
**Retail Space for Lease_Dec
2016**

Property Summary Report

214 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.33 AC
Zoning:	BI
Parcel	25-22-109-002

LEASING

Available Spaces: 6,000 SF Available in 1 Space

Availability: 50.0% Available; 50.0% Vacant

AVAILABLE SPACES

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

TRANSPORTATION

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

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Veterans Of Foreign Wars**

Recorded Owner: **Veterans Of Foreign Wars**

Property Summary Report

214 E 4th St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	50.0%	↔	0.0%
Submarket 1-3 Star	6.2%	↓	1.2%
Market Overall	12.9%	↓	1.8%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	202,864	↑	15.6%
Months On Market	19.2	↓	8.2 mo

Gross Asking Rents Per SF	Current		YOY
Submarket 1-3 Star	\$18.02	↓	0.1%
Market Overall	\$18.79	↑	1.8%

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑	19.4%
12 Mo. Price Per SF	\$93	↑	304.4%

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)
--------	----------------------

LEASING

Available Spaces: 1,050 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

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

TRAFFIC & FRONTAGE

Traffic Volume: 22,001 on E 11 Mile Rd & N Altadena Ave (2015)

18,730 on E 11 Mile Rd & N Gainsborough Ave (2013)

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

Walk Score ®: Very Walkable (74)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

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

Property Summary Report

916 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	0.0%	↔	0.0%
Submarket 1-3 Star	6.0%	↓	1.1%
Market Overall	7.3%	↓	1.1%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	397,187	↑	48.3%

NNN Asking Rents Per SF	Current		YOY
Submarket 1-3 Star	\$14.35	↓	2.6%
Market Overall	\$12.79	↑	7.7%

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓	1.2%
12 Mo. Price Per SF	\$115	↑	18.3%

Property Summary Report

1805 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.27 AC
Zoning:	BI
Parcel:	25-14-354-015

EXPENSES PER SF

Taxes:	\$4.35 (2015)
--------	----------------------

AMENITIES

Drive Thru, Pylon Sign

LEASING

Available Spaces: 1,716 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 23,271 on E 11 Mile Rd & S Dorchester Ave (2015)

22,612 on E 11 Mile Rd & N Kenwood Ave (2015)

Frontage: 108' on 11 Mile Rd

127' on Edison Ave

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (60)

Transit Score ®: Minimal Transit (0)

Property Summary Report

1805 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: 1805 E 11 Mile Llc

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

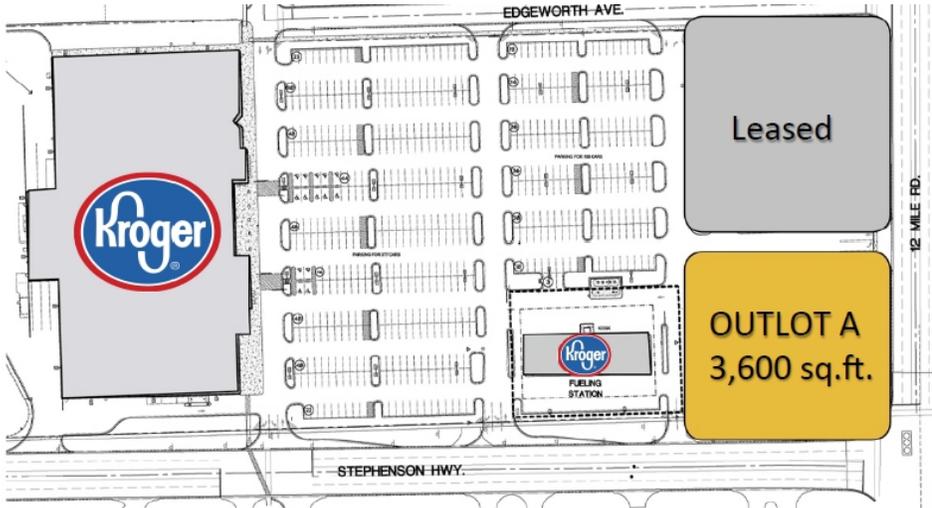
Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$25.00	
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

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



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Year Built:	Proposed
GLA:	3,600 SF
Floors:	1
Typical Floor:	3,600 SF

LAND

Land Area:	1.16 AC
Zoning:	Commerical
Parcel	25-14-126-007

LEASING

Available Spaces: 3,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	New	3,600	3,600	3,600	Withheld	TBD	TBD

TRAFFIC & FRONTAGE

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

31,621 on W 12 Mile Rd & Stephenson Hwy (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 104 Surface Spaces are available

Airport: 18 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (49)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **CRE Development**

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

Property Summary Report

E 12 Mile Rd - BTS - Marketplace of Royal Oak

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	6.7%	↓ 1.2%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$13.31	↓ 1.8%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

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)
--------	---------------

AMENITIES

Pylon Sign, Signage

LEASING

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

Availability: 21.5% Available; 21.5% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir 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

TRAFFIC & FRONTAGE

Traffic Volume: 7,913 on N Washington Ave & W Derby Ave (2015)

