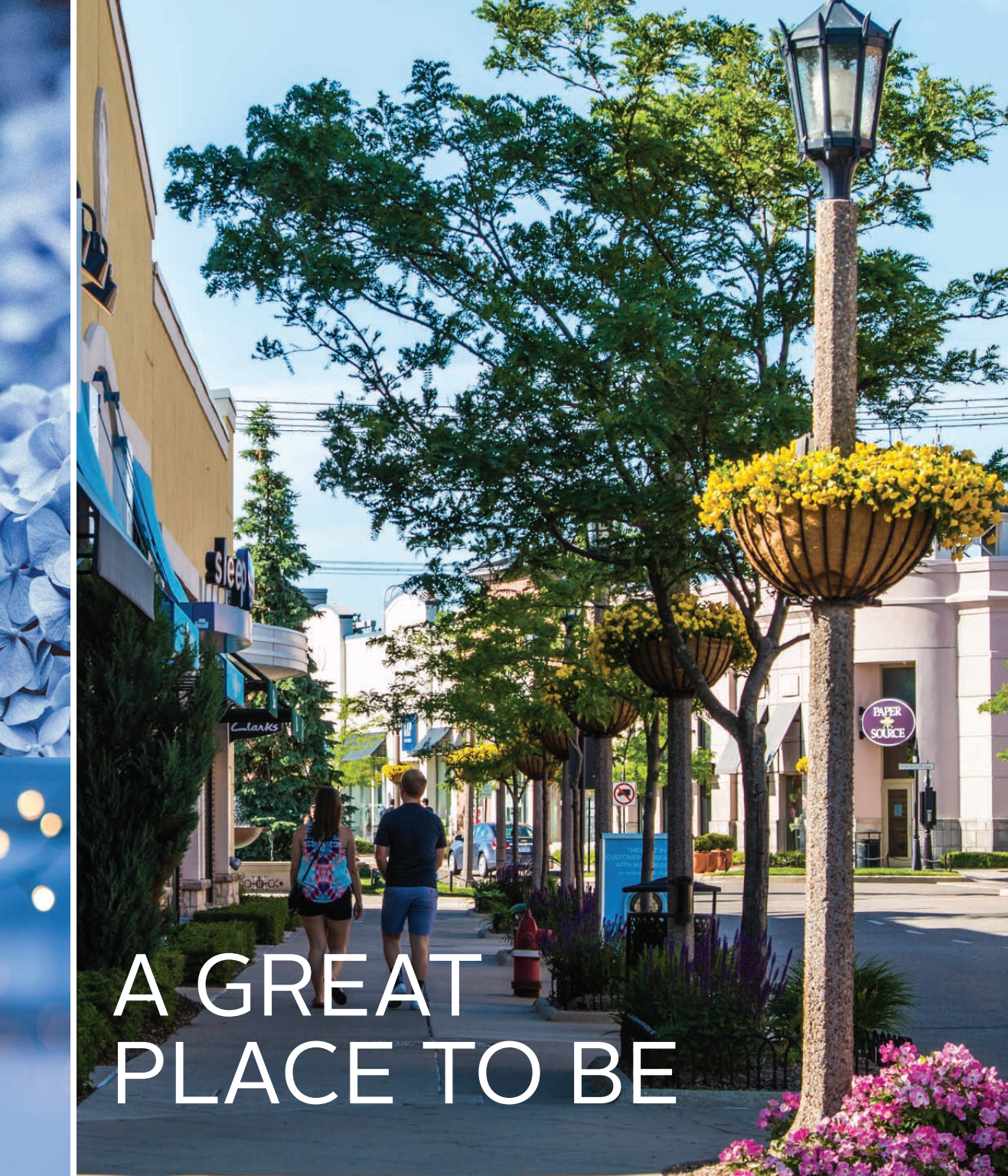


the
VILLAGE
OF
ROCHESTER
HILLS





A GREAT PLACE TO BE

PROPERTY OVERVIEW

The Village of Rochester Hills, Michigan's premier Main Street lifestyle center, brings urban sophistication to the suburbs in one of metropolitan Detroit and Oakland County's most desirable communities in which to live, work and play.

