EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

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



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

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Thomas Duke Company | 248.476.3700

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

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:	Freestanding 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



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





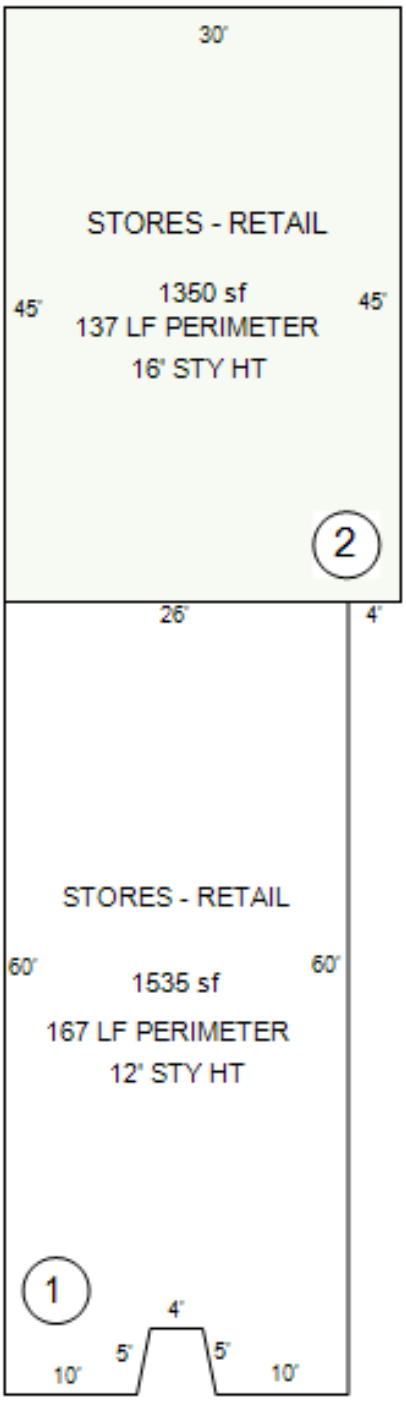
ADDITIONAL PHOTOS: 3100 S Rochester Rd | Rochester Hills, MI 48307







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



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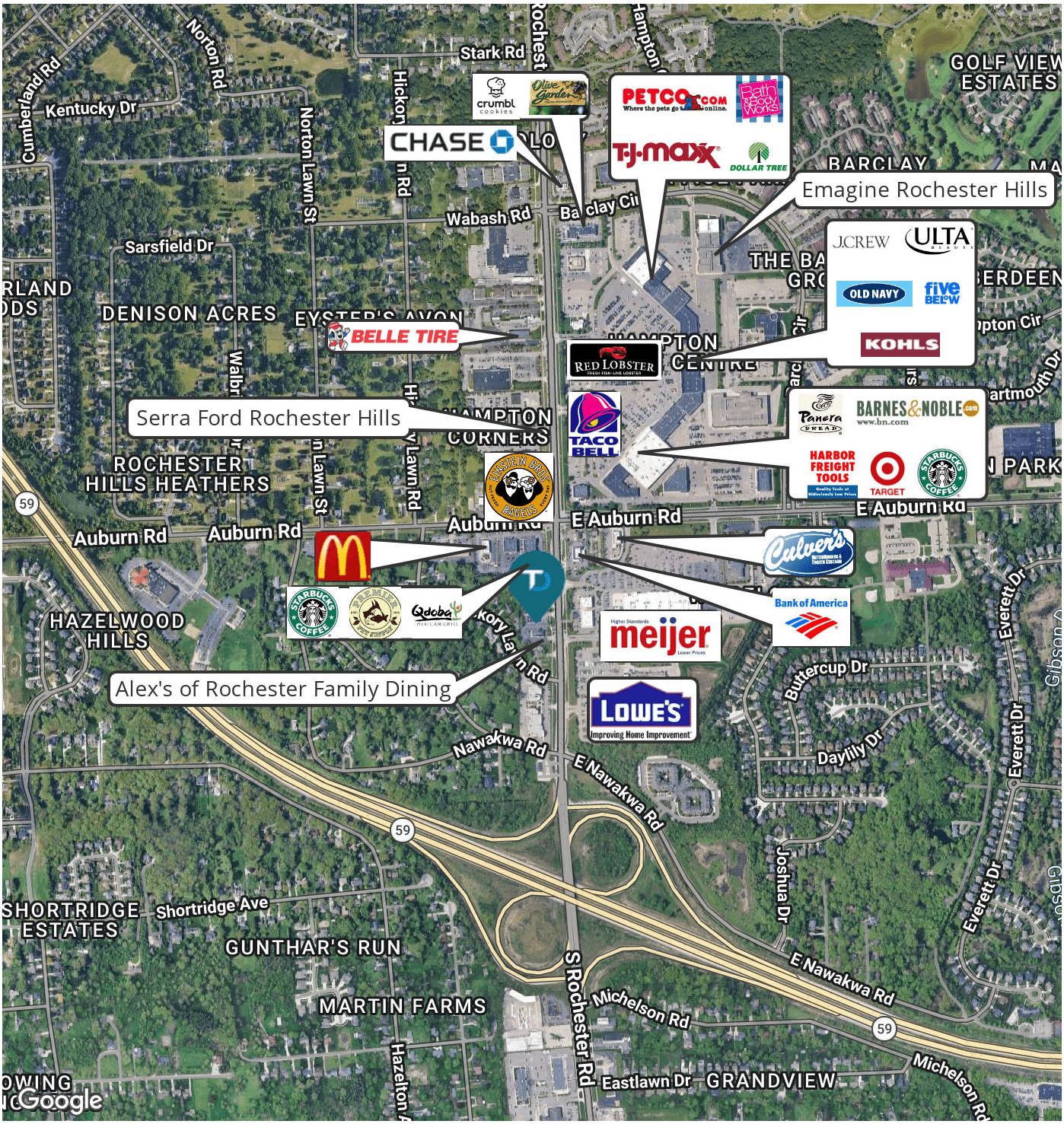
AERIAL MAP: 3100 S Rochester Rd | Rochester Hills, MI 48307



