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# **Royal Oak Available Retail Spaces**

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# Property Summary Report

## 214 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
RBA:	<b>12,000 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>6,000 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.33 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-22-109-002</b>

### LEASING

Available Spaces: 6,000 SF Available in 1 Space

Availability: 50.0% Available; 50.0% Vacant

Leasing Company: Friedman Integrated Real Estate Solutions

Contacts: Rick Tabbi (248) 848-4934

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Retail	Relet	6,000	6,000	6,000	\$13.00/FS	Vacant	Negotiable

Friedman Integrated Real Estate Solutions - Rick Tabbi (248) 848-4934

### TRANSPORTATION

Parking: 12 free Surface Spaces are available; Ratio of 1.03/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: **Veterans Of Foreign Wars**

Recorded Owner: **Veterans Of Foreign Wars**

# Property Summary Report

## 418-424 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1925
GLA:	3,800 SF
Floors:	1
Typical Floor:	3,800 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.16 AC
Zoning:	BI
Parcel:	25-22-110-008

### EXPENSES PER SF

Taxes:	\$1.35 (2015)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 800 - 3,800 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Forum Real Estate Advisors

Contacts: Matt Nash (248) 593-7850

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	800 - 3,800	3,800	3,800	\$10.00/NNN	Vacant	1 - 3 Yrs

Forum Real Estate Advisors - Matt Nash (248) 593-7850

### TRAFFIC & FRONTAGE

Traffic Volume: 2,343 on S Troy St & E 3rd St (2014)

21,735 on S Main St & W 3rd St (2012)

Frontage: 96' on E. 4th St

104' on Knowles St

Made with TrafficMetrix® Products

# Property Summary Report

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## 418-424 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: Ratio of 1.57/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **George Esho**

Recorded Owner: **George Esho**

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# Property Summary Report

## 916 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1955
GLA:	1,050 SF
Floors:	1
Typical Floor:	1,050 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.12 AC
Zoning:	Neighborhood Bu...
Parcel	25-22-201-004

### EXPENSES PER SF

Taxes:	\$2.35 (2015)
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### LEASING

Available Spaces: 1,050 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Armada Real Estate

Contacts: Bob Richardson (248) 855-1221 X228

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,050	1,050	1,050	Withheld	120 Days	Negotiable

Armada Real Estate - Bob Richardson (248) 855-1221 X228

### TRAFFIC & FRONTAGE

Traffic Volume: 22,532 on E 11 Mile Rd & N Altadena Ave (2014)

22,458 on E 11 Mile Rd & Potter Ave (2014)

Frontage: 41' on 11 Mile Rd (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 9 free Surface Spaces are available; Ratio of 8.57/1,000 SF

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (70)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**916 E 11 Mile Rd**

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

True Owner: **Sokana Wilson M & Bahira S**

Recorded Owner: **Sokana Wilson M & Bahira S**

# Property Summary Report

## 1805 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Fast Food</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1967</b>
GLA:	<b>1,716 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,716 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.27 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-14-354-015</b>

### EXPENSES PER SF

Taxes:	<b>\$4.35 (2015)</b>
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### AMENITIES

Drive Thru, Pylon Sign

### LEASING

Available Spaces: 1,716 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Thomas Duke Company

Contacts: Frank Rakipi (248) 476-3700, Anthony Vitale (248) 476-3700

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,716	1,716	1,716	\$25.00/NNN	Vacant	5 Yrs

Thomas Duke Company - Frank Rakipi (248) 476-3700, Anthony Vitale (248) 476-3700

### TRAFFIC & FRONTAGE

Traffic Volume: 21,896 on E 11 Mile Rd & S Dorchester Ave (2014)

23,657 on E 11 Mile Rd & N Kenwood Ave (2014)

Frontage: 108' on 11 Mile Rd

127' on Edison Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 1805 E 11 Mile Rd



Royal Oak, MI 48067 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 13 free Surface Spaces are available; Ratio of 6.54/1,000 SF

Airport: 20 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (60)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: 1805 E 11 Mile Llc

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# Property Summary Report

## 209-221 E 12 Mile Rd - CVS Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Drug Store
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1992
GLA:	16,204 SF
Floors:	1
Typical Floor:	16,204 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	1.52 AC
Zoning:	BI
Parcel	25-10-352-003

### EXPENSES PER SF

Taxes:	\$1.70 (2015)
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### AMENITIES

Pylon Sign, Signage

### LEASING

Available Spaces: 1,140 - 3,480 SF Available in 1 Space

Availability: 21.5% Available; 21.5% Vacant

Leasing Company: Colliers International

Contacts: Kent Butler (248) 540-1000, Lou Frango (248) 540-1000

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,140 - 3,480	3,480	3,480	\$16.00/NNN	Vacant	1 - 3 Yrs

Colliers International - Kent Butler (248) 540-1000, Lou Frango (248) 540-1000

### TRAFFIC & FRONTAGE

Traffic Volume: 8,135 on N Washington Ave & W Derby Ave (2014)

15,622 on N Main St & Detroit Ave (2014)

Frontage: 319' on 12 Mile Rd

164' on Rochester Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 209-221 E 12 Mile Rd - CVS Center



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 70 free Surface Spaces are available; Ratio of 4.01/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Cvs Pharmacy Inc**

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# Property Summary Report

**2200 E 12 Mile Rd - Marketplace of Royal Oak**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Neighborhood Ce...</b>
Year Built:	<b>Proposed</b>
GLA:	<b>10,240 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>10,240 SF</b>

## LAND

Land Area:	<b>3.00 AC</b>
Parcel	<b>25-14-126-007</b>

## AMENITIES

Drive Thru, Signage

## LEASING

Available Spaces: 10,240 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Armada Real Estate

Contacts: Darryl R. Goodwin (248) 855-1221

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	10,240	10,240	10,240	Withheld	TBD	Negotiable

*Armada Real Estate - Darryl R. Goodwin (248) 855-1221*

## TRAFFIC & FRONTAGE

Traffic Volume: 30,031 on W 12 Mile Rd & Stephenson Hwy (2015)

165,389 on N Stephenson Hwy & Bellaire Ave (2012)

Made with TrafficMetrix® Products

## TRANSPORTATION

Airport: 19 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (49)

Transit Score ®: No Nearby Transit (0)

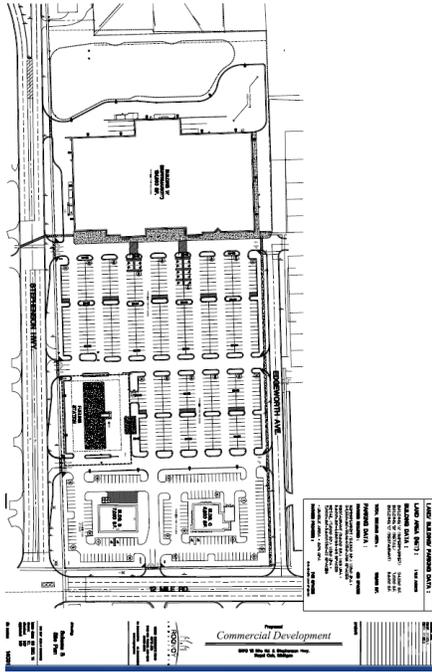
## PROPERTY CONTACTS

True Owner: **CRE Development**

Recorded Owner: **S-12 Partners, LLC**

# Property Summary Report

**2200 E 12 Mile Rd - BTS Fast Food "Building C" - Marketplace of Royal Oak**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Fast Food</b>
Center Type:	<b>Neighborhood Ce...</b>
Year Built:	<b>Proposed</b>
GLA:	<b>5,600 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>5,600 SF</b>

## LAND

Land Area:	<b>3.00 AC</b>
Zoning:	<b>Commerical</b>
Parcel	<b>25-14-126-007</b>

## LEASING

Available Spaces: 5,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: CRE Development

Contacts: Cathy Wilson (248) 586-4130 X4159

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	5,600	5,600	5,600	Withheld	TBD	Negotiable

