

1,150 - 4,350 SF
OFFICE / RETAIL



FOR SALE / LEASE



311 West University Drive

Rochester, Michigan 48307

Property Highlights

- Sale Price: \$1,450,000 | Lease Rate: \$23.00 PSF NNN
- Newly constructed in 2021 with high-end, move-in ready finishes
- Two suites available: ±1,150 SF and ±3,200 SF (can be combined)
- Prime downtown frontage with strong visibility and signage opportunities
- Walkable to Downtown Rochester's restaurants, retail, and amenities
- On-site and nearby parking for tenants and customers
- Ideal for retail, office, medical, or service-oriented users with owner-user or investment upside

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Sale Price:	\$1,450,000
Available SF:	1,150 SF - 4,350 SF
Building Size:	4,350 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,584	26,647	59,299
Total Population	9,994	68,778	150,587
Average HH Income	\$131,201	\$148,298	\$143,501



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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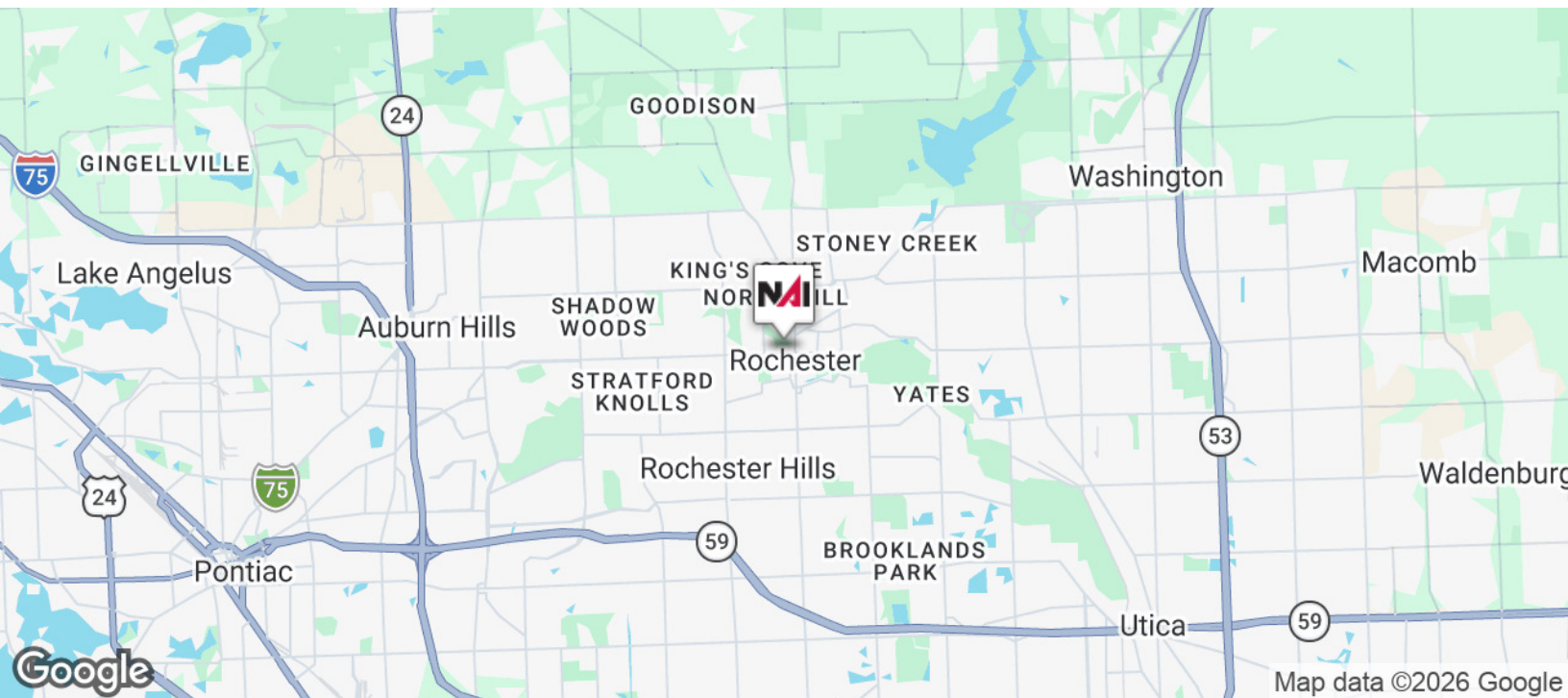
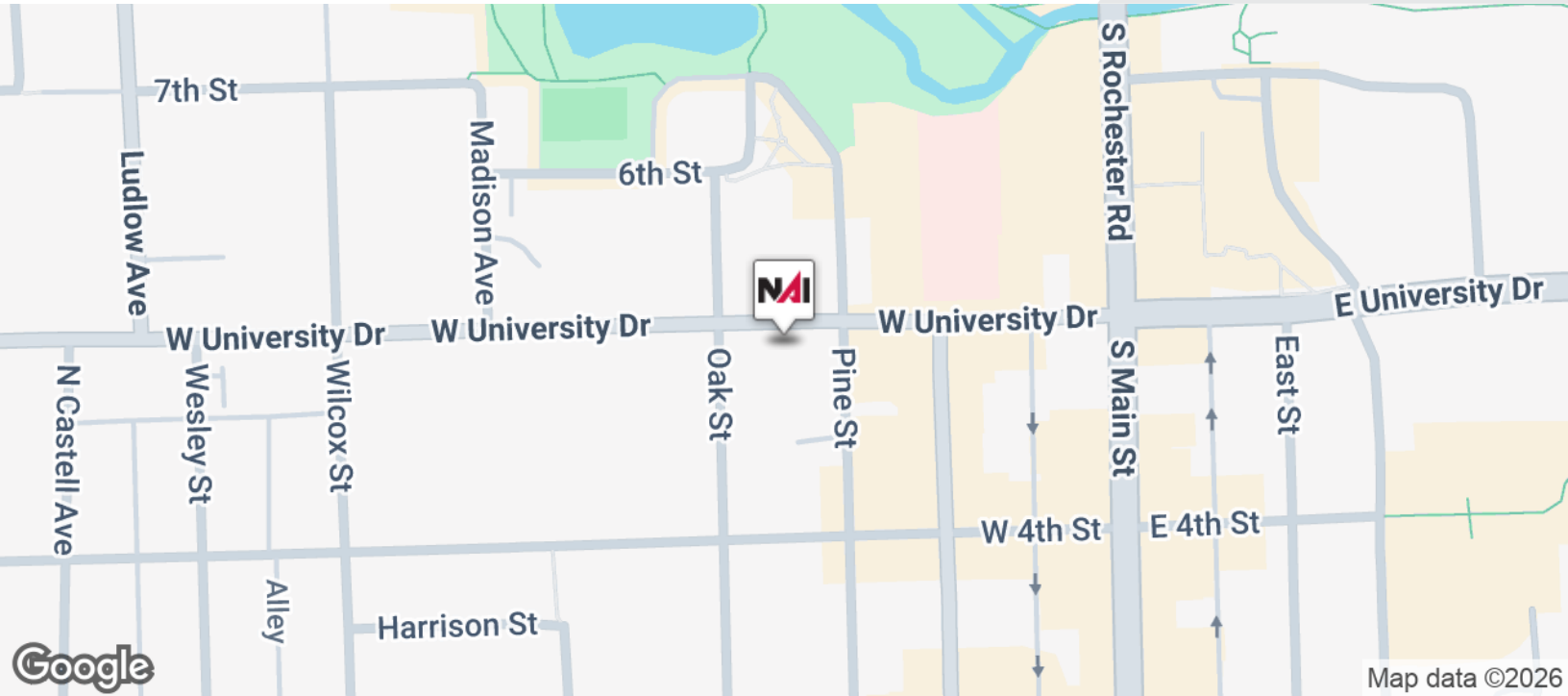