16,347 on N Main St & Detroit Ave (2015)

Frontage: 319' on 12 Mile Rd

164' on Rochester Rd

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (52)

Transit Score ®: Minimal Transit (0)

Property Summary Report

209-221 E 12 Mile Rd - CVS Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Cvs Pharmany Inc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	21.5%	▲ 7.0%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$16.00	▲ 6.7%
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

1800 W 14 Mile Rd - K & S Mall

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.62 AC
Zoning:	COMM
Parcel	20-32-478-011

EXPENSES PER SF

Taxes:	\$1.36 (2015)
Opex:	\$1.20 (2012-Est)

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

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 23,481 on E 14 Mile Rd & Hillcrest Ave (2015)

22,941 on Crooks Rd & Samoset Rd (2015)

Frontage: 149' on W 14 Mile Rd

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Minimal Transit (0)

Property Summary Report

1800 W 14 Mile Rd - K & S Mall

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

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

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

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	7.8%	▲ 7.8%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	---------------

AMENITIES

Signage

LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 23.8% Available; 23.8% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 5,220 on Delemere Blvd & Delemere Ct (2015)

38,793 on Coolidge Hwy & W 14 Mile Rd (2012)

Frontage: 76' on 14 Mile

65' on Leafdale Blvd

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Minimal Transit (0)

Property Summary Report

2416-2424 W 14 Mile Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Gasso Group, LLC**

Recorded Owner: **Royal Oak Investment LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	23.8%	▼ 52.4%
Submarket 1-2 Star	3.5%	▼ 1.3%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-2 Star	\$13.82	▼ 5.7%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

1815 N Campbell Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.08 AC
Zoning:	BI
Parcel	25-10-480-012

EXPENSES PER SF

Taxes:	\$3.53 (2015)
--------	----------------------

AMENITIES

Signage

LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,000	1,000	1,000	\$17.40/NNN	30 Days	1 - 3 Yrs

TRANSPORTATION

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Eleven & Campbell Investments**

Property Summary Report

1815 N Campbell Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	5.8%	↓ 1.3%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-2 Star	\$17.02	↑ 11.9%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

Property Summary Report

215 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

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

EXPENSES PER SF

Taxes:	\$2.28 (2015)
--------	----------------------

AMENITIES

Property Manager on Site, Signage

LEASING

Available Spaces: 4,108 - 9,395 SF Available in 2 Spaces

Availability: 51.1% Available; 51.1% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	5,287	5,287	9,395	\$20.00/NNN	Vacant	1 - 5 Yrs
E 2nd	Off/Ret	Relet	4,108	4,108	9,395	\$9.00/MG	Vacant	1 - 5 Yrs

TRANSPORTATION

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

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **CSV Property Company LLC**

Prior True Owner: **Citizens Bank**

Property Summary Report

215 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	51.1%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Current Building	\$27.36	↑ 0.9%
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

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)
--------	---------------

AMENITIES

Signage

LEASING

Available Spaces: 2,775 SF Available in 1 Space

Availability: 7.6% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	2,775	2,775	2,775	Withheld	Negotiable	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	6,923 on S Center St & W 4th St (2015)
	6,013 on W 4th St & S Washington Ave (2015)
Frontage:	54' on 4th St
	90' on 5th St
	250' on Center St

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

Property Summary Report

409 S Center St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **RSM Real Estate Services**

Recorded Owner: **Center Realty Group Llc**

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

True Owner: **Atesian Properties**

Recorded Owner: **South Center, LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 41.0%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$21.00	↔ 0.0%
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

5150 Coolidge Hwy - Meijer

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	26.55 AC
Zoning:	BI
Parcel:	20-32-301-026

EXPENSES PER SF

Taxes:	\$1.47 (2011)
--------	----------------------

LEASING

Available Spaces: 1,555 SF Available in 1 Space

Availability: 0.7% Available; 0% Vacant

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

TRAFFIC & FRONTAGE

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

38,793 on Coolidge Hwy & W 14 Mile Rd (2012)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 1,120 Surface Spaces are available; Ratio of 5.27/1,000 SF

Walk Score ®: Car-Dependent (42)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

5150 Coolidge Hwy - Meijer

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.94 AC
Parcel	20-32-301-026

LEASING

Available Spaces: 2,400 - 4,448 SF Available in 1 Space

Availability: 69.5% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	2,400 - 4,448	4,448	4,448	Withheld	TBD	Negotiable

TRAFFIC & FRONTAGE

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

38,793 on Coolidge Hwy & W 14 Mile Rd (2012)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 29 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (42)

Transit Score ®: Minimal Transit (0)

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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

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

TRAFFIC & FRONTAGE

Traffic Volume: 5,156 on W Webster Rd & Galpin Ave (2015)
80,591 on Woodward Ave & 12 Mile Rd (2015)

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

Airport: 25 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: Minimal Transit (0)

Property Summary Report

2554-2560 Crooks Rd - Oakridge

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

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

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

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

4000 Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	2016
GLA:	12,720 SF
Floors:	1
Typical Floor:	12,720 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	1.29 AC
Parcel:	25-04-301-009