CRE Development - Cathy Wilson (248) 586-4130 X4159

## TRAFFIC & FRONTAGE

Traffic Volume: 30,031 on W 12 Mile Rd & Stephenson Hwy (2015)

165,389 on N Stephenson Hwy & Bellaire Ave (2012)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 104 Surface Spaces are available

Airport: 20 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: No Nearby Transit (0)

## PROPERTY CONTACTS

True Owner: **CRE Development**

Recorded Owner: **S-12 Partners, LLC**

# Property Summary Report

## 4305-4313 W 13 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1961</b>
GLA:	<b>6,281 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>6,281 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.25 AC</b>
Zoning:	<b>BI</b>
Parcel:	<b>25-07-102-003</b>

### EXPENSES PER SF

Taxes:	<b>\$1.68 (2011)</b>
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### AMENITIES

Bus Line, Pylon Sign, Signage

### LEASING

Available Spaces: 3,250 - 4,000 SF Available in 1 Space

Availability: 63.7% Available; 63.7% Vacant

Leasing Company: S & H Investment & Management LLC

Contacts: Rafal Mahmood (248) 280-4604

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4313	Retail	Relet	3,250 - 4,000	4,000	4,000	\$11.00 - 12.00/NNN	Vacant	2 Yrs

*S & H Investment & Management LLC - Rafal Mahmood (248) 280-4604*

### TRAFFIC & FRONTAGE

Traffic Volume: 22,610 on W 13 Mile Rd & Ellwood Ave (2014)

24,677 on Greenfield Rd & Judson Ave (2012)

Frontage: 97' on 13 Mile Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 4305-4313 W 13 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 33 free Surface Spaces are available; Ratio of 5.25/1,000 SF

Airport: 28 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **S & H Investment & Management LLC**

Recorded Owner: **Clawson Development Company LLC**

Prior True Owner: **Karen Cosmos**

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# Property Summary Report

## 1800 W 14 Mile Rd - K & S Mall

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1972</b>
GLA:	<b>14,067 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>14,067 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.62 AC</b>
Zoning:	<b>COMM</b>
Parcel:	<b>20-32-478-011</b>

### EXPENSES PER SF

Taxes:	<b>\$1.36 (2015)</b>
Opex:	<b>\$1.20 (2012-Est)</b>

### AMENITIES

24 Hour Availability, Air Conditioning, On Site Management, Property Manager on Site, Pylon Sign, Signage, Tenant Controlled HVAC

### LEASING

Available Spaces: 1,100 SF Available in 1 Space

Availability: 7.8% Available; 7.8% Vacant

Leasing Company: Keystone Commercial Real Estate

Contacts: Ferris Hamama (248) 406-7116

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,100	1,100	1,100	Withheld	Vacant	3 - 5 Yrs

Keystone Commercial Real Estate - Ferris Hamama (248) 406-7116

### TRAFFIC & FRONTAGE

Traffic Volume: 24,261 on E 14 Mile Rd & Hillcrest Ave (2014)

22,875 on E 14 Mile Rd & Batchewana Ave (2014)

Frontage: 149' on W 14 Mile Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 1800 W 14 Mile Rd - K & S Mall



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 44 free Surface Spaces are available; Ratio of 3.19/1,000 SF

Airport: 27 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (65)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **K & S Investment Group 2 Inc**

Prior True Owner: **K & S Investment Group, Inc.**

Property Manager: **K & S Investment Group, Inc.**

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# Property Summary Report

## 2416-2424 W 14 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1963
GLA:	4,200 SF
Floors:	1
Typical Floor:	4,200 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.14 AC
Zoning:	II
Parcel:	20-32-454-017

### EXPENSES PER SF

Taxes:	\$1.56 (2015)
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### AMENITIES

Signage

### LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 23.8% Available; 23.8% Vacant

Leasing Company: Armada Real Estate

Contacts: Bob Richardson (248) 855-1221 X228

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,000	1,000	1,000	Withheld	Vacant	Negotiable

Armada Real Estate - Bob Richardson (248) 855-1221 X228

### TRAFFIC & FRONTAGE

Traffic Volume: 5,481 on Delemere Blvd & Delemere Ct (2014)

45,564 on Coolidge Hwy & E 14 Mile Rd (2014)

Frontage: 76' on 14 Mile

65' on Leafdale Blvd

Made with TrafficMetrix® Products

# Property Summary Report

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## 2416-2424 W 14 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 13 free Surface Spaces are available; Ratio of 3.10/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (57)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Gasso Group, LLC**

Recorded Owner: **Royal Oak Investment LLC**

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# Property Summary Report

## 1815 N Campbell Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1958</b>
RBA:	<b>1,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,000 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.08 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-10-480-012</b>

### EXPENSES PER SF

Taxes:	<b>\$3.53 (2015)</b>
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### AMENITIES

Signage

### LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Century 21 Curran & Christie

Contacts: Ali Charara (313) 274-7200 X282

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,000	1,000	1,000	\$18.00/NNN	30 Days	1 - 3 Yrs

Century 21 Curran & Christie - Ali Charara (313) 274-7200 X282

### TRANSPORTATION

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner: **Eleven & Campbell Investments**

# Property Summary Report

## 215 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1971</b>
RBA:	<b>18,395 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>6,132 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.30 AC</b>
Zoning:	<b>BI, Royal Oak City</b>
Parcel	<b>25-21-233-003</b>

### EXPENSES PER SF

Taxes:	<b>\$2.28 (2015)</b>
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### AMENITIES

Property Manager on Site, Signage

### LEASING

Available Spaces: 4,108 - 5,287 SF Available in 2 Spaces

Availability: 51.1% Available; 51.1% Vacant

Leasing Company: Real Estate One

Contacts: Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E LL	Off/Ret	Relet	4,108	4,108	4,108	\$9.00/MG	Vacant	1 - 5 Yrs

Real Estate One - Bob Sheldon (248) 543-7960

### SALE

Last Sale: Sold on Dec 17, 2004 for \$4,000,000 (\$217.45/SF)

### TRANSPORTATION

Parking: 15 Surface Spaces are available; Ratio of 1.25/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**215 S Center St**

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

Recorded Owner: **CSV Property Company LLC**

Prior True Owner: **Citizens Bank**

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# Property Summary Report

## 409 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail Condo
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1972
GLA:	36,708 SF
Floors:	2
Typical Floor:	18,354 SF
Docks:	None
Construction:	Reinforced Concrete

### LAND

Land Area:	0.45 AC
Zoning:	AI
Parcel:	25-21-239-015

### EXPENSES PER SF

Taxes:	\$2.02 (2015)
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### AMENITIES

Signage

### LEASING

Available Spaces: 2,300 - 2,775 SF Available in 2 Spaces

Availability: 13.8% Available; 0% Vacant

Leasing Company: Atesian Properties

Contacts: Ara Atesian (248) 362-2870

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	2,775	2,775	2,775	\$21.00/NNN	Negotiable	Negotiable
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>								
P 1st	Retail	Relet	2,300	2,300	2,300	\$21.00/NNN	Negotiable	Negotiable
<i>Atesian Properties - Ara Atesian (248) 362-2870</i>								

### TRAFFIC & FRONTAGE

Traffic Volume: 7,467 on S Center St & W 4th St (2014)

6,840 on W 4th St & S Washington Ave (2014)

Frontage: 54' on 4th St

90' on 5th St

250' on Center St

Made with TrafficMetrix® Products

# Property Summary Report

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## 409 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **RSM Real Estate Services**

True Owner: **Atesian Properties**

Recorded Owner: **Center Realty Group Llc**

Recorded Owner: **South Center, LLC**

Prior True Owner: **Douglas J Aveda Institute**

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# Property Summary Report

## 5150 Coolidge Hwy - Meijer

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1994</b>
GLA:	<b>212,741 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>212,741 SF</b>

### LAND

Land Area:	<b>26.55 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>20-32-301-026</b>