The Village makes downtown shopping fun and convenient for residents in surrounding neighborhoods, students and teachers at nearby universities, and for employees at area businesses including Fiat Chrysler World Headquarters and FCA Technology Center, Ascension Providence Rochester Hospital, Beaumont Health and many others in technology, manufacturing and healthcare.

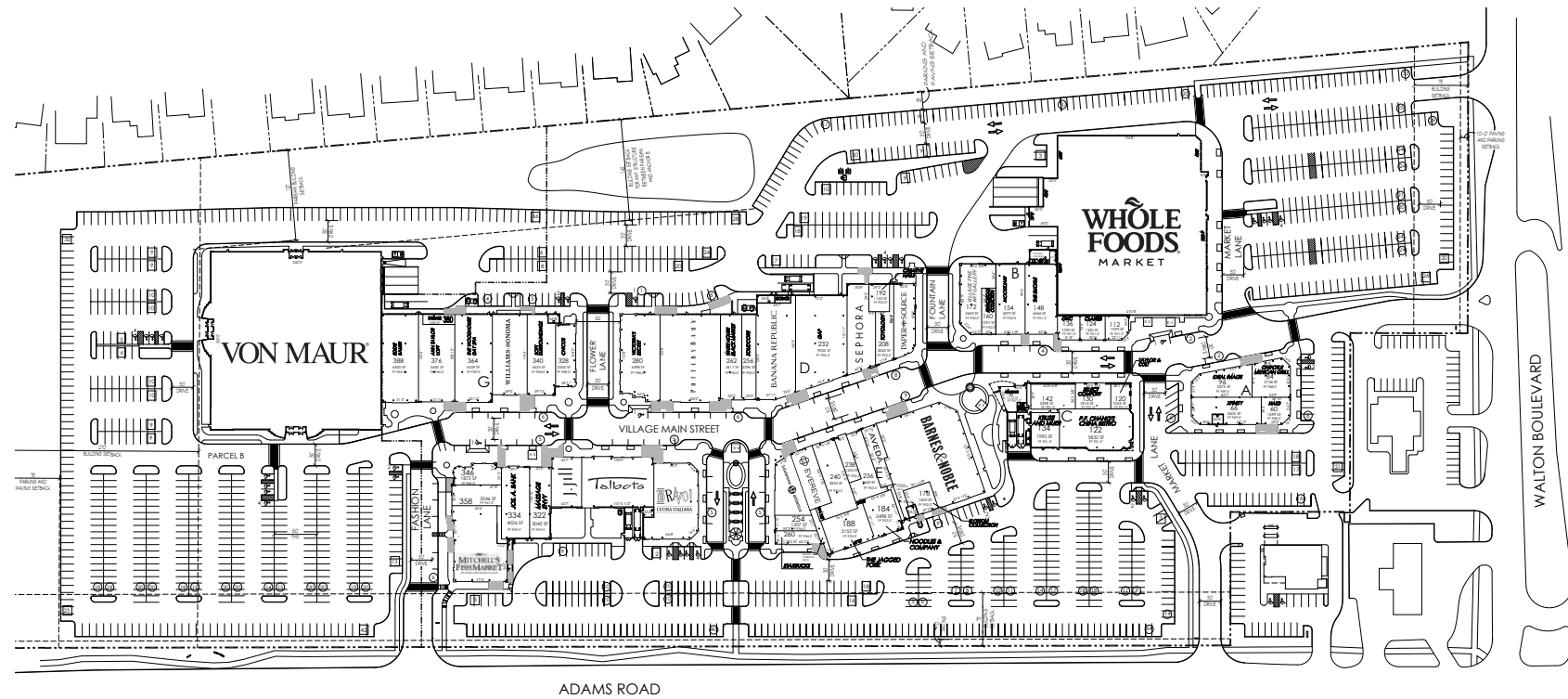
Shop the region's only Von Maur, the upscale department store which offers an unparalleled fashion-forward experience and exceptional customer service.

Visit Whole Foods Market for your culinary needs; or catch author readings, book clubs and children's story times at Barnes & Noble. Desirable retailers such as Sephora, Lululemon Athletica, Evereve, Soft Surroundings and Pottery Barn sit in picturesque tree-lined boulevards with accessible, on-street parking. There are dining options for every palette, from Mitchell's Fish Market for Sea Bass Shanghai, to Bravo Italian Cucina for Mom's Lasagna, P.F. Chang's for Kung Pao Chicken, or Jagged Fork for a brunch of waffles and a mimosa.

