



Retail For Lease

Property Name:

Location:10 E. Auburn RoadCity, State:Rochester, MICross Streets:Rochester Rd.County:Oakland

Zoning: B1

Year Built: 1956 Build-to-Suit

Total Building Sq. Ft.:			9,600				roperty Ty	ype:	Retail Pad
Available Sq. Ft.:			9,600				ldg. Dime	nsions:	N/A
Min Cont. Sq. Ft.:			2,000				otal Acrea	age:	0.98
Max Cont. Sq. Ft.:			9,600				Land Dimensions:		N/A
Ceiling Height:			N/A			Р	Parking:		Sufficient
Overhead Door(s) / Height:			0			С	Curb Cuts:		2
Exterior Construction:			Brick				Power:		N/A
Structural System:			Brick			R	Restrooms:		Yes
Heating:			HVAC			S	Sprinklers:		No
Air-Conditioning:			Yes				Signage:		Building
Basement:		No			R	Roof:		Flat	
Number of Stories:		1			F	Floors:		N/A	
Condition:		New			D	Delivery Area:		TBD	
Population:		Median	HH Income:	Traffic:	Yr:	2020	Count:	14,826	Auburn Rd. W. of Rochester Rd. 2-Way
1 Mile:	8,659	1 Mile:	\$94,662		Yr:	2020	Count:	17,861	Auburn Rd. E. of Rochester Rd. 2-Way
3 Miles:	68,777	3 Miles	\$96,541		Yr:	2020	Count:	36,815	Rochester Rd. N. of Auburn Rd. 2-Way
5 Miles:	199,662	5 Miles	\$100,126		Yr:	2020	Count:	46,283	Rochester Rd. S. of Auburn Rd. 2-Way

Current Tenant(s): N/A Major Tenants: N/A

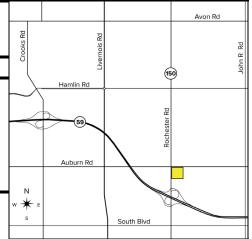
Lease Rate: Monthly Improvement Allowance: Negotiable **Options:** Lease Type: **Ground Lease** Negotiable Monthly Rate: \$6,250/mo Taxes: \$7,733.08 TD: N/A Lease Term: 10 Year(s) **Security Deposit:** Negotiable Assessor #: N/A

Parcel #: 15-35-100-003 Date Available: Immediately

UtilitiesElectric:YesSanitary Sewer:YesGas:YesStorm Sewer:YesWater:Yes

Tenant Responsibilities: N/A

Comments: Opportunity to ground lease \$75,000/year or owner will build to suit. Many options possible with potential drive-thru directly in front of Meijer with access throughout. One of the best retail corners in Oakland County.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com