### EXPENSES PER SF

Taxes:	<b>\$1.47 (2011)</b>
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### LEASING

Available Spaces:	1,555 SF Available in 1 Space
Availability:	0.7% Available; 0% Vacant
Leasing Company:	Gerdom Realty & Investment
Contacts:	Tjader T. Gerdom (248) 242-6766 X201

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Retail	Relet	1,555	1,555	1,555	\$23.00/+UTIL	Negotiable	1 - 2 Yrs

Gerdom Realty & Investment - Tjader T. Gerdom (248) 242-6766 X201

### TRAFFIC & FRONTAGE

Traffic Volume:	31,945 on Coolidge Hwy & Meijer Dr (2015)
	45,564 on Coolidge Hwy & E 14 Mile Rd (2014)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	1,120 Surface Spaces are available; Ratio of 5.27/1,000 SF
Airport:	31 minute drive to Detroit City Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	No Nearby Transit (0)

# Property Summary Report

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## 5150 Coolidge Hwy - Meijer

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### PROPERTY CONTACTS

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True Owner: **Meijer Inc.**

Recorded Owner: **Meijer Inc.**

Property Manager: **Meijer Realty Company**

# Property Summary Report

## 5150 Coolidge Hwy - Meijer

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Community Center</b>
Year Built:	<b>Proposed</b>
GLA:	<b>6,400 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>6,400 SF</b>

### LAND

Land Area:	<b>0.94 AC</b>
Parcel:	<b>20-32-301-026</b>

### LEASING

Available Spaces: 3,200 - 6,400 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Mid-America Real Estate - Michigan

Contacts: Samantha Tullio (248) 855-6800 X125, Gabe Schuchman (248) 855-6800, Karen Gargaro (248) 855-6800

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	3,200 - 6,400	6,400	6,400	Withheld	Negotiable	Negotiable

Mid-America Real Estate - Michigan - Samantha Tullio (248) 855-6800 X125, Gabe Schuchman (248) 855-6800, Karen Gargaro (248) 855-6800

### TRAFFIC & FRONTAGE

Traffic Volume: 31,945 on Coolidge Hwy & Meijer Dr (2015)

45,564 on Coolidge Hwy & E 14 Mile Rd (2014)

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 25 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (44)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

## 2554-2560 Crooks Rd - Oakridge

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1955
GLA:	20,000 SF
Floors:	1
Typical Floor:	20,000 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	1.71 AC
Zoning:	BI
Parcel	25-09-154-019

### EXPENSES PER SF

Taxes:	\$1.86 (2015)
Opex:	\$0.14 (2011)

### AMENITIES

Pylon Sign, Signage

### LEASING

Available Spaces: 15,000 SF Available in 1 Space

Availability: 75.0% Available; 0% Vacant

Leasing Company: Monaghan & Company

Contacts: Frank Monaghan (248) 681-5400 X104

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	15,000	15,000	15,000	Withheld	30 Days	Negotiable

*Monaghan & Company - Frank Monaghan (248) 681-5400 X104*

### TRAFFIC & FRONTAGE

Traffic Volume: 5,070 on W Webster Rd & Galpin Ave (2014)

88,489 on Woodward Ave & 12 Mile Rd (2014)

Frontage: 411' on Crooks Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

# Property Summary Report

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## 2554-2560 Crooks Rd - Oakridge



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 128 free Surface Spaces are available; Ratio of 3.89/1,000 SF

Airport: 27 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Esshaki Properties, Inc.**

Recorded Owner: **Jimmy John Partners, LLC**

Prior True Owner: **Harry Slatkin Builders, Inc.**

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# Property Summary Report

## 4000 Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>Under Construction</b>
GLA:	<b>12,720 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>12,720 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.29 AC</b>
Parcel:	<b>25-04-301-009</b>

### EXPENSES PER SF

Taxes:	<b>\$1.97 (2013)</b>
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### AMENITIES

Signage

### LEASING

Available Spaces: 1,600 - 12,720 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: A.F. Jonna Development & Management Co.

Contacts: Austin Armstrong (248) 593-6200

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	New	1,600 - 12,720	12,720	12,720	\$20.00/NNN	Nov 2016	Negotiable

A.F. Jonna Development & Management Co. - Austin Armstrong (248) 593-6200

### TRAFFIC & FRONTAGE

Traffic Volume: 22,612 on S Crooks Rd & Samoset Rd (2012)

47,588 on W 14 Mile Rd & Hillcrest Ave (2012)

Frontage: 262' on Crooks Rd

151' on Normandy Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 4000 Crooks Rd



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 100 free Surface Spaces are available; Ratio of 7.86/1,000 SF

Airport: 28 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (46)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Normandy Shoppes LLC**

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# Property Summary Report

**2530 S Crooks Rd - Crooks Medical**  
 Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1973</b>
RBA:	<b>2,733 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,733 SF</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>0.17 AC</b>
Zoning:	<b>RI</b>
Parcel	<b>25-09-326-006</b>

## EXPENSES PER SF

Taxes:	<b>\$2.15 (2015)</b>
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## AMENITIES

Signage

## LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 36.6% Available; 36.6% Vacant

Leasing Company: Transwestern

Contacts: Chuck Howard (248) 440-1447

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,000	1,000	1,000	\$13.00/+UTIL	Vacant	1 - 5 Yrs

Transwestern - Chuck Howard (248) 440-1447

## TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 7.31/1,000 SF

Airport: 26 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: No Nearby Transit (0)

## PROPERTY CONTACTS

Recorded Owner: **2530 Crooks Rd Assoc Llc**

# Property Summary Report

## 360 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	2006
RBA:	57,844 SF
Typical Floor:	26,843 SF
Core Factor:	14%
Construction:	Masonry

### LAND

Land Area:	0.68 AC
Zoning:	Mixed
Parcel	25-15-356-039

### EXPENSES PER SF

Taxes:	\$1.23 (2014)
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### AMENITIES

On Site Management, Restaurant

### LEASING

Available Spaces: 1,002 SF Available in 1 Space

Availability: 1.7% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,002	1,002	1,002	Withheld	Negotiable	Negotiable

Mid-America Real Estate - Michigan - Cynthia J. Kratchman (248) 855-6800, Bryan Weiss (248) 855-6800, Aleyciuss Al-Ali (248) 855-6800

### TRANSPORTATION

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: Alidade Capital LLC

Recorded Owner: Alidade Main North Llc

Prior True Owner: Main Eleven Royal Oak Syndicated Holdings...

Developer: Joseph Freed & Associates, LLC

# Property Summary Report

## 400 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Auto Dealership
Tenancy:	Multiple
Year Built:	1984
GLA:	42,852 SF
Floors:	1
Typical Floor:	42,852 SF
Docks:	None
Construction:	Reinforced Concrete

### LAND

Land Area:	3.25 AC
Zoning:	PUD
Parcel:	25-15-353-016

### EXPENSES PER SF

Taxes:	\$1.76 (2011)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 42,852 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: CG Emerson Real Estate Group

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	42,852	42,852	42,852	Withheld	Vacant	Negotiable

CG Emerson Real Estate Group

### TRAFFIC & FRONTAGE

Traffic Volume: 2,316 on N Troy St & E University Ave (2014)

22,864 on N Main St & E University Ave (2014)

Frontage: 491' on N. Main St. (with 2 curb cuts)

Made with TrafficMetrix® Products

# Property Summary Report

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## 400 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 88 Surface Spaces are available

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (87)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **CG Emerson Real Estate Group**

True Owner: **Versa Development**

Recorded Owner: **Trailhead RO, LLC**

Prior True Owner: **Jim Fresard Pontiac Inc**

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# Property Summary Report

## 803 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1900
GLA:	2,000 SF
Floors:	1
Typical Floor:	2,000 SF
Docks:	None
Construction:	Wood Frame

### LAND

Land Area:	0.17 AC
Zoning:	BI

### EXPENSES PER SF

Taxes:	\$4.35 (2015)
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### PARCEL

15-10-431-026, 25-16-429-025

### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 2,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: QuinCo Properties, Inc

