



Retail For Lease

Property Name:
Location: 10 E. Auburn Road
City, State: Rochester, MI
Cross Streets: Rochester Rd.
County: Oakland
Zoning: B1
Year Built: 1956 Build-to-Suit

Total Building Sq. Ft.:	9,600	Property Type:	Retail Pad
Available Sq. Ft.:	9,600	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,000	Total Acreage:	0.98
Max Cont. Sq. Ft.:	9,600	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Sufficient
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick	Power:	N/A
Structural System:	Brick	Restrooms:	Yes
Heating:	HVAC	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	New	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
Lease Type:	Ground Lease	Options:	Negotiable
Monthly Rate:	\$6,250/mo	Taxes:	\$7,733.08
Lease Term:	10 Year(s)	TD:	N/A
Security Deposit:	Negotiable	Assessor #:	N/A
Parcel #:	15-35-100-003	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: 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

