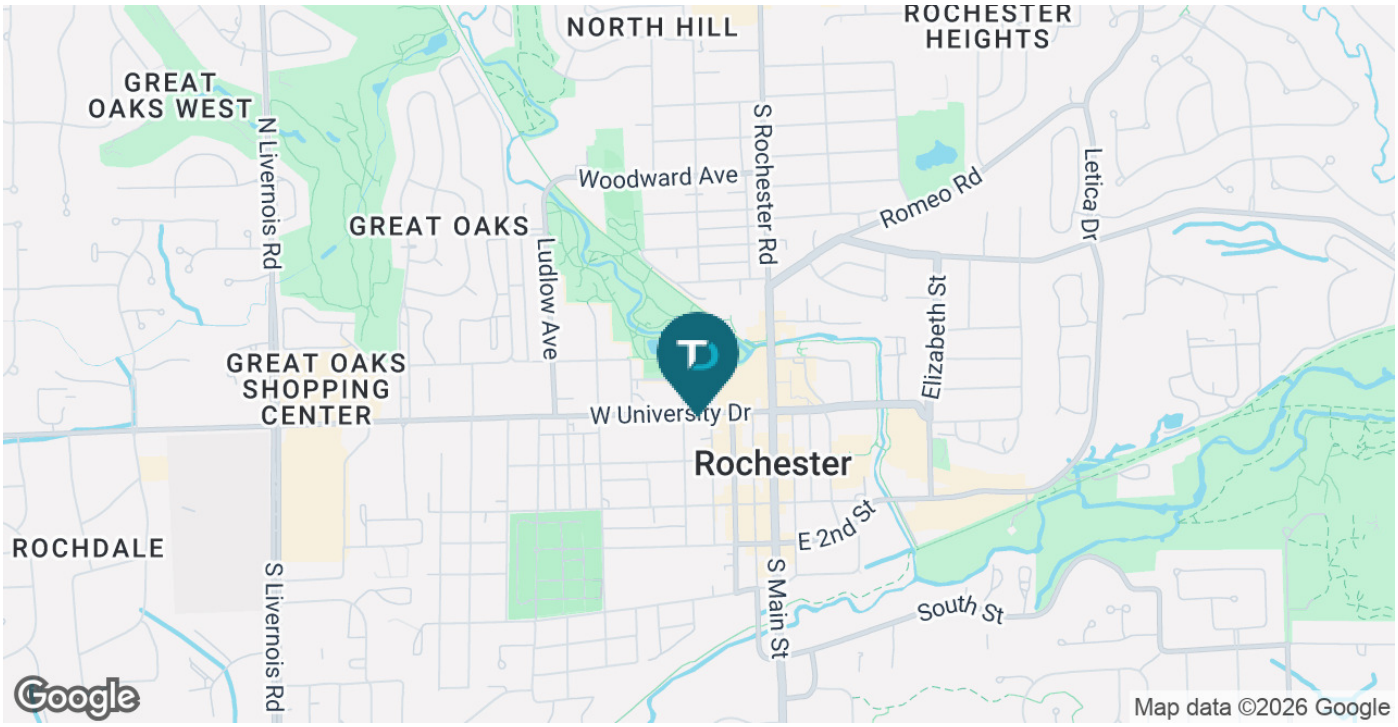
Price/SF:	$333.33
Price/AC:	$5,000,000
Building Size:	4,350 SF
Year Built:	2021
Number of Floors:	1
Utilities:	City water & Sewer
Parking Ratio:	4.37

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

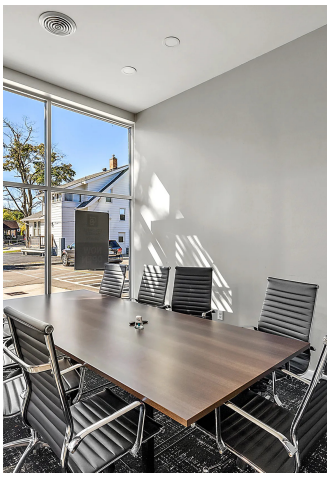
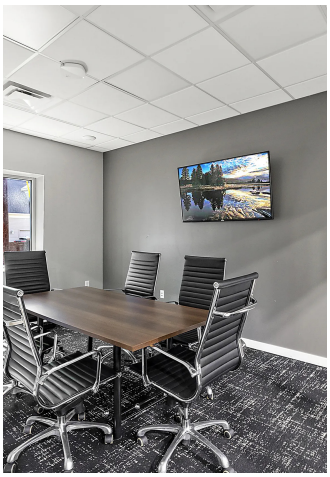
Located on the South side of W. University just West of Main Street.