Contacts: John Quinlan (586) 779-5900

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	2,000	2,000	2,000	\$20.00/MG	Vacant	3 Yrs

QuinCo Properties, Inc - John Quinlan (586) 779-5900

### TRAFFIC & FRONTAGE

Traffic Volume: 4,668 on E Farnum Ave & N Troy St (2014)

22,864 on N Main St & E University Ave (2014)

Frontage: 158' on Austin Ave

89' on Main St

Made with TrafficMetrix® Products

# Property Summary Report

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## 803 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 12 free Surface Spaces are available; Ratio of 9.43/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (87)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Maskill Timothy C & A M Trust**

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# Property Summary Report

## 829 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Auto Dealership
Tenancy:	Single
Year Built:	1960
GLA:	477 SF
Floors:	1
Typical Floor:	477 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.34 AC
Zoning:	BI

### EXPENSES PER SF

Taxes:	\$13.64 (2015)
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### PARCEL

20-33-426-039, 25-16-429-016

### AMENITIES

Bus Line, Pylon Sign, Signage

### LEASING

Available Spaces: 477 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Re/Max Vision

Contacts: Floyd K. Black (248) 548-4400

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	477	477	477	Withheld	Vacant	3 - 5 Yrs

Re/Max Vision - Floyd K. Black (248) 548-4400

### TRAFFIC & FRONTAGE

Traffic Volume: 4,668 on E Farnum Ave & N Troy St (2014)

22,864 on N Main St & E University Ave (2014)

Frontage: 112' on Crane Ave

109' on Main St

Made with TrafficMetrix® Products

# Property Summary Report

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## 829 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 36 free Surface Spaces are available

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (82)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Main Car Inc**

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# Property Summary Report

## 1205 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1928</b>
GLA:	<b>4,400 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>4,400 SF</b>
Docks:	<b>1 ext</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.15 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-16-278-022</b>

### EXPENSES PER SF

Taxes:	<b>\$1.54 (2015)</b>
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### LEASING

Available Spaces: 600 - 1,200 SF Available in 2 Spaces

Availability: 40.9% Available; 40.9% Vacant

Leasing Company: Gerdom Realty & Investment

Contacts: Joel N. Karboske (248) 242-6766

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Relet	1,200	1,200	1,200	\$16.00 - 18.00/NNN	Vacant	Negotiable
<i>Gerdom Realty &amp; Investment - Joel N. Karboske (248) 242-6766</i>									
P 1st	1	Retail	Relet	600	600	600	\$16.00/NNN	Vacant	Negotiable
<i>Gerdom Realty &amp; Investment - Joel N. Karboske (248) 242-6766</i>									

### TRAFFIC & FRONTAGE

Traffic Volume: 8,135 on N Washington Ave & W Derby Ave (2014)

8,602 on N Pleasant St & Catalpa Dr (2014)

Frontage: 72' on Crooks Rd

69' on Main St

Made with TrafficMetrix® Products

# Property Summary Report

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## 1205 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 12 free Surface Spaces are available; Ratio of 8.52/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (60)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Rodney Orth**

Recorded Owner: **1121-1205 N Main St LLC**

Prior True Owner: **Gpb Enterprises Llc**

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# Property Summary Report

## 218 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	Proposed
RBA:	32,670 SF
Floors:	3
Typical Floor:	10,890 SF

### LAND

Land Area:	0.27 AC
Zoning:	MU
Parcel	25-21-233-009

### EXPENSES PER SF

Taxes:	\$0.40 (2015)
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### AMENITIES

Signage

### LEASING

Available Spaces: 4,500 - 20,000 SF Available in 3 Spaces

Availability: 75.0% Available; 0% Vacant

Leasing Company: CRE Development

Contacts: Cathy Wilson (248) 586-4130 X4159

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	4,500	4,500	4,500	Withheld	Jun 2017	Negotiable

CRE Development - Cathy Wilson (248) 586-4130 X4159

### TRANSPORTATION

Parking: 25 free Surface Spaces are available

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

Recorded Owner: Ethos Properties Llc

# Property Summary Report

## 400 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1925; Renov 2004
GLA:	9,500 SF
Floors:	3
Typical Floor:	3,166 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.08 AC
Zoning:	Business

### EXPENSES PER SF

Taxes:	\$4.56 (2014)
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### PARCEL

15-14-101-010, 25-21-239-014

### AMENITIES

Air Conditioning, Bus Line, Security System, Signage

### LEASING

Available Spaces: 3,500 - 7,000 SF Available in 2 Spaces

Availability: 73.7% Available; 0% Vacant

Leasing Company: Signature Associates

Contacts: Clint Confer (248) 948-0109, Angela A. Thomas (248) 948-9000

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	3,500	3,500	7,000	\$30.00/NNN	Negotiable	5 - 20 Yrs
<i>Signature Associates - Clint Confer (248) 948-0109, Angela A. Thomas (248) 948-9000</i>								
E 2nd	Off/Ret	Relet	3,500	3,500	7,000	\$30.00/NNN	Negotiable	5 - 20 Yrs
<i>Signature Associates - Clint Confer (248) 948-0109, Angela A. Thomas (248) 948-9000</i>								

### TRAFFIC & FRONTAGE

Traffic Volume: 7,467 on S Center St & W 4th St (2014)

6,840 on W 4th St & S Washington Ave (2014)

Frontage: 102' on 4th St

Made with TrafficMetrix® Products

# Property Summary Report

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## 400 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRAFFIC & FRONTAGE

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38' on Main St

Made with TrafficMetrix® Products

### TRANSPORTATION

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Airport: 19 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

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True Owner: MIT Real Estate,LLC

Recorded Owner: MIT Real Estate,LLC

# Property Summary Report

## 401-405 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1917; Renov 1994
GLA:	8,250 SF
Floors:	2
Typical Floor:	4,125 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.24 AC
Zoning:	BI
Parcel	25-22-108-011

### EXPENSES PER SF

Taxes:	\$2.80 (2011)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,350 SF Available in 1 Space

Availability: 16.4% Available; 16.4% Vacant

Leasing Company: Real Estate One

Contacts: Bob Sheldon (248) 543-7960

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	405	Off/Ret	Relet	1,350	1,350	1,350	\$25.77/FS	Vacant	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

### TRAFFIC & FRONTAGE

Traffic Volume: 1,935 on E 5th St & Williams St (2014)

21,735 on S Main St & W 3rd St (2012)

Frontage: 58' on Main St

40' on 4th St

Made with TrafficMetrix® Products

# Property Summary Report

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## 401-405 S Main St



Royal Oak, MI 48067 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Dubrow Dennis R**

Recorded Owner: **Dubrow Dennis R**

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# Property Summary Report

**410-470 S Main St - Main Place of Royal Oak**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/O...</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2003</b>
GLA:	<b>15,190 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>15,190 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>0.48 AC</b>
Zoning:	<b>CBD</b>
Parcel	<b>25-21-239-013</b>

## EXPENSES PER SF

Taxes:	<b>\$2.61 (2015)</b>
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## LEASING

Available Spaces:	1,776 SF Available in 1 Space
Availability:	11.7% Available; 11.7% Vacant
Leasing Company:	Thomas Hospitality Group
Contacts:	Michael Scheid (248) 866-4855

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Retail	Relet	1,776	1,776	1,776	\$39.00/NNN	Vacant	5 Yrs

Thomas Hospitality Group - Michael Scheid (248) 866-4855

## TRAFFIC & FRONTAGE

Traffic Volume:	7,467 on S Center St & W 4th St (2014)
	6,840 on W 4th St & S Washington Ave (2014)
Frontage:	225' on Main St

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 0.78/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	No Nearby Transit (0)

# Property Summary Report

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**410-470 S Main St - Main Place of Royal Oak**  
Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

Recorded Owner: **Skyloft Royal Oak Partners**

Property Manager: **Magar & Company**

# Property Summary Report

## 600-700 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class B Office</b>
Year Built:	<b>Proposed</b>
RBA:	<b>114,544 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>29,875 SF</b>