EXPENSES PER SF

Taxes:	\$1.97 (2013)
--------	----------------------

AMENITIES

Signage

LEASING

Available Spaces: 1,600 - 5,000 SF Available in 1 Space

Availability: 39.3% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	New	1,600 - 5,000	5,000	5,000	\$20.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 22,941 on Crooks Rd & Samoset Rd (2015)

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

Frontage: 262' on Crooks Rd

151' on Normandy Rd

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Car-Dependent (46)

Transit Score ®: Minimal Transit (0)

Property Summary Report

4000 Crooks Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Normandy Shoppes LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$20.00	
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	0.17 AC
Zoning:	RI
Parcel:	25-09-326-006

EXPENSES PER SF

Taxes:	\$2.15 (2015)
--------	----------------------

AMENITIES

Signage

LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 36.6% Available; 36.6% Vacant

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

TRANSPORTATION

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

Airport: 25 minute drive to Detroit City Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

Property Summary Report

2530 S Crooks Rd - Crooks Medical

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	36.6%	↔ 0.0%
Submarket 1-3 Star	6.2%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$18.02	↓ 0.1%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

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)
--------	---------------

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

TRANSPORTATION

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Minimal 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

360 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.4%	↓ 1.2%
Market Overall	12.9%	↓ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$18.06	↑ 0.5%
Market Overall	\$18.79	↑ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	↑ 15.6%
Months On Market	19.2	↓ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	↑ 19.4%
12 Mo. Price Per SF	\$93	↑ 304.4%

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)
--------	----------------------

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

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 1,794 on E Farnum Ave & N Troy St (2015)

22,700 on N Main St & E University Ave (2015)

Frontage: 158' on Austin Ave

89' on Main St

Made with TrafficMetrix® Products

Property Summary Report

803 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

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

Walk Score ®: Very Walkable (87)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	-----------------------

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

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

TRAFFIC & FRONTAGE

Traffic Volume: 1,794 on E Farnum Ave & N Troy St (2015)

22,700 on N Main St & E University Ave (2015)

Frontage: 112' on Crane Ave

109' on Main St

Made with TrafficMetrix® Products

Property Summary Report

829 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

Parking: 36 free Surface Spaces are available

Walk Score ®: Very Walkable (82)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Main Car Inc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

1205 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.15 AC
Zoning:	BI
Parcel	25-16-278-022

EXPENSES PER SF

Taxes:	\$1.54 (2015)
--------	----------------------

LEASING

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

Availability: 40.9% Available; 40.9% Vacant

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	1 - 5 Yrs
P 1st	1	Retail	Relet	600	600	600	\$16.00 - 18.00/NNN	Vacant	1 - 5 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 7,913 on N Washington Ave & W Derby Ave (2015)

7,907 on N Pleasant St & Catalpa Dr (2015)

Frontage: 72' on Crooks Rd

69' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Car-Dependent (46)

Transit Score ®: Minimal Transit (0)

Property Summary Report

1205 N Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Rodney Orth**

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

Prior True Owner: **Gpb Enterprises Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	40.9%	▲ 40.9%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$17.00	▲ 13.3%
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	----------------------

AMENITIES

Signage

LEASING

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

Availability: 75.0% Available; 0% Vacant

AVAILABLE SPACES

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

TRANSPORTATION

Parking: 25 free Surface Spaces are available; Ratio of 0.76/1,000 SF

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Ethos Properties Llc**

Property Summary Report

218 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 2-4 Star	6.4%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$18.06	▲ 0.5%
Market Overall	\$18.79	▲ 1.8%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

304 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1927
GLA:	3,500 SF
Floors:	2
Typical Floor:	6,593 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.04 AC
Zoning:	B-1

EXPENSES PER SF

Taxes:	\$14.16 (2011)
--------	----------------

PARCEL

25-21-234-007, 25-21-234-008

AMENITIES

Signage

LEASING

Available Spaces: 2,166 SF Available in 1 Space

Availability: 61.9% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	2,166	2,166	2,166	\$26.00/+UTIL	Mar 2017	5 - 20 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 6,923 on S Center St & W 4th St (2015)

23,828 on S Main St & E 2nd St (2015)

Frontage: 15' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

Property Summary Report

304 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **James Smith**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

321 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1960
GLA:	2,214 SF
Floors:	1
Typical Floor:	2,214 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.05 AC
Zoning:	BI
Parcel:	25-22-105-007

EXPENSES PER SF

Taxes:	\$2.53 (2015)
--------	---------------

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 2,214 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Sublet	2,214	2,214	2,214	Withheld	30 Days	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 1,728 on E 5th St & Williams St (2015)

23,828 on S Main St & E 2nd St (2015)

Frontage: 21' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: Frank De Julius

Property Summary Report

321 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	▼ 100%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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:	CBD