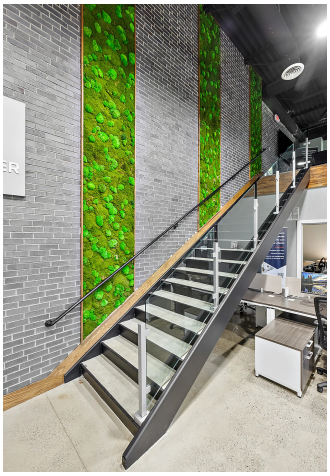


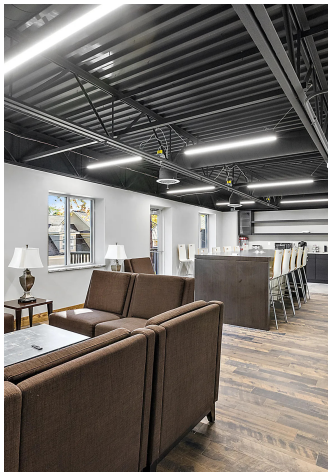
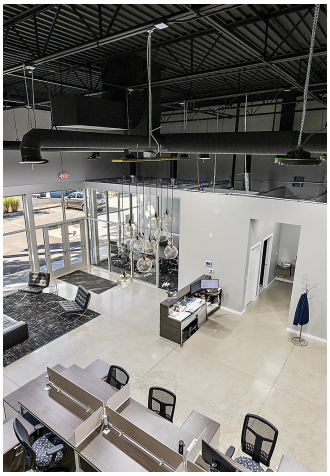
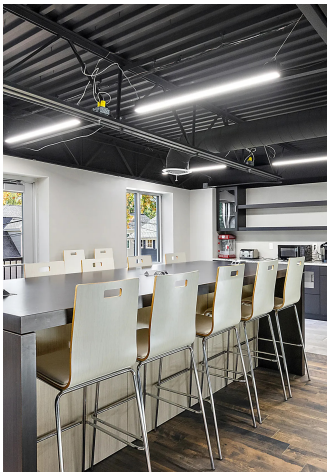
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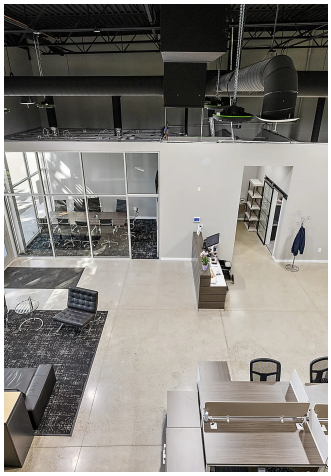
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ADDITIONAL PHOTOS: 311 W University Dr | Rochester, MI 48307



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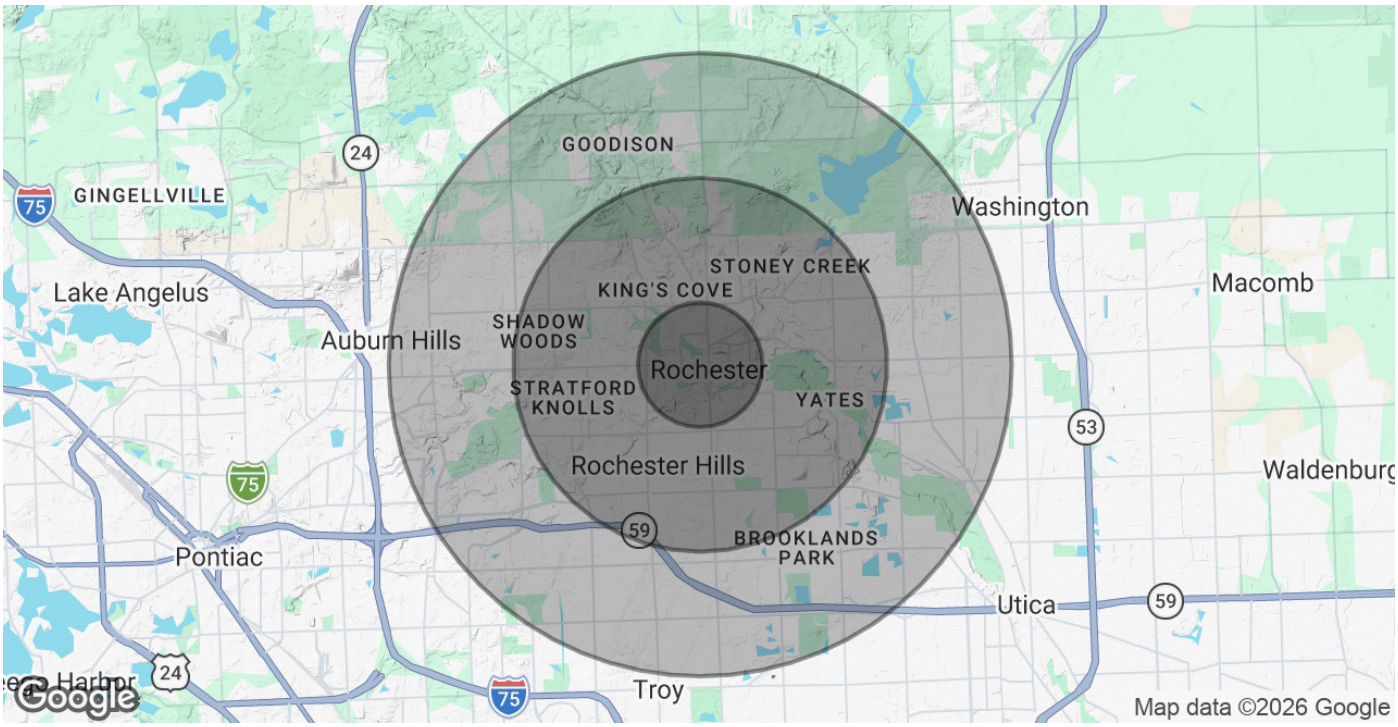
RETAILER MAP: 311 W University Dr | Rochester, MI 48307



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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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