### LAND

Land Area:	<b>1.63 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-21-284-004</b>

### LEASING

Available Spaces: 1,500 - 50,000 SF Available in 6 Spaces

Availability: 100% Available; 0% Vacant

Leasing Company: CORE Partners, LLC

Contacts: Eric D. Banks, JD (248) 399-9999 X102

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	1,500 - 8,926	8,926	8,926	Withheld	Jan 2017	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>								
P 1st	Retail	New	1,500 - 12,202	12,202	12,202	Withheld	Jan 2017	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>								
P 1st	Retail	New	1,500 - 12,202	12,202	12,202	Withheld	Jan 2017	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>								
P 1st	Retail	New	1,500 - 12,214	12,214	12,214	Withheld	Jan 2017	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>								
P 1st	Retail	New	1,500 - 19,000	19,000	19,000	Withheld	Jan 2017	Negotiable
<i>CORE Partners, LLC - Eric D. Banks, JD (248) 399-9999 X102</i>								

### TRANSPORTATION

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

**Eight55 South Main Apartments - 855 S Main St**  
 Royal Oak, MI 48067 - Royal Oak MF Submarket



## BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2016
Units:	48
GBA:	48,571 SF
Floors:	4
Construction:	Metal
Rent Type:	Market
Market Segment:	All

## LAND

Land Area:	3.82 AC
Zoning:	MU
Parcel:	25-22-301-011

## EXPENSES PER UNIT

Taxes:	\$424.02 (2011)
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## SITE AMENITIES

Fitness Center

## UNIT AMENITIES

Air Conditioning, Balcony, Carpet, Dishwasher, Granite Countertops, Hardwood Floors, Heating, Ice Maker, Microwave, Oven, Refrigerator, Stainless Steel Appliances, Storage Units, Tile Floors, Vaulted Ceiling, Walk-In Closets, Washer/Dryer, Wheelchair Accessible (Rooms)

## COMMERCIAL LEASING

Available Spaces: 1,037 - 1,085 SF Available in 2 Spaces

Leasing Company: Aragona Properties

Contacts: Francis Aragona (586) 286-0334 X202

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	1,037	1,037	1,037	\$30.00/NNN	Vacant	5 Yrs
<i>Aragona Properties - Francis Aragona (586) 286-0334 X202</i>								
P 1st	Retail	New	1,085	1,085	1,085	\$30.00/NNN	Vacant	5 Yrs
<i>Aragona Properties - Francis Aragona (586) 286-0334 X202</i>								

## FEES

Application Fee \$35

## PET POLICY

Dogs Allowed - Pet Interview Required

# Property Summary Report

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## Eight55 South Main Apartments - 855 S Main St



Royal Oak, MI 48067 - Royal Oak MF Submarket

### TRANSPORTATION

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Parking: 52 free Surface Spaces are available; 29 Covered Spaces are available; 1.7 per Unit

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Airport: 22 minute drive to Detroit City Airport

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Walk Score ®: Very Walkable (89)

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Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Aragona Properties**

Recorded Owner: **South Main Lofts Llc**

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Prior True Owner: **Damico Building Group**

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Property Manager: **9Round**

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# Property Summary Report

## 905 S Main St - Haberman Fabric's

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1958; Renov 2002</b>
RBA:	<b>18,789 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>18,789 SF</b>
Ceiling Ht:	<b>19'</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.90 AC</b>
Zoning:	<b>Light Commercial</b>

### EXPENSES PER SF

Taxes:	<b>\$2.02 (2011)</b>
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### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>1 tot./10'w x 12'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>

### LEASING

Available Spaces:	18,789 SF Available in 1 Space
Availability:	100% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	18,789	18,789	18,789	\$19.95/NNN	30 Days	Negotiable

Real Estate One - Bob Sheldon (248) 543-7960

### TRANSPORTATION

Parking:	80 free Surface Spaces are available; Ratio of 4.25/1,000 SF
Airport:	23 minute drive to Detroit City Airport

### PROPERTY CONTACTS

True Owner:	<b>Haberman Fabrics, Inc.</b>	Recorded Owner:	<b>Haberman Fabrics, Inc.</b>
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# Property Summary Report

## 924 S Main St - J & M Automotive

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1930
GLA:	1,800 SF
Floors:	1
Typical Floor:	1,800 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.21 AC
Zoning:	Commercial
Parcel:	25-21-429-020

### EXPENSES PER SF

Taxes:	\$2.71 (2015)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,800 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Gerdorn Realty & Investment

Contacts: Joel N. Karboske (248) 242-6766

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,800	1,800	1,800	Withheld	Vacant	1 - 5 Yrs

Gerdorn Realty & Investment - Joel N. Karboske (248) 242-6766

### TRAFFIC & FRONTAGE

Traffic Volume: 10,485 on S Washington Ave & W Harrison Ave (2014)

54,500 on Woodward Ave & Harrison Ave (2014)

Frontage: 86' on Hudson Ave

65' on Main St

Made with TrafficMetrix® Products

# Property Summary Report

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## 924 S Main St - J & M Automotive



Royal Oak, MI 48067 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 8 free Surface Spaces are available; Ratio of 4.44/1,000 SF

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (85)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Rt & S Building Llc**

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# Property Summary Report

## 4300-4306 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1958
GLA:	5,000 SF
Floors:	1
Typical Floor:	5,000 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.29 AC
Zoning:	BI
Parcel	25-03-253-003

### EXPENSES PER SF

Taxes:	\$1.62 (2015)
Opex:	\$0.56 (2010-Est)

### AMENITIES

Air Conditioning, Signage

### LEASING

Available Spaces: 1,000 - 2,840 SF Available in 3 Spaces

Availability: 99.8% Available; 99.8% Vacant

Leasing Company: S & H Investment & Management LLC

Contacts: Rafal Mahmood (248) 280-4604

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4304	Retail	Relet	2,840	2,840	2,840	\$11.00 - 12.00/NNN	Vacant	Negotiable
<i>S &amp; H Investment &amp; Management LLC - Rafal Mahmood (248) 280-4604</i>									
P 1st	4302	Retail	Relet	1,150	1,150	1,150	\$11.00 - 12.00/NNN	Vacant	Negotiable
<i>S &amp; H Investment &amp; Management LLC - Rafal Mahmood (248) 280-4604</i>									
P 1st	4300	Retail	Relet	1,000	1,000	1,000	\$11.00 - 12.00/NNN	Vacant	Negotiable
<i>S &amp; H Investment &amp; Management LLC - Rafal Mahmood (248) 280-4604</i>									

### TRAFFIC & FRONTAGE

Traffic Volume: 16,704 on Rochester Rd & Gardner Ave (2014)

42,528 on E 14 Mile Rd & Ferris Ave (2012)

Frontage: 104' on Rochester Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 4300-4306 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRAFFIC & FRONTAGE

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112' on Whitcomb Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

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Parking: 17 free Surface Spaces are available; Ratio of 3.34/1,000 SF

Airport: 25 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

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True Owner: **S & H Investment & Management LLC**

Recorded Owner: **Clawson Dev Co LLC**

Prior True Owner: **4300-4320 Rochester Road LLC**

# Property Summary Report

## 4314-4320 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1960
GLA:	4,150 SF
Floors:	1
Typical Floor:	4,150 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.23 AC
Zoning:	BI
Parcel	25-03-253-002

### EXPENSES PER SF

Taxes:	\$1.66 (2015)
Opex:	\$0.53 (2010-Est)

### AMENITIES

Signage

### LEASING

Available Spaces: 950 SF Available in 1 Space

Availability: 22.9% Available; 22.9% Vacant

Leasing Company: Friedman Integrated Real Estate Solutions

Contacts: Larry Schultz (248) 848-1292

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4230	Retail	Relet	950	950	950	\$12.00/MG	Vacant	Negotiable

