



SE corner of Rochester & Tienken Roads
Rochester Hills



ARAGONA
PROPERTIES

37020 Garfield, Suite T-1
Clinton Township, MI 48036
P (586) 286-0334

CITY WALK

PHOTOGRAPHS



ARAGONA
PROPERTIES

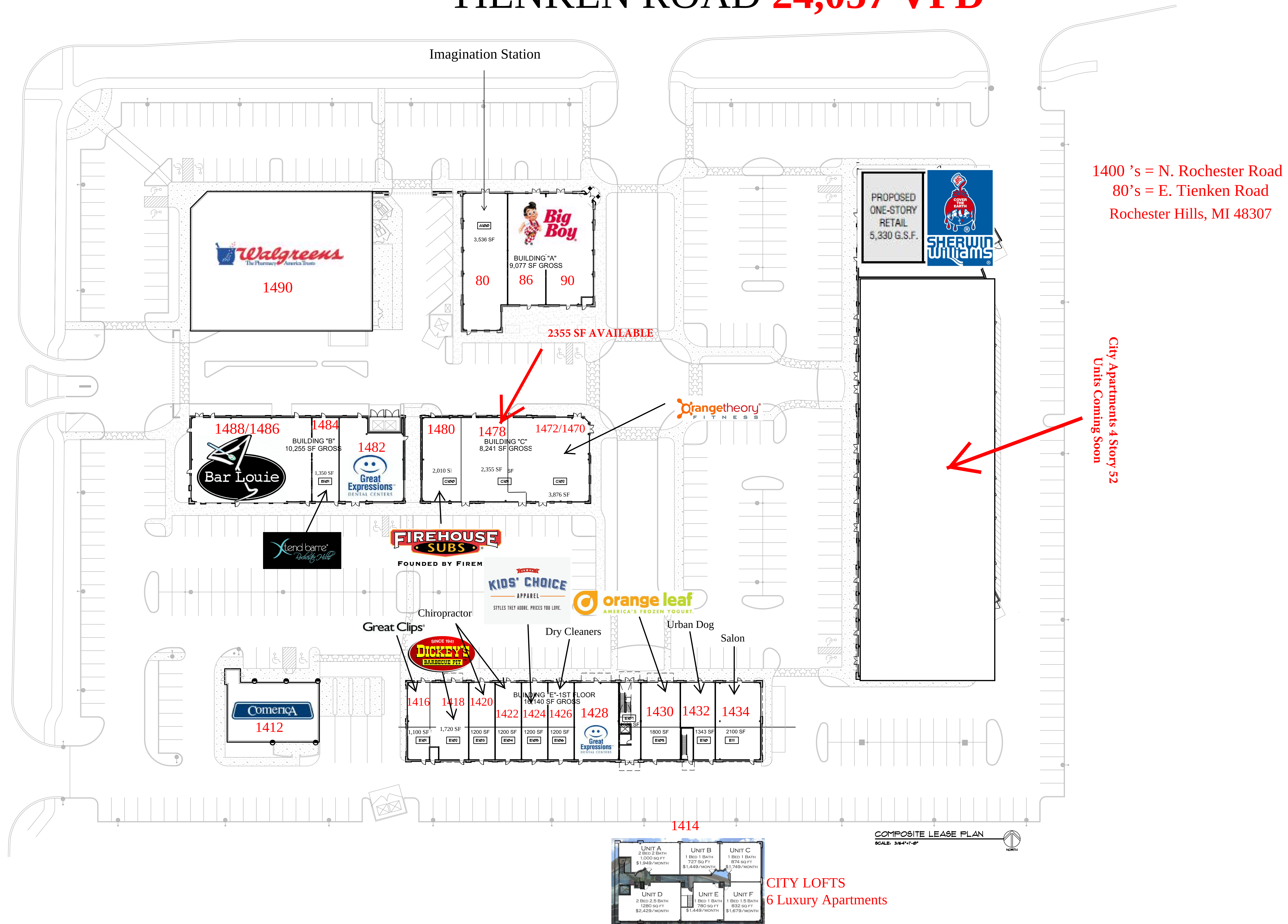
37020 Garfield, Suite T-1
Clinton Township, MI 48036
P (586) 286-0334

CITY WALK



ROCHESTER ROAD

TIENKEN ROAD **24,057 VPD**



Subject:

COMPOSITE
LEASE PLAN

Project:

CITY WALK
DEVELOPMENT
ROCHESTER HILLS, MICHIGAN

ARAGONA
PROPERTIES

JPRA ARCHITECTS

31000 Northwestern Suite 100
Farmington Hills Michigan 48334-2585
phone 248 737 0180 fax 248 737 9161

Job No.

