

HOME DEPOT OUTLOT

— FOR SALE/LEASE —

.80-1.8 ACRES AVAILABLE

225 W. AVON ROAD, ROCHESTER HILLS, MI 48307



Tim Hortons

SANYO MACHINE

Comerica Bank

ExxonMobil

compass SELF STORAGE

E. Avon Rd

23,000 + VPD

A

B

New Retail Development

Speedway

Leader Dog For The Blind

BED BATH & BEYOND
Marshalls
Michaels
HomeGoods
Where Creativity Happens
T-Mobile
DICK'S SPORTING GOODS

ALDI

Rochester Rd 43,000 + VPD

Northridge Apartments

Wellbridge of Rochester Hills

Riviera Homes

Stein Mart
PET SMART

CHRYSLER

Jeep

DODGE

Bank of America

STONIS

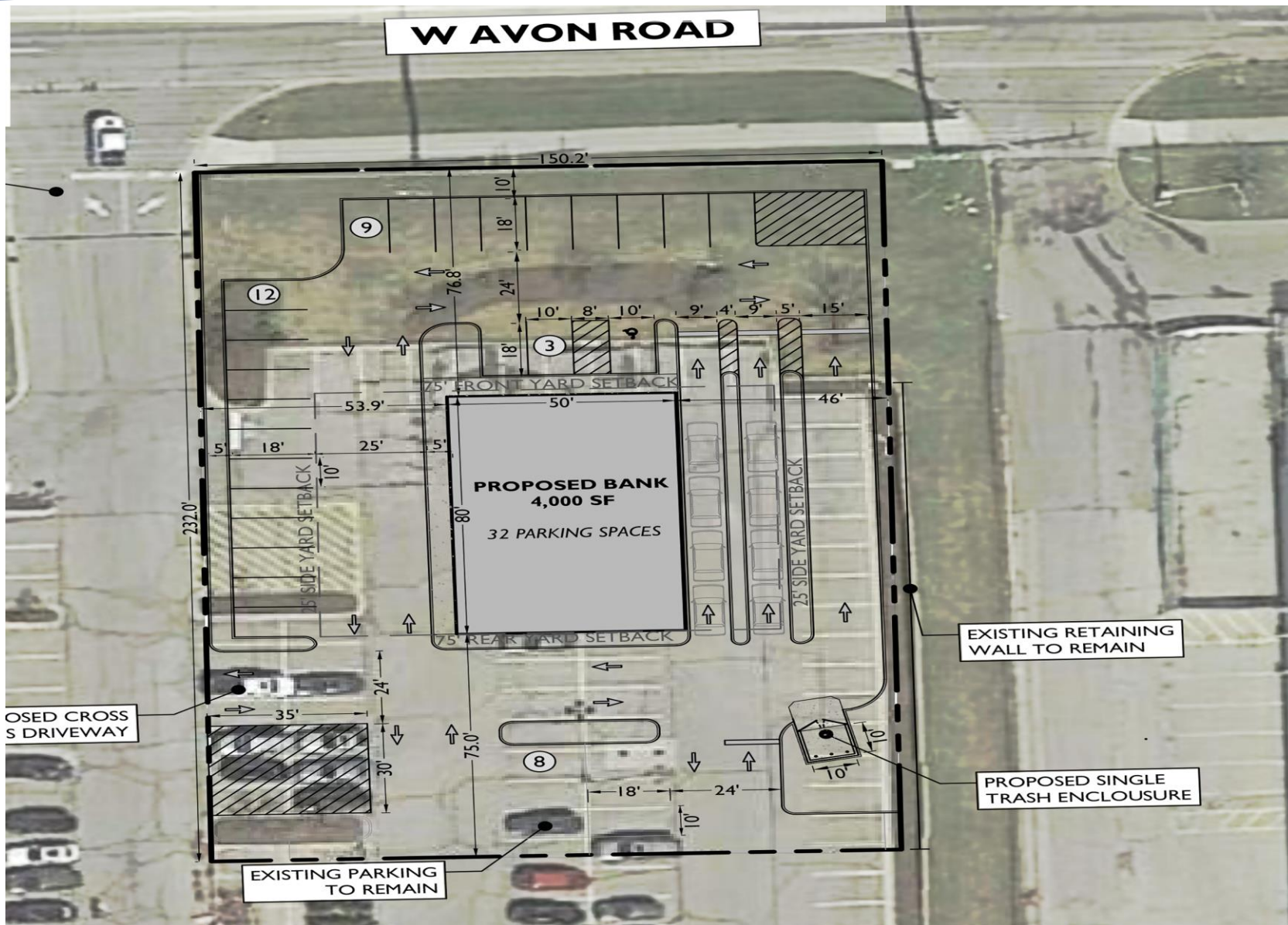
TRADE *AERIAL*



AERIAL BOUNDARY SITE **OPTION A**



CONCEPTUAL PRELIMINARY SITE PLAN: OPTION B



SITE *DETAILS*

- Rare Land Available in Tight Market
- Flexible on Site Size
- Over 23,000 VPD daily on Avon Rd.
- Consider All Commercial
- Great Pad for Sit Down Restaurant Use
- Free Standing Building or Strip Center
- .80-1.8 Acres Available
- \$700,000 Per Acre
- Ground Lease \$90,000 Per Acre



2018 **DEMOGRAPHICS**



HOUSEHOLDS

1 MILE	4,220
3 MILES	29,206
5 MILES	67,529



CONSUMER EXPENDITURE

(RETAIL EXPENITURE)

1 MILE	\$137 M
3 MILES	\$1.06 B
5 MILES	\$2.55 B



POPULATION

1 MILE	9,547
3 MILES	69,575
5 MILES	119,050



INCOME

(AVERAGE HOUSEHOLD)

1 MILE	\$96,562
3 MILES	\$115,205
5 MILES	\$120,430



CONSUMER EXPENDITURE

(1 MILE RADIUS)

APPAREL	\$10.1 M
ENTERTAINMENT	\$16.3 M
FOOD	\$41.6 M
GIFTS	\$7.57 M



DAYTIME

(AGE 16 YEARS & OVER)

1 MILE	6,290
3 MILES	39,361
5 MILES	36,438

LEASE *WITH US*



FOR MORE INFORMATION

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