Enjoy year round signature events, such as Light the Village to start the holiday season, outdoor movies and yoga during the summer season; or just catch up with neighbors at the gazebo. Relax and treat your senses amidst hanging baskets overflowing with vibrant seasonal flowers; lush, manicured landscapes lining the street; a beautiful fountain in the summer and fire pit in the winter; as well as the distinctive chimes of an old fashion clock tower.

The Village is a great place to be.

SITE PLAN



375,000

SQUARE FEET OF
RETAIL SPACE

50

STORES

ONE

HIGH-END
GROCER

9

RESTAURANTS
AND EATERIES

10

FIRST-TO-MARKET
RETAILERS





GATHERING PLACE



LIGHT THE VILLAGE

Signature Village celebration that includes daily carriage rides, carolers and events throughout the holiday season.

MUSIC & ME

Weekly music events for kids and adults to enjoy.

FAMILY MOVIE NIGHTS

A fun, family picnic event featuring outdoor movies.

VILLAGE FINE ART SHOW

Annual juried fine art show featuring over 100 artists from across the U.S.

MOVEMENT MONDAY

Free outdoor fitness classes that offer a variety of different exercises, from yoga, dancing, HIIT and boxing.

EASTER FESTIVITIES

The Village celebrates Spring with photos with the Bunny, an egg hunt, a petting zoo and fun activities for the whole family.

HALLOWEEN

Trick or Treating, pumpkin decorating, and an annual costume parade.

850,000 lights, a parade, fireworks, musical performances, and a 25-foot tree welcome visitors, guests and Santa to kick off the holiday season.

EXCELLENT TRADE AREA

Twenty miles north of Detroit, The Village of Rochester Hills is located in Oakland County, the 13th wealthiest county in America.

The diverse and affluent population spends over \$8 billion in retail expenditures annually and The Village of Rochester Hills provides the perfect backdrop for this shopping & dining community.

CNN Money ranked Rochester Hills the #9 place to live in America and the #1 place to live in Michigan.

According to Niche.com, Rochester Hills is the 8th Best Small City in the US to start a small business.

Source: Applied Geographic Solutions 10.2018

THE VILLAGE OF ROCHESTER HILLS

48%

HOME VALUE
INCREASE
SINCE 2013

1st

SAFEST CITY
IN MICHIGAN,
6TH IN THE U.S.