1429

Sheet No.

A11

Demographic Summary Report

City Life

1470-1488 N Rochester Rd, Rochester Hills, MI 48307

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **18,496 SF**

Rent/SF/Yr: -

Year Built: **2007**



Radius	1 Mile		2 Mile		3 Mile	
Population						
2021 Projection	10,502		29,914		62,825	
2016 Estimate	10,124		28,857		60,790	
2010 Census	9,508		27,200		58,175	
Growth 2016 - 2021	3.73%		3.66%		3.35%	
Growth 2010 - 2016	6.48%		6.09%		4.50%	
2016 Population by Hispanic Origin	317		837		1,943	
2016 Population	10,124		28,857		60,790	
White	8,926	88.17%	25,300	87.67%	52,153	85.79%
Black	452	4.46%	1,033	3.58%	2,503	4.12%
Am. Indian & Alaskan	26	0.26%	57	0.20%	129	0.21%
Asian	571	5.64%	2,039	7.07%	4,962	8.16%
Hawaiian & Pacific Island	0	0.00%	3	0.01%	10	0.02%
Other	149	1.47%	425	1.47%	1,033	1.70%
U.S. Armed Forces	0		0		6	
Households						
2021 Projection	4,873		12,270		24,559	
2016 Estimate	4,702		11,835		23,761	
2010 Census	4,446		11,167		22,766	
Growth 2016 - 2021	3.64%		3.68%		3.36%	
Growth 2010 - 2016	5.76%		5.98%		4.37%	
Owner Occupied	2,844	60.48%	8,589	72.57%	18,217	76.67%
Renter Occupied	1,857	39.49%	3,246	27.43%	5,544	23.33%
2016 Households by HH Income	4,701		11,838		23,760	
Income: <\$25,000	630	13.40%	1,452	12.27%	3,032	12.76%
Income: \$25,000 - \$50,000	1,024	21.78%	1,944	16.42%	3,698	15.56%
Income: \$50,000 - \$75,000	712	15.15%	1,742	14.72%	3,626	15.26%
Income: \$75,000 - \$100,000	566	12.04%	1,525	12.88%	2,846	11.98%
Income: \$100,000 - \$125,000	509	10.83%	1,341	11.33%	2,823	11.88%
Income: \$125,000 - \$150,000	285	6.06%	837	7.07%	2,018	8.49%
Income: \$150,000 - \$200,000	509	10.83%	1,461	12.34%	2,845	11.97%
Income: \$200,000+	466	9.91%	1,536	12.98%	2,872	12.09%
2016 Avg Household Income	\$100,297		\$112,706		\$111,092	
2016 Med Household Income	\$74,359		\$87,803		\$88,387	

Traffic Count Report

City Life

1470-1488 N Rochester Rd, Rochester Hills, MI 48307

Building Type: **General Retail**

Secondary: -

GLA: **18,496 SF**

Year Built: **2007**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Rochester Rd	W Tienken Rd	0.13 N	2015	33,480	AADT	.09
2	E Tienken Rd	Courtland Blvd	0.09 E	2015	19,578	AADT	.09
3	N Rochester Rd	Rochester Rd	0.02 N	2015	37,516	AADT	.11
4	W Tienken Rd	Tienken Ct	0.06 W	2015	16,886	AADT	.20
5	E Tienken Rd		0.00	2012	16,258	MPSI	.23
6	E Tienken Rd	Lakeview Dr	0.06 E	2015	17,643	MPSI	.23
7	Lakeview Dr	E Tienken Rd	0.08 S	2015	851	MPSI	.30
8	Ann Maria Dr	Old Orion Ct	0.04 E	2015	110	MPSI	.36
9	N Rochester Rd	W Tienken Rd	0.32 S	2012	29,985	MPSI	.39
10	Rochester Rd	Orion Rd	0.05 N	2015	15,618	AADT	.39