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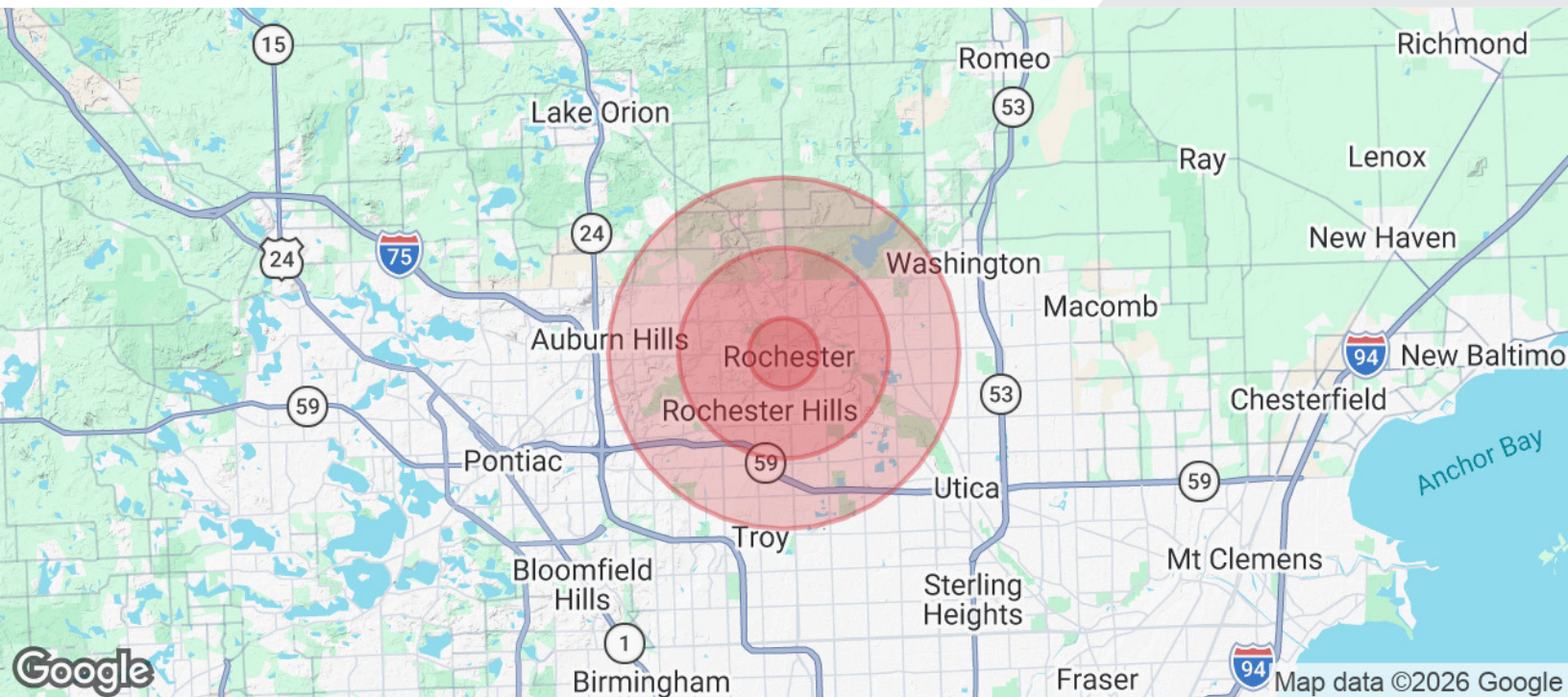
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,994	68,778	150,587
Average Age	38.4	41.4	42.5
Average Age (Male)	36.1	40.1	41.1
Average Age (Female)	43.2	42.7	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,584	26,647	59,299
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$131,201	\$148,298	\$143,501
Average House Value	\$374,070	\$405,015	\$407,487

2023 American Community Survey (ACS)



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