EXPENSES PER SF

Taxes:	\$4.56 (2014)
--------	---------------

PARCEL

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

AMENITIES

Air Conditioning, Bus Line, Security System, Signage

LEASING

Available Spaces: 2,500 - 9,500 SF Available in 3 Spaces

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	3,500	3,500	9,500	\$25.00/NNN	Negotiable	Negotiable
E 2nd	Off/Ret	Relet	3,500	3,500	9,500	\$25.00/NNN	Negotiable	Negotiable
E 3rd	Off/Ret	Relet	2,500	2,500	9,500	\$25.00/NNN	Negotiable	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 6,923 on S Center St & W 4th St (2015)

6,013 on W 4th St & S Washington Ave (2015)

Frontage: 102' on 4th St

38' on Main St

Made with TrafficMetrix® Products

Property Summary Report

400 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



TRANSPORTATION

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: MIT Real Estate,LLC

Recorded Owner: MIT Real Estate,LLC

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.7%	↓ 1.2%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$25.00	
Submarket 2-4 Star	\$13.31	↓ 1.8%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

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)
--------	---------------

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 1,350 SF Available in 1 Space

Availability: 16.4% Available; 16.4% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 1,728 on E 5th St & Williams St (2015)

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

Frontage: 58' on Main St

40' on 4th St

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

Property Summary Report

401-405 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Dubrow Dennis R**

Recorded Owner: **Dubrow Dennis R**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	16.4%	▼ 33.6%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	0.48 AC
Zoning:	CBD
Parcel	25-21-239-013

EXPENSES PER SF

Taxes:	\$2.61 (2015)
--------	----------------------

LEASING

Available Spaces:	1,776 SF Available in 1 Space
Availability:	11.7% Available; 11.7% Vacant

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

TRAFFIC & FRONTAGE

Traffic Volume:	6,923 on S Center St & W 4th St (2015)
	6,013 on W 4th St & S Washington Ave (2015)
Frontage:	225' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 0.78/1,000 SF
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner:	Skyloft Royal Oak Partners	Property Manager:	Magar & Company
-----------------	-----------------------------------	-------------------	----------------------------

Property Summary Report

410-470 S Main St - Main Place of Royal Oak

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	11.7%	▼ 0.8%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$39.00	↔ 0.0%
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

411-415 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1948
GLA:	2,968 SF
Floors:	1
Typical Floor:	2,968 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.17 AC
Zoning:	BI

EXPENSES PER SF

Taxes:	\$3.62 (2014)
--------	---------------

PARCEL

15-15-228-016, 25-22-108-003

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 2,500 SF Available in 1 Space

Availability: 84.2% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	415	Retail	Relet	2,500	2,500	2,500	\$25.00/NNN	Vacant	3 - 5 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 1,728 on E 5th St & Williams St (2015)

6,923 on S Center St & W 4th St (2015)

Frontage: 45' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

Property Summary Report

411-415 S Main St

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Weinstein Bryan**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	84.2%	▲ 84.2%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$25.00	
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

North - 600 S Main St

Royal Oak, MI 48067 - Downtown Royal Oak MF Submarket



BUILDING

Type:	Mid-Rise Apartme...
Year Built:	Proposed
Units:	97
GBA:	72,460 SF
Floors:	5

LAND

Land Area:	1.25 AC
Zoning:	BI
Parcel:	25-21-284-004

COMMERCIAL LEASING

Available Spaces: 1,500 - 19,000 SF Available in 1 Space

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Retail	New	1,500 - 19,000	19,000	19,000	Withheld	TBD	Negotiable

TRANSPORTATION

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: City of Royal Oak

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Market Overall	\$863	▲ 4.7%

Vacancy Rates	Current	YOY
Market Overall	4.2%	↔ 0.0%

Concessions	Current	YOY
Market Overall	4.9%	▲ 4.0%

Under Construction Units	Current	YOY
Market Overall	4,898	▲ 10.4%

Property Summary Report

700 S Main St - South

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Class B Office
Year Built:	Proposed
RBA:	43,671 SF
Floors:	4
Typical Floor:	12,202 SF

LAND

Land Area:	0.38 AC
Zoning:	BI
Parcel:	25-21-287-006

LEASING

Available Spaces: 1,500 - 43,671 SF Available in 4 Spaces

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Off/Ret	New	1,500 - 8,926	8,926	43,671	Withheld	TBD	Negotiable

TRANSPORTATION

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **City of Royal Oak**

MARKET CONDITIONS

Vacancy Rates	Current	YOY	Gross Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	6.6%	▼ 1.1%	Submarket 3-5 Star	\$20.57	▼ 6.8%
Market Overall	12.9%	▼ 1.8%	Market Overall	\$18.79	▲ 1.8%
Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%	12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
Months On Market	19.2	▼ 8.2 mo	12 Mo. Price Per SF	\$93	▲ 304.4%

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)
--------	-----------------

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

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	1,037	1,037	1,037	\$30.00/NNN	Vacant	5 Yrs
P 1st	Retail	New	1,085	1,085	1,085	\$30.00/NNN	Vacant	5 Yrs