26,000

BUSINESSES
WITHIN
10 MILES

ROCHESTER HILLS, MI



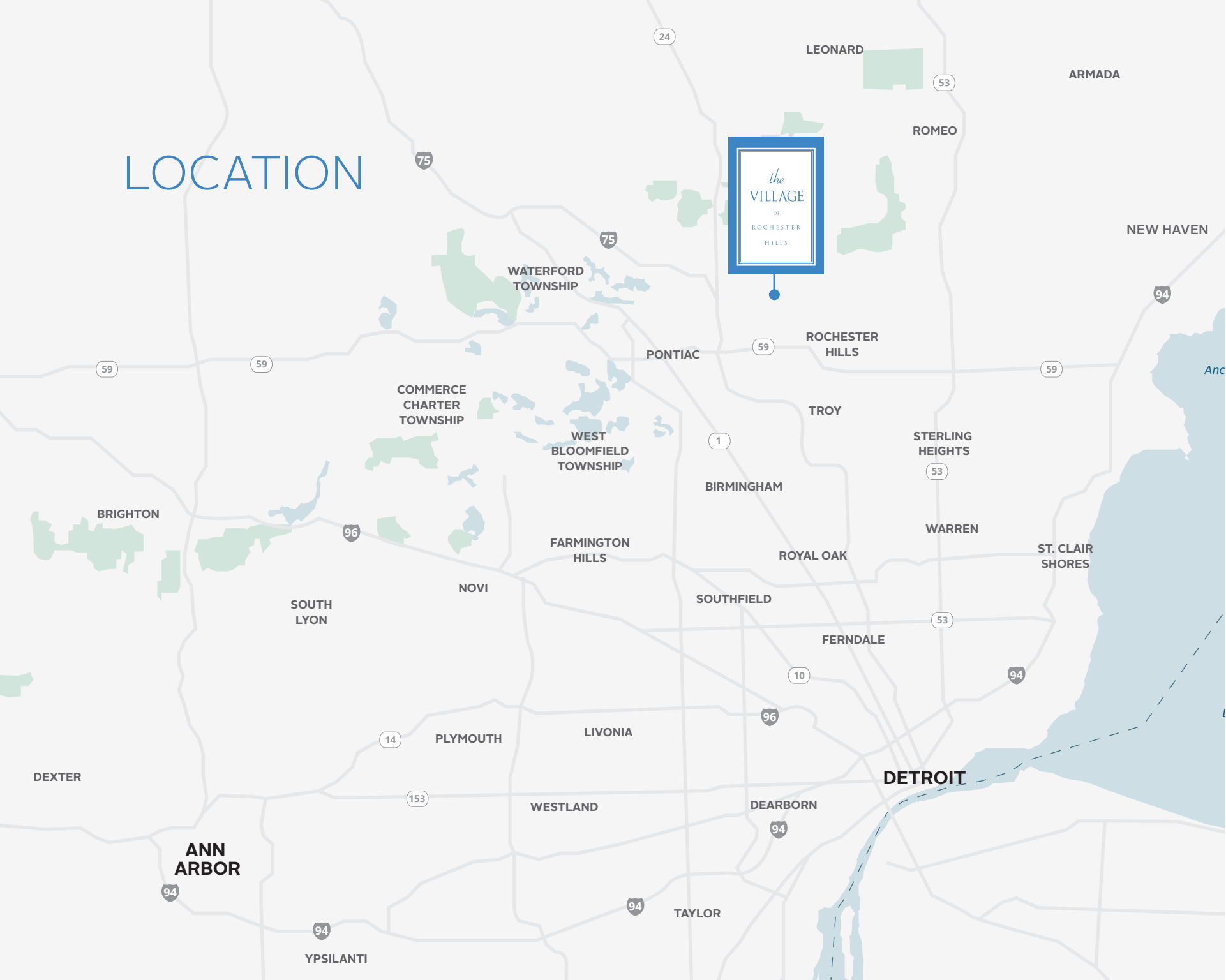
Money magazine
ranked Rochester Hills
39th in its Top 100
“Best Places to Live.”