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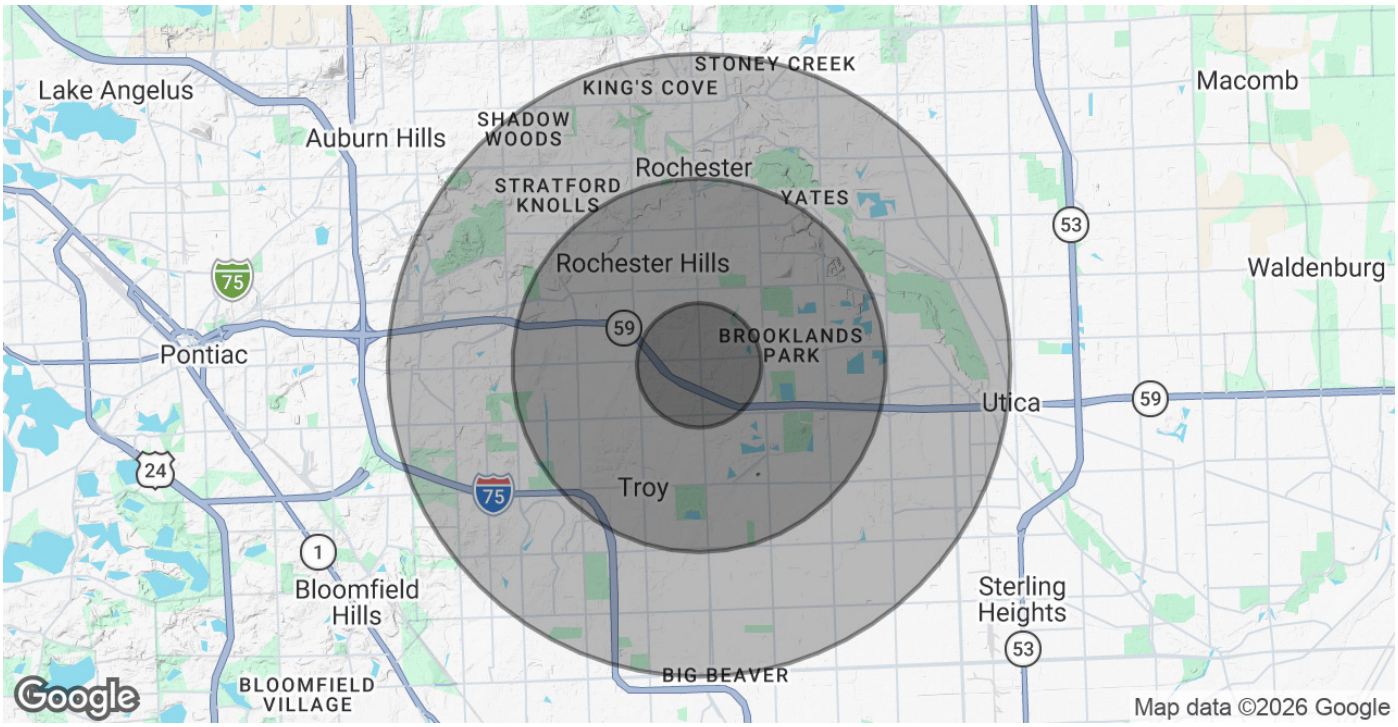
RETAILER MAP: 3100 S Rochester Rd | Rochester Hills, MI 48307



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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)