Friedman Integrated Real Estate Solutions - Larry Schultz (248) 848-1292

### TRAFFIC & FRONTAGE

Traffic Volume: 16,704 on Rochester Rd & Gardner Ave (2014)

42,528 on E 14 Mile Rd & Ferris Ave (2012)

Frontage: 101' on Rochester Rd

Made with TrafficMetrix® Products

# Property Summary Report

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## 4314-4320 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Hikmat Mahmood**

Recorded Owner: **Clawson Development Company LLC**

Prior True Owner: **4300-4320 Rochester Road LLC**

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# Property Summary Report

## 514-516 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1937
GLA:	1,734 SF
Floors:	1
Typical Floor:	1,734 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.05 AC
Zoning:	BI
Parcel:	25-21-277-008

### EXPENSES PER SF

Taxes:	\$2.00 (2015)
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### LEASING

Available Spaces: 1,500 SF Available in 1 Space

Availability: 86.5% Available; 86.5% Vacant

Leasing Company: CRE Development

Contacts: Cathy Wilson (248) 586-4130 X4159

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	1,500	1,500	1,500	\$25.00/+UTIL	Vacant	1 - 5 Yrs

CRE Development - Cathy Wilson (248) 586-4130 X4159

### TRAFFIC & FRONTAGE

Traffic Volume: 2,307 on W 6th St & S Washington Ave (2014)

19,517 on S Lafayette Ave & W 7th St (2014)

Frontage: 31' on Washington Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (93)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**514-516 S Washington Ave**

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

Recorded Owner: **Logsdon Robert D Trust**

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# Property Summary Report

## 515-525 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/R...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1926</b>
GLA:	<b>10,116 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>5,747 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.16 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-21-278-006</b>

### EXPENSES PER SF

Taxes:	<b>\$2.85 (2015)</b>
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### LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 15.8% Available; 15.8% Vacant

Leasing Company: Skyward Real Estate

Contacts: Dan Dubensky (248) 548-5959

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Relet	1,600	1,600	1,600	\$24.38/MG	Vacant	1 - 5 Yrs

Skyward Real Estate - Dan Dubensky (248) 548-5959

### TRAFFIC & FRONTAGE

Traffic Volume: 2,307 on W 6th St & S Washington Ave (2014)

7,467 on S Center St & W 4th St (2014)

Frontage: 62' on 6th St

117' on Washington Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (93)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**515-525 S Washington Ave**

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

True Owner: **Skyward Real Estate**

Recorded Owner: **Skyward Suites, LLC**

Prior True Owner: **Skyward Suites, LLC**

# Property Summary Report

## 615-619 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront Retail/R...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1915; Renov 2015</b>
GLA:	<b>7,344 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>3,672 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.11 AC</b>
Zoning:	<b>BI</b>
Parcel:	<b>25-21-283-003</b>

### EXPENSES PER SF

Taxes:	<b>\$2.46 (2015)</b>
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### AMENITIES

Bus Line

### LEASING

Available Spaces: 3,672 SF Available in 1 Space

Availability: 50.0% Available; 50.0% Vacant

Leasing Company: Skyward Real Estate

Contacts: Dan Dubensky (248) 548-5959

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Retail	Relet	3,672	3,672	3,672	\$6.54/NNN	Vacant	1 - 5 Yrs

Skyward Real Estate - Dan Dubensky (248) 548-5959

### TRAFFIC & FRONTAGE

Traffic Volume: 2,307 on W 6th St & S Washington Ave (2014)

19,517 on S Lafayette Ave & W 7th St (2014)

Frontage: 95' on Washington

Made with TrafficMetrix® Products

# Property Summary Report

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## 615-619 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 15 free Surface Spaces are available; Ratio of 2.86/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Raj Bothra**

Recorded Owner: **Kaiser Real Estate LLC**

Prior True Owner: **Hallmark Investments Royal Oak, LLC**

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# Property Summary Report

## 706 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1941
GLA:	1,600 SF
Floors:	1
Typical Floor:	1,600 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.05 AC
Zoning:	B1
Parcel:	25-21-285-003

### EXPENSES PER SF

Taxes:	\$2.05 (2015)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Nancy Berkesch

Contacts: Nancy Berkesch (248) 474-0826

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,600	1,600	1,600	\$12.00/+UTIL	30 Days	Negotiable

Nancy Berkesch - Nancy Berkesch (248) 474-0826

### TRAFFIC & FRONTAGE

Traffic Volume: 19,517 on S Lafayette Ave & W 7th St (2014)

6,840 on W 4th St & S Washington Ave (2014)

Frontage: 13' on Washington Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 706 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 2 free Surface Spaces are available; Ratio of 1.24/1,000 SF

Airport: 24 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Marx Joseph F Trust**

Prior True Owner: **Marx Joseph**

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# Property Summary Report

**211 Williams St - Royal Oak City Center**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Class A Office</b>
Year Built:	<b>Proposed</b>
RBA:	<b>190,000 SF</b>
Floors:	<b>7</b>
Typical Floor:	<b>20,000 SF</b>

## LAND

Parcel	<b>25-22-103-004</b>
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## LEASING

Available Spaces: 9,284 - 122,789 SF Available in 7 Spaces

Availability: 69.5% Available; 0% Vacant

Leasing Company: JLL

Contacts: David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	9,284	9,284	9,284	Withheld	TBD	Negotiable

JLL - David A. MacDonald (248) 581-3333, JP Champine (248) 581-3322

## TRANSPORTATION

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (94)

Transit Score ®: No Nearby Transit (0)

## PROPERTY CONTACTS

Developer: **The Boji Group**

# Property Summary Report

## 25655 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Restaurant</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1955; Renov 1994</b>
GLA:	<b>2,650 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,650 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.28 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-21-406-016</b>

### EXPENSES PER SF

Taxes:	<b>\$4.79 (2015)</b>
Opex:	<b>\$1.09 (2012-Est)</b>

### AMENITIES

Signage

### LEASING

Available Spaces: 2,650 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Weber Brokerage

Contacts: Brad Weber (248) 556-4215

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	2,650	2,650	2,650	Withheld	Vacant	Negotiable

Weber Brokerage - Brad Weber (248) 556-4215

### TRAFFIC & FRONTAGE

Traffic Volume: 54,500 on Woodward Ave & Harrison Ave (2014)

64,236 on Woodward Ave & W Lincoln Ave (2014)

Frontage: 211' on Woodward (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 25655 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 28 free Surface Spaces are available

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Fair Holding**

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# Property Summary Report

**27906-27942 Woodward Ave - North Building - Woodward Commercial Center**  
 Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



## BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1948
GLA:	26,461 SF
Floors:	1
Typical Floor:	26,461 SF
Docks:	None
Construction:	Reinforced Concrete

## LAND

Land Area:	2.28 AC
Zoning:	BI
Parcel	25-17-429-007

## EXPENSES PER SF

Taxes:	\$6.32 (2015)
Opex:	\$3.63 (2011-Est)

## AMENITIES

Pylon Sign

## LEASING

Available Spaces:	5,056 SF Available in 1 Space
Availability:	19.1% Available; 0% Vacant
Leasing Company:	Landmark Commercial RE Services
Contacts:	Dan Kukes (248) 488-2620

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	5,056	5,056	5,056	\$25.00/NNN	30 Days	Negotiable

Landmark Commercial RE Services - Dan Kukes (248) 488-2620

## TRAFFIC & FRONTAGE

Traffic Volume:	62,100 on Woodward Ave & Catalpa Dr (2014)
	84,026 on Woodward Ave & Sunset Blvd (2014)
Frontage:	208' on Catalpa Dr
	273' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 27906-27942 Woodward Ave - North Building - Woodward Commercial Center



Royal Oak, MI 48067 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 255 free Surface Spaces are available; Ratio of 9.63/1,000 SF

Airport: 27 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (76)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Berman Co**

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# Property Summary Report

## 29894 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1948
GLA:	3,508 SF
Floors:	1
Typical Floor:	3,508 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.09 AC
Zoning:	BI
Parcel:	25-08-326-004