FEES

Application Fee \$35

PET POLICY

Dogs Allowed - Pet Interview Required

TRANSPORTATION

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

Walk Score ®: Very Walkable (89)

Transit Score ®: Minimal Transit (0)

Property Summary Report

Eight55 South Main Apartments - 855 S Main St

Royal Oak, MI 48067 - Royal Oak MF Submarket



PROPERTY CONTACTS

True Owner: **Aragona Properties**

Recorded Owner: **South Main Lofts Llc**

Prior True Owner: **Damico Building Group**

Property Manager: **Aragona - Eight55 South Main**

MARKET CONDITIONS

Asking Rents Per Unit	Current	YOY
Current Building	\$2,224	▲ 9.7%
Submarket 3-5 Star	\$1,250	▲ 7.5%
Market Overall	\$863	▲ 4.7%

Vacancy Rates	Current	YOY
Current Building	0.0%	
Submarket 3-5 Star	3.4%	▼ 1.0%
Market Overall	4.2%	↔ 0.0%

Concessions	Current	YOY
Current Building	0.3%	
Submarket 3-5 Star	0.2%	↔ 0.0%
Market Overall	4.9%	▲ 4.0%

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$2.0	\$13.7
12 Mo. Price Per SF	\$61,562	\$38,750

Under Construction Units	Current	YOY
Market Overall	4,898	▲ 10.4%

Property Summary Report

905 S Main St - Haberman Fabric's

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



BUILDING

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

LAND

Land Area:	1.90 AC
Zoning:	Light Commercial

EXPENSES PER SF

Taxes:	\$2.02 (2011)
--------	----------------------

LOADING

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

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

TRANSPORTATION

Parking:	80 free Surface Spaces are available; Ratio of 4.25/1,000 SF
Airport:	21 minute drive to Detroit City Airport

PROPERTY CONTACTS

True Owner:	Haberman Fabrics, Inc.	Recorded Owner:	Haberman Fabrics, Inc.
-------------	-------------------------------	-----------------	-------------------------------

Property Summary Report

905 S Main St - Haberman Fabric's

Royal Oak, MI 48067 - Royal Oak Area Ind Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.5%	↓ 1.1%
Market Overall	3.7%	↓ 0.6%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$4.86	↑ 7.4%
Market Overall	\$4.68	↑ 4.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	315,834	↓ 17.3%
Months On Market	8.7	↓ 9.0 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$7.6	↓ 35.8%
12 Mo. Price Per SF	\$30	↑ 29.5%

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:	1,803 SF
Floors:	1
Typical Floor:	1,803 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)
--------	---------------

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 1,800 SF Available in 1 Space

Availability: 99.8% Available; 99.8% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 10,206 on S Washington Ave & W Harrison Ave (2015)

59,303 on Woodward Ave & Harrison Ave (2015)

Frontage: 86' on Hudson Ave

65' on Main St

Made with TrafficMetrix® Products

TRANSPORTATION

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

Airport: 21 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (85)

Transit Score ®: Minimal Transit (0)

Property Summary Report

924 S Main St - J & M Automotive

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	99.8%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

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

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4304	Retail	Relet	2,840	2,840	2,840	\$11.00 - 12.00/NNN	Vacant	Negotiable
P 1st	4302	Retail	Relet	1,150	1,150	1,150	\$11.00 - 12.00/NNN	Vacant	Negotiable
P 1st	4300	Retail	Relet	1,000	1,000	1,000	\$11.00 - 12.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 16,976 on Rochester Rd & Gardner Ave (2015)

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

Frontage: 104' on Rochester Rd

112' on Whitcomb Ave

Made with TrafficMetrix® Products

Property Summary Report

4300-4306 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



TRANSPORTATION

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

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

Recorded Owner: **Clawson Dev Co LLC**

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	99.8%	▲ 1.0%
Submarket 1-2 Star	3.5%	▼ 1.3%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$11.50	
Submarket 1-2 Star	\$13.82	▼ 5.7%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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

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

TRAFFIC & FRONTAGE

Traffic Volume: 16,976 on Rochester Rd & Gardner Ave (2015)

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

Frontage: 101' on Rochester Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 23 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: Minimal Transit (0)

Property Summary Report

4314-4320 Rochester Rd

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Hikmat Mahmood**

Recorded Owner: **Clawson Development Company LLC**

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	22.9%	↔ 0.0%
Submarket 1-2 Star	3.5%	↓ 1.3%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-2 Star	\$13.82	↓ 5.7%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

406-418 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1929
GLA:	30,505 SF
Floors:	2
Typical Floor:	30,505 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.31 AC
Zoning:	BI
Parcel:	25-21-236-004

EXPENSES PER SF

Taxes:	\$1.79 (2015)
--------	---------------

AMENITIES

Bus Line, Commuter Rail

LEASING

Available Spaces: 1,900 SF Available in 1 Space

Availability: 6.2% Available; 6.2% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	414	Off/Ret	Relet	1,900	1,900	1,900	\$15.00/NNN	Vacant	1 - 3 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 6,013 on W 4th St & S Washington Ave (2015)