COMPELLING AREA DEMOGRAPHICS

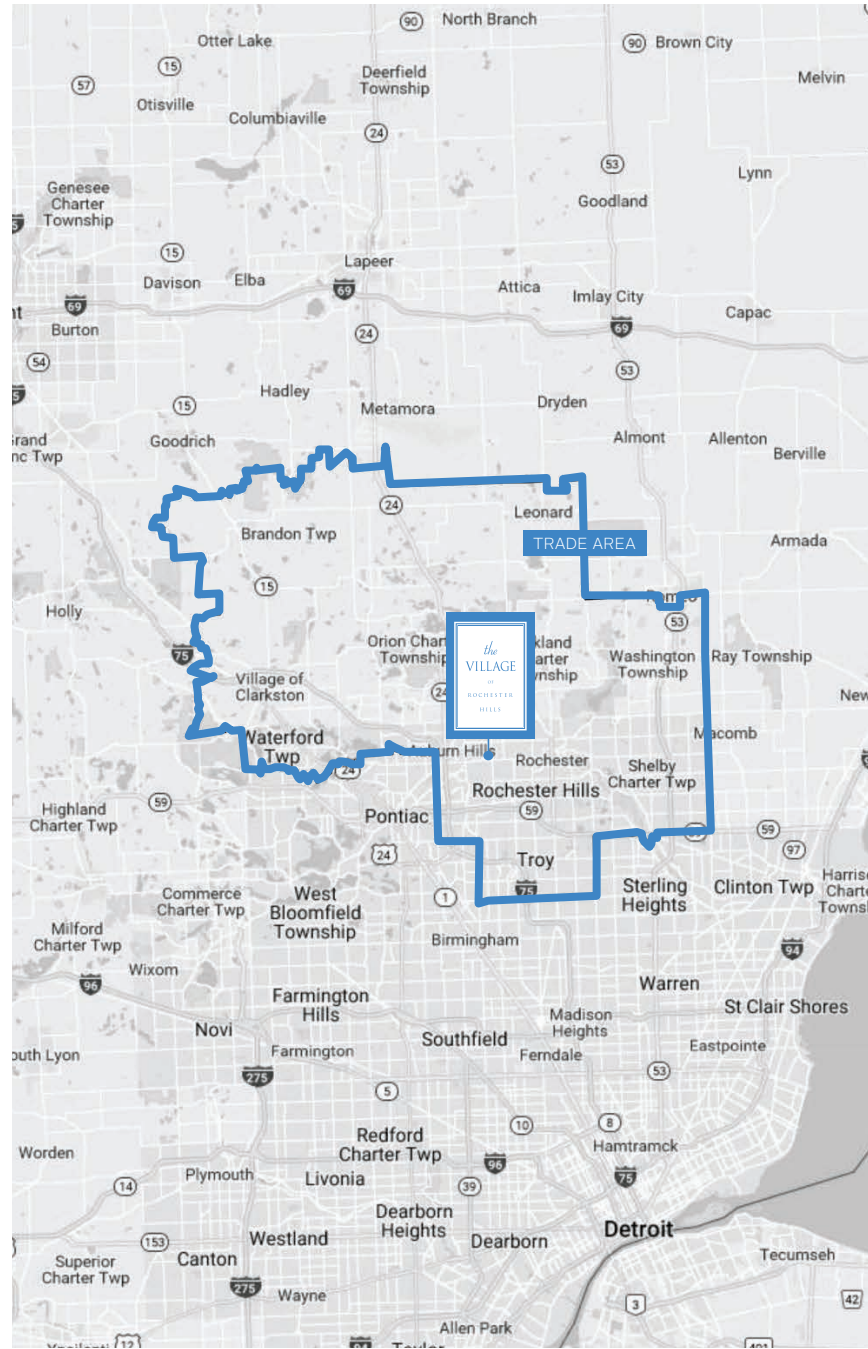
	5 MILE	10 MILE
POPULATION 2018	147,981	557,231
HOUSEHOLDS 2018	59,955	222,898
AVERAGE HOUSEHOLD INCOME 2018	\$117,157	\$115,987
HOUSEHOLDS WITH INCOME OVER \$100K	41%	40%
MEDIAN AGE	39	41
POPULATIONS WITH FAMILIES	81%	83%
BACHELOR'S DEGREE OR HIGHER	52%	45%
TOTAL BUSINESSES	6,211	26,154
TOTAL DAYTIME EMPLOYEES	109,761	350,229
WHITE COLLAR WORKERS	74%	70%
TOTAL ANNUAL RETAIL EXPENDITURE	\$2.2B	\$8.16B