### EXPENSES PER SF

Taxes:	\$2.19 (2015)
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### LEASING

Available Spaces: 3,508 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: KJ Commercial

Contacts: Kevin Jappaya (248) 851-8900 X101

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1	Retail	Relet	3,508	3,508	3,508	\$16.00/NNN	Vacant	1 - 5 Yrs

KJ Commercial - Kevin Jappaya (248) 851-8900 X101

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

88,165 on Woodward Ave & Northwood Blvd (2014)

Frontage: 42' on Woodward Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking: 5 free Surface Spaces are available; Ratio of 1.75/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**29894 Woodward Ave**

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

True Owner: **Arfane Sammane**

Recorded Owner: **Arfane Sammane**

# Property Summary Report

**29918-29956 Woodward Ave - Oak Tree Shopping Center**  
 Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
GLA:	<b>16,361 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>16,361 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>1.12 AC</b>
Zoning:	<b>Commercial-retail</b>
Parcel	<b>25-08-326-026</b>

## EXPENSES PER SF

Taxes:	<b>\$3.06 (2011)</b>
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## AMENITIES

Freeway Visibility, Pylon Sign, Signalized Intersection

## LEASING

Available Spaces: 4,500 SF Available in 1 Space

Availability: 27.5% Available; 27.5% Vacant

Leasing Company: Mid-America Real Estate - Michigan

Contacts: Bryan Weiss (248) 855-6800

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	4,500	4,500	4,500	Withheld	Vacant	Negotiable

Mid-America Real Estate - Michigan - Bryan Weiss (248) 855-6800

## TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 108' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 29918-29956 Woodward Ave - Oak Tree Shopping Center



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 9 free Surface Spaces are available

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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Recorded Owner: **Oak Associates**

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# Property Summary Report

## 30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1952
GLA:	9,900 SF
Floors:	2
Typical Floor:	4,850 SF
Docks:	None

### LAND

Land Area:	0.13 AC
Zoning:	BI
Parcel:	25-08-177-028

### EXPENSES PER SF

Taxes:	\$1.74 (2015)
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### LEASING

Available Spaces: 1,000 - 2,200 SF Available in 4 Spaces

Availability: 62.6% Available; 42.4% Vacant

Leasing Company: Band Commercial Real Estate Company, LLC

Contacts: Steven Band (248) 423-1133

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	30148	Retail	Relet	2,200	2,200	2,200	Withheld	Vacant	Negotiable

Band Commercial Real Estate Company, LLC - Steven Band (248) 423-1133

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 55' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: Band Commercial Real Estate Company, LLC

Recorded Owner: Band Commercial Real Estate Company, LLC

# Property Summary Report

## 30211-30295 Woodward Ave - Woodward Oaks

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1989</b>
GLA:	<b>29,968 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>29,968 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>2.24 AC</b>
Zoning:	<b>GB, Royal Oak</b>
Parcel:	<b>25-08-154-003</b>

### EXPENSES PER SF

Taxes:	<b>\$2.19 (2015)</b>
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### AMENITIES

Bus Line, Pylon Sign, Signage

### LEASING

Available Spaces: 2,240 SF Available in 1 Space

Availability: 7.5% Available; 0% Vacant

Leasing Company: Mid-America Real Estate - Michigan

Contacts: Bryan Weiss (248) 855-6800

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	2,240	2,240	2,240	Withheld	30 Days	3 - 5 Yrs

Mid-America Real Estate - Michigan - Bryan Weiss (248) 855-6800

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 226' on Trafford Rd

419' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 30211-30295 Woodward Ave - Woodward Oaks



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

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Parking: 109 free Surface Spaces are available; Ratio of 4.29/1,000 SF

Airport: 35 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (63)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Ludwig & Seeley, Inc.**

Recorded Owner: **Ludwig & Seeley, Inc.**

Property Manager: **Ludwig & Seeley, Inc.**

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# Property Summary Report

## 30345-30395 Woodward Ave - Van Beau Building

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1952
GLA:	16,730 SF
Floors:	2
Typical Floor:	7,317 SF
Docks:	None
Construction:	Reinforced Concrete

### LAND

Land Area:	0.32 AC
Zoning:	BI

### EXPENSES PER SF

Taxes:	\$2.06 (2015)
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### PARCEL

25-08-153-014, 25-08-153-034

### LEASING

Available Spaces:	2,400 SF Available in 1 Space
Availability:	14.3% Available; 0% Vacant
Leasing Company:	Keystone Commercial Real Estate
Contacts:	Ryan Kattoo (248) 356-8000 X102

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	1	Retail	Relet	2,400	2,400	2,400	Withheld	30 Days	Negotiable

*Keystone Commercial Real Estate - Ryan Kattoo (248) 356-8000 X102*

### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	101,999 on Woodward Ave & Coolidge Hwy (2014)
Frontage:	103' on Warick Rd
	144' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 30345-30395 Woodward Ave - Van Beau Building



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

### TRANSPORTATION

---

Parking: 19 free Surface Spaces are available; Ratio of 1.90/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

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True Owner: **Linda Tenbrink**

Recorded Owner: **Van Beau Building LLC**

Prior True Owner: **Susan Lynn Edmonds**

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# Property Summary Report

## 30436 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1955</b>
GLA:	<b>1,400 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,400 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.05 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-08-155-006</b>

### EXPENSES PER SF

Taxes:	<b>\$3.02 (2015)</b>
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### LEASING

Available Spaces: 1,400 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Howard Schwartz Commercial Real Estate, LLC

Contacts: Barry Landau (248) 538-4800

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	30436	Retail	Relet	1,400	1,400	1,400	\$20.00/NNN	Vacant	Negotiable

Howard Schwartz Commercial Real Estate, LLC - Barry Landau (248) 538-4800

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 21' on Woodward Ave.

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: No Nearby Transit (0)

# Property Summary Report

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**30436 Woodward Ave**

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



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## PROPERTY CONTACTS

True Owner: **Krune Trajkovski**

Recorded Owner: **Krune Trajkovski**

Prior True Owner: **Slavoljub & Dasha Margitic**

# Property Summary Report

## 30500 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1948</b>
GLA:	<b>2,477 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,477 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.20 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-08-104-003</b>

### EXPENSES PER SF

Taxes:	<b>\$3.65 (2015)</b>
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### AMENITIES

Bus Line

### LEASING

Available Spaces: 2,477 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Landmark Commercial RE Services

Contacts: Louis J. Ciotti (248) 488-2620, Viktor Gjonaj (248) 488-2620

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	2,477	2,477	2,477	\$35.00/NNN	Vacant	Negotiable

Landmark Commercial RE Services - Louis J. Ciotti (248) 488-2620, Viktor Gjonaj (248) 488-2620

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 105' on Bamlet Rd

81' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 30500 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 16 free Surface Spaces are available

Airport: 30 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (70)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

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True Owner: **Redi Property Management & Security**

Recorded Owner: **30500 Woodward Llc**

Prior True Owner: **Vollmer Dougals C & Colleen M**

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# Property Summary Report

## 30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1960</b>
GLA:	<b>4,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>4,000 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.09 AC</b>
Zoning:	<b>Commercial</b>
Parcel	<b>25-08-151-014</b>

### EXPENSES PER SF

Taxes:	<b>\$2.89 (2015)</b>
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### AMENITIES

Bus Line, Freeway Visibility, Pylon Sign

### LEASING

Available Spaces: 4,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Bob & Janet Vanderpool

Contacts: Janet Vanderpool (313) 884-8022

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	4,000	4,000	4,000	Withheld	Vacant	1 - 3 Yrs

Bob & Janet Vanderpool - Janet Vanderpool (313) 884-8022

### TRAFFIC & FRONTAGE

Traffic Volume: 71,363 on Woodward Ave & Bembridge Rd (2014)

101,999 on Woodward Ave & Coolidge Hwy (2014)

Frontage: 98' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

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Parking: 7 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