6,923 on S Center St & W 4th St (2015)

Frontage: 124' on S Washington

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Minimal Transit (0)

Property Summary Report

406-418 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Backerei LLC**

Recorded Owner: **408 S Washington Llc**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	6.2%	▲ 6.2%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$15.00	
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	----------------------

LEASING

Available Spaces: 1,500 SF Available in 1 Space

Availability: 86.5% Available; 86.5% Vacant

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

TRAFFIC & FRONTAGE

Traffic Volume: 2,354 on W 6th St & S Washington Ave (2015)

19,184 on S Lafayette Ave & W 7th St (2015)

Frontage: 31' on Washington Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Logsdon Robert D Trust**

Property Summary Report

514-516 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	86.5%	▲ 86.5%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

515-525 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.16 AC
Zoning:	BI
Parcel:	25-21-278-006

EXPENSES PER SF

Taxes:	\$2.85 (2015)
--------	---------------

LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 15.8% Available; 15.8% Vacant

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

TRAFFIC & FRONTAGE

Traffic Volume: 2,354 on W 6th St & S Washington Ave (2015)

6,923 on S Center St & W 4th St (2015)

Frontage: 62' on 6th St

117' on Washington Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: Skyward Real Estate

Recorded Owner: Skyward Suites, LLC

Prior True Owner: Skyward Suites, LLC

Property Summary Report

515-525 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	15.8%	▲ 15.8%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	---------------

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 19,184 on S Lafayette Ave & W 7th St (2015)
6,013 on W 4th St & S Washington Ave (2015)

Frontage: 13' on Washington Ave

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Minimal Transit (0)

Property Summary Report

706 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Marx Joseph F Trust**

Prior True Owner: **Marx Joseph**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	3.5%	↓ 1.3%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-2 Star	\$13.82	↓ 5.7%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

738 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1901
GLA:	1,800 SF
Floors:	2
Typical Floor:	900 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.06 AC
Zoning:	BI
Parcel:	25-21-285-010

EXPENSES PER SF

Taxes:	\$2.81 (2015)
--------	---------------

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 88.9% Available; 0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	738	Retail	Relet	1,600	1,600	1,600	\$13.00/NNN	Negotiable	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 19,184 on S Lafayette Ave & W 7th St (2015)
 10,206 on S Washington Ave & W Harrison Ave (2015)

Frontage: 22' on S. Washington Ave
 110' on W. Lincoln Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 4 free Surface Spaces are available; Ratio of 3.89/1,000 SF

Walk Score ®: Very Walkable (89)

Transit Score ®: Minimal Transit (0)

Property Summary Report

738 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Prior True Owner: **Leonard Rodgers**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$13.00	
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

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



BUILDING

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

LAND

Parcel	25-22-103-004
--------	----------------------

LEASING

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

Availability: 69.5% Available; 0% Vacant

AVAILABLE SPACES

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

TRANSPORTATION

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Developer: **The Boji Group**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Submarket 3-5 Star	6.6%	▼ 1.1%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 3-5 Star	\$20.57	▼ 6.8%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

Property Summary Report

25655 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.28 AC
Zoning:	BI
Parcel:	25-21-406-016

EXPENSES PER SF

Taxes:	\$4.79 (2015)
Opex:	\$1.09 (2012-Est)

AMENITIES

Signage

LEASING

Available Spaces: 2,650 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 59,303 on Woodward Ave & Harrison Ave (2015)

66,966 on Woodward Ave & W Lincoln Ave (2015)

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

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 28 free Surface Spaces are available

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Minimal Transit (0)

Property Summary Report

25655 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Fair Holding**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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

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

TRAFFIC & FRONTAGE

Traffic Volume: 64,066 on Woodward Ave & Catalpa Dr (2015)
 65,496 on Woodward Ave & Alfred Ave (2015)
 Frontage: 208' on Catalpa Dr
 273' on Woodward Ave

Made with TrafficMetrix® Products

Property Summary Report

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



Royal Oak, MI 48067 - Royal Oak Vicinity Submarket

TRANSPORTATION

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

Walk Score ®: Very Walkable (77)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Berman Co**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$25.00	↔ 0.0%
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

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)
--------	----------------------

LEASING

Available Spaces: 3,508 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

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

TRAFFIC & FRONTAGE

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

76,730 on Woodward Ave & Northwood Blvd (2015)

Frontage: 42' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Arfane Sammane**

Recorded Owner: **Arfane Sammane**

Property Summary Report

29894 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-2 Star	3.5%	▼ 1.3%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$16.00	
Submarket 1-2 Star	\$13.82	▼ 5.7%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

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



BUILDING

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

LAND

Land Area:	1.12 AC
Zoning:	Commercial-retail
Parcel:	25-08-326-026

EXPENSES PER SF

Taxes:	\$3.06 (2011)
--------	----------------------

AMENITIES

Freeway Visibility, Pylon Sign, Signalized Intersection

LEASING

Available Spaces: 4,500 SF Available in 1 Space

Availability: 27.5% Available; 27.5% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	29918	Retail	Relet	4,500	4,500	4,500	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