LOCATION



THE VILLAGE OF ROCHESTER HILLS

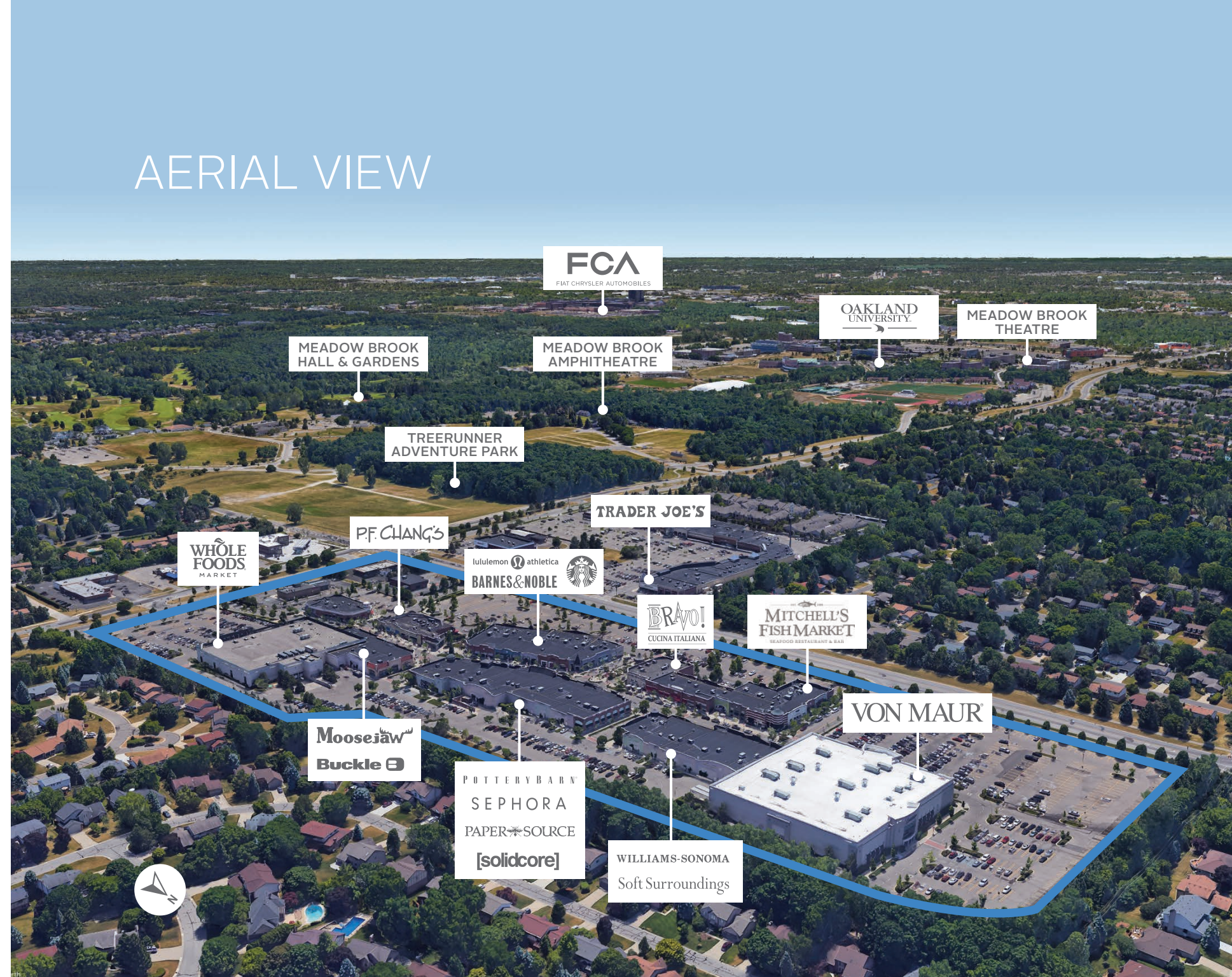
ROCHESTER HILLS, MI



THE VILLAGE OF ROCHESTER HILLS



ROCHESTER HILLS, MI

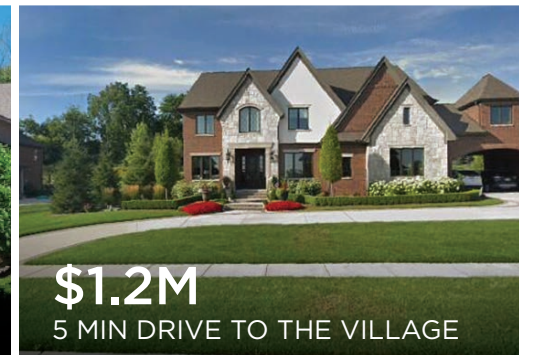


AERIAL VIEW



The average household income in Rochester Hills is \$117,157, over 50% higher than the national median.

REAL ESTATE



AREA EDUCATION

Highly educated population with nearly 60% of households holding a bachelor's degree or higher.

TOP RANKED HIGH SCHOOLS IN ROCHESTER HILLS

- Rochester Adams High School
- Stoney Creek High School
- Rochester High School

U.S. News & World Report named Rochester Adams High School and Stoney Creek High School in the Top 10 Best High Schools in Michigan in 2018.



20,000+ STUDENTS
3 MIN DRIVE



1,000+ STUDENTS
9 MIN DRIVE



28,000+ STUDENTS
14 MIN DRIVE



the
VILLAGE

OF
ROCHESTER
HILLS

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ROCHESTER HILLS, MICHIGAN

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VillageOfRochesterHills.com
Robert B. Aikens & Associates, LLC

#VORHaGreatPlaceToBe