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True Owner: **Bob & Janet Vanderpool**

Recorded Owner: **John Vanderpool trust**

Property Manager: **Bob & Janet Vanderpool**

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# Property Summary Report

## 30754-30766 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2016</b>
GLA:	<b>8,102 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>8,102 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>1.18 AC</b>
Parcel	<b>25-08-101-042</b>

### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,571 - 3,034 SF Available in 1 Space

Availability: 37.4% Available; 37.4% Vacant

Leasing Company: Mid-America Real Estate - Michigan

Contacts: Anthony Schmitt (248) 855-6800, Karen Gargaro (248) 855-6800

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	1,571 - 3,034	3,034	3,034	Withheld	Vacant	Negotiable

Mid-America Real Estate - Michigan - Anthony Schmitt (248) 855-6800, Karen Gargaro (248) 855-6800

### TRAFFIC & FRONTAGE

Traffic Volume: 101,999 on Woodward Ave & Coolidge Hwy (2014)

23,180 on Coolidge Hwy & Woodward Ave (2015)

Frontage: 183' on Sagamore Blvd

138' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 30754-30766 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 70 free Surface Spaces are available

Airport: 26 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (75)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

---

True Owner: **Ari-EI Enterprises, Inc.**

Recorded Owner: **13 & Woodward, LLC**

---

# Property Summary Report

## 31105 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1968</b>
GLA:	<b>2,000 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,000 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.46 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-06-455-006</b>

### EXPENSES PER SF

Taxes:	<b>\$6.20 (2015)</b>
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### AMENITIES

Bus Line

### LEASING

Available Spaces: 2,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: Manuel Karcho

Contacts: Manuel Karcho (248) 470-0368

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	2,000	2,000	2,000	Withheld	Vacant	Negotiable

Manuel Karcho - Manuel Karcho (248) 470-0368

### TRAFFIC & FRONTAGE

Traffic Volume: 63,157 on Woodward Ave & W 13 Mile Rd (2014)

64,609 on Woodward Ave & Rockingham Rd (2014)

Frontage: 119' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 31105 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 34 free Surface Spaces are available

Airport: 30 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

---

True Owner: **Margaret Karcho**

Recorded Owner: **Wood Avenue Investments LLC**

Prior True Owner: **Hanna Karcho-Polselli**

---

# Property Summary Report

## 31313 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Auto Repair
Tenancy:	Single
Year Built:	1967
GLA:	5,400 SF
Floors:	1
Typical Floor:	5,400 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.27 AC
Zoning:	B-1
Parcel:	25-06-453-035

### EXPENSES PER SF

Taxes:	\$2.89 (2015)
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### AMENITIES

Bus Line, Pylon Sign, Signage

### LEASING

Available Spaces: 5,400 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

Leasing Company: General Development Company

Contacts: Stacy S. Fields (248) 357-3777 X232

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	5,400	5,400	5,400	Withheld	Vacant	1 - 5 Yrs

General Development Company - Stacy S. Fields (248) 357-3777 X232

### TRAFFIC & FRONTAGE

Traffic Volume: 64,609 on Woodward Ave & Rockingham Rd (2014)

63,157 on Woodward Ave & W 13 Mile Rd (2014)

Frontage: 98' on Rockingham Rd

115' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 31313 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 10 free Surface Spaces are available; Ratio of 3.70/1,000 SF

Airport: 30 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

---

True Owner: **General Development Arizona, LLC**

Recorded Owner: **General Development Company**

---

# Property Summary Report

## 32000 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1939</b>
RBA:	<b>2,847 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>2,847 SF</b>
Construction:	<b>Reinforced Concrete</b>

### LAND

Land Area:	<b>0.31 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-06-252-020</b>

### EXPENSES PER SF

Taxes:	<b>\$4.55 (2015)</b>
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### LEASING

Available Spaces: 1,430 SF Available in 1 Space

Availability: 50.2% Available; 50.2% Vacant

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Sublet	1,430	1,430	1,430	\$25.17/MG	Vacant	Thru May 2018

*Gerdor Realty & Investment - Joel N. Karboske (248) 242-6766*

### TRANSPORTATION

Airport: 32 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (75)

Transit Score ®: No Nearby Transit (0)

### PROPERTY CONTACTS

True Owner: **Vivekanandhan Maripudi**

Recorded Owner: **Vivekanandhan Maripudi**

Prior True Owner: **Michigan Eyecare Institute**

# Property Summary Report

## 32336-32364 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1950
GLA:	2,800 SF
Floors:	1
Typical Floor:	2,800 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.10 AC
Zoning:	BI
Parcel	25-06-180-009

### EXPENSES PER SF

Taxes:	\$4.38 (2015)
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 57.1% Available; 57.1% Vacant

Leasing Company: Pyramid Solutions, Inc.

Contacts: Robert Dubois (248) 549-1200

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,600	1,600	1,600	Withheld	Vacant	1 - 5 Yrs

Pyramid Solutions, Inc. - Robert Dubois (248) 549-1200

### TRAFFIC & FRONTAGE

Traffic Volume: 64,203 on Woodward Ave & Normandy Rd (2014)

119,723 on Woodward Ave & W 14 Mile Rd (2012)

Frontage: 61' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 32336-32364 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 8 free Surface Spaces are available; Ratio of 2.86/1,000 SF

Airport: 32 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

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Recorded Owner: **Wright Rental L L C**

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# Property Summary Report

## 32376 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1950</b>
GLA:	<b>1,600 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,600 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.10 AC</b>
Zoning:	<b>BI</b>
Parcel	<b>25-06-180-008</b>

### EXPENSES PER SF

Taxes:	<b>\$3.15 (2015)</b>
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### AMENITIES

Bus Line, Signage

### LEASING

Available Spaces: 800 - 1,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

Leasing Company: Spencer Doty

Contacts: Spencer Doty (248) 885-8215

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	800 - 1,600	1,600	1,600	Withheld	Negotiable	Negotiable

Spencer Doty - Spencer Doty (248) 885-8215

### TRAFFIC & FRONTAGE

Traffic Volume: 64,203 on Woodward Ave & Normandy Rd (2014)

119,723 on Woodward Ave & W 14 Mile Rd (2012)

Frontage: 35' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Property Summary Report

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## 32376 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 2 free Surface Spaces are available; Ratio of 1.89/1,000 SF

Airport: 31 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: No Nearby Transit (0)

---

### PROPERTY CONTACTS

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True Owner: **Spencer Doty**

Recorded Owner: **Doty Rentals, LLC**

Prior True Owner: **Wright Tool Company**

---

# Property Summary Report

## 32799 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1924
GLA:	3,178 SF
Floors:	2
Typical Floor:	1,589 SF
Docks:	None
Construction:	Masonry

### LAND

Land Area:	0.07 AC
Zoning:	BI
Parcel:	25-06-103-034

### EXPENSES PER SF

Taxes:	\$1.80 (2015)
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### AMENITIES

Signage

### LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 31.5% Available; 31.5% Vacant

Leasing Company: Kolar Commercial Group

Contacts: Michael Lasky (248) 647-7600 X2

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,000	1,000	1,000	\$12.00/MG	Vacant	1 - 5 Yrs

Kolar Commercial Group - Michael Lasky (248) 647-7600 X2

### TRAFFIC & FRONTAGE

Traffic Volume: 119,723 on Woodward Ave & W 14 Mile Rd (2012)

66,342 on Woodward Ave & Taunton Rd (2014)

Frontage: 64' on Samoset Rd

39' on Woodward Ave

Made with TrafficMetrix® Products

# Property Summary Report

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## 32799 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



### TRANSPORTATION

---

Parking: 12 free Surface Spaces are available; Ratio of 3.78/1,000 SF

Airport: 32 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (70)

Transit Score ®: No Nearby Transit (0)

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### PROPERTY CONTACTS

---

True Owner: **Jonathan D Nguyen**

Recorded Owner: **Jonathan D Nguyen**

Prior True Owner: **Woodsam Partners, LLC**

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