Frontage: 108' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 9 free Surface Spaces are available

Walk Score ®: Somewhat Walkable (53)

Transit Score ®: Minimal Transit (0)

Property Summary Report

29918-29956 Woodward Ave - Oak Tree Shopping Center

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Oak Associates**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	27.5%	▲ 27.5%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	---------------

LEASING

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

Availability: 62.6% Available; 42.4% Vacant

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

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

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

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 27 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (56)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: Band Commercial Real Estate Company, LLC

Recorded Owner: Band Commercial Real Estate Company, LLC

Property Summary Report

30122-30148 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	42.4%	↔	0.0%
Submarket 1-3 Star	6.0%	↓	1.1%
Market Overall	7.3%	↓	1.1%

Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	397,187	↑	48.3%

NNN Asking Rents Per SF	Current		YOY
Submarket 1-3 Star	\$14.35	↓	2.6%
Market Overall	\$12.79	↑	7.7%

Submarket Sales Activity	Current		YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓	1.2%
12 Mo. Price Per SF	\$115	↑	18.3%

Property Summary Report

30211-30295 Woodward Ave - Woodward Oaks

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

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

EXPENSES PER SF

Taxes:	\$2.19 (2015)
--------	----------------------

AMENITIES

Bus Line, Pylon Sign, Signage

LEASING

Available Spaces: 2,240 SF Available in 1 Space

Availability: 7.5% Available; 7.5% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	2,240	2,240	2,240	\$30.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

Frontage: 226' on Trafford Rd

419' on Woodward Ave

Made with TrafficMetrix® Products

Property Summary Report

30211-30295 Woodward Ave - Woodward Oaks



Royal Oak, MI 48073 - Royal Oak Vicinity Submarket

TRANSPORTATION

Parking:	72 free Surface Spaces are available; Ratio of 2.40/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

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

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

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	7.5%	▲ 7.5%
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$30.00	
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)**

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

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

Frontage: 103' on Warick Rd

144' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (61)

Transit Score ®: Minimal Transit (0)

Property Summary Report

30345-30395 Woodward Ave - Van Beau Building

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Linda Tenbrink**

Recorded Owner: **Van Beau Building LLC**

Prior True Owner: **Susan Lynn Edmonds**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

30436 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.05 AC
Zoning:	BI
Parcel	25-08-155-006

EXPENSES PER SF

Taxes:	\$3.02 (2015)
--------	----------------------

LEASING

Available Spaces: 1,400 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

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

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

Frontage: 21' on Woodward Ave.

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 28 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (59)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Krune Trajkovski**

Recorded Owner: **Krune Trajkovski**

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

Property Summary Report

30436 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-2 Star	3.5%	↓ 1.3%
Market Overall	7.3%	↓ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$20.00	↔ 0.0%
Submarket 1-2 Star	\$13.82	↓ 5.7%
Market Overall	\$12.79	↑ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

30500 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1948
GLA:	3,200 SF
Floors:	1
Typical Floor:	3,200 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.20 AC
Zoning:	BI
Parcel	25-08-104-003

EXPENSES PER SF

Taxes:	\$2.83 (2015)
--------	---------------

AMENITIES

Bus Line

LEASING

Available Spaces: 3,200 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	3,200	3,200	3,200	\$35.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

Frontage: 105' on Bamlet Rd

81' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 26 free Surface Spaces are available; Ratio of 8.12/1,000 SF

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)

Property Summary Report

30500 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

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

Recorded Owner: **30500 Woodward Llc**

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 22.6%
Submarket 1-2 Star	3.5%	▼ 1.3%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$35.00	▼ 12.5%
Submarket 1-2 Star	\$13.82	▼ 5.7%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.09 AC
Zoning:	Commercial
Parcel:	25-08-151-014

EXPENSES PER SF

Taxes:	\$2.89 (2015)
--------	----------------------

AMENITIES

Bus Line, Freeway Visibility, Pylon Sign

LEASING

Available Spaces: 4,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

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

108,990 on Woodward Ave & Coolidge Hwy (2015)

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (64)

Transit Score ®: Minimal Transit (0)

Property Summary Report

30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Bob & Janet Vanderpool**

Recorded Owner: **John Vanderpool trust**

Property Manager: **Bob & Janet Vanderpool**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

30754-30766 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	1.18 AC
Parcel	25-08-101-042

AMENITIES

Bus Line, Signage

LEASING

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

Availability: 37.4% Available; 37.4% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B1 & B2	Retail	New	1,571 - 3,034	3,034	3,034	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 108,990 on Woodward Ave & Coolidge Hwy (2015)

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

Frontage: 183' on Sagamore Blvd

138' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 70 free Surface Spaces are available

Walk Score ®: Somewhat Walkable (68)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

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

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

Property Summary Report

30754-30766 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	37.4%	
Submarket 2-4 Star	6.7%	▼ 1.2%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$13.31	▼ 1.8%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

31105 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.46 AC
Zoning:	BI
Parcel:	25-06-455-006

EXPENSES PER SF

Taxes:	\$6.20 (2015)
--------	---------------

AMENITIES

Bus Line

LEASING

Available Spaces: 2,000 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

Traffic Volume: 64,158 on Woodward Ave & W 13 Mile Rd (2015)

61,932 on Woodward Ave & Rockingham Rd (2015)

Frontage: 119' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 34 free Surface Spaces are available

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Minimal Transit (0)

Property Summary Report

31105 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Margaret Karcho**

Recorded Owner: **Wood Avenue Investments LLC**

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 2.5%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	----------------------

AMENITIES

Bus Line, Pylon Sign, Signage

LEASING

Available Spaces: 5,400 SF Available in 1 Space

Availability: 100% Available; 0% Vacant

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	30 Days	1 - 5 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 61,932 on Woodward Ave & Rockingham Rd (2015)

64,158 on Woodward Ave & W 13 Mile Rd (2015)

Frontage: 98' on Rockingham Rd

115' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

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

Walk Score ®: Somewhat Walkable (69)

Transit Score ®: Minimal Transit (0)

Property Summary Report

31313 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

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

Recorded Owner: **General Development Company**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.0%	↓ 1.1%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	↓ 2.6%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%

Property Summary Report

31996 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1940; Renov 1990
GLA:	1,392 SF
Floors:	1
Typical Floor:	1,392 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.11 AC
Zoning:	BI
Parcel:	25-06-426-001

EXPENSES PER SF

Taxes:	\$5.33 (2015)
--------	---------------

AMENITIES

Corner Lot, Signage

LEASING

Available Spaces: 1,392 SF Available in 1 Space

Availability: 100% Available; 100% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	1,392	1,392	1,392	\$30.17/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 64,566 on Woodward Ave & Normandy Rd (2015)

61,932 on Woodward Ave & Rockingham Rd (2015)

Frontage: 47' on Woodward Ave

134' on Normandy

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 16 free Surface Spaces are available; Ratio of 8.62/1,000 SF

Walk Score ®: Very Walkable (74)

Transit Score ®: Minimal Transit (0)

Property Summary Report

31996 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

Recorded Owner: **Mary C & Michael V Barnd**

Prior True Owner: **Cristini Egidio**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$30.17	
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

32000 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

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

LAND

Land Area:	0.31 AC
Zoning:	BI
Parcel	25-06-252-020

EXPENSES PER SF

Taxes:	\$4.55 (2015)
--------	----------------------

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

TRANSPORTATION

Walk Score ®: Very Walkable (74)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Vivekanandhan Maripudi**

Recorded Owner: **Vivekanandhan Maripudi**

Prior True Owner: **Michigan Eyecare Institute**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	50.2%	▲ 50.2%
Submarket 1-3 Star	6.2%	▼ 1.2%
Market Overall	12.9%	▼ 1.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$18.02	▼ 0.1%
Market Overall	\$18.79	▲ 1.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	202,864	▲ 15.6%
Months On Market	19.2	▼ 8.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$10.3	▲ 19.4%
12 Mo. Price Per SF	\$93	▲ 304.4%

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)
--------	---------------

AMENITIES

Bus Line, Signage

LEASING

Available Spaces: 1,600 SF Available in 1 Space

Availability: 57.1% Available; 57.1% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	32364	Retail	Relet	1,600	1,600	1,600	\$21.00/NNN	Vacant	1 - 5 Yrs

TRAFFIC & FRONTAGE

Traffic Volume: 64,566 on Woodward Ave & Normandy Rd (2015)

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

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

Made with TrafficMetrix® Products

TRANSPORTATION

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

Airport: 31 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: Minimal Transit (0)

Property Summary Report

32336-32364 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Spencer Doty**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	57.1%	▲ 57.1%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$21.00	
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

Property Summary Report

32778-32782 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1946; Renov 1972
GLA:	12,100 SF
Floors:	1
Typical Floor:	12,100 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.57 AC
Parcel	25-06-128-004

AMENITIES

Bus Line, Corner Lot, Signage

LEASING

Available Spaces: 1,500 SF Available in 1 Space

Availability: 12.4% Available; 12.4% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Relet	1,500	1,500	1,500	\$20.00/+UTIL	Vacant	2 Yrs

TRAFFIC & FRONTAGE

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

64,920 on Woodward Ave & E 14 Mile Rd (2015)

Frontage: 69' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 30 free Surface Spaces are available; Ratio of 2.47/1,000 SF

Walk Score ®: Very Walkable (72)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: Royal Oak Kitchens

Property Summary Report

32778-32782 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	12.4%	▲ 12.4%
Submarket 1-3 Star	6.0%	▼ 1.1%
Market Overall	7.3%	▼ 1.1%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	▲ 48.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.35	▼ 2.6%
Market Overall	\$12.79	▲ 7.7%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	▼ 1.2%
12 Mo. Price Per SF	\$115	▲ 18.3%

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)
--------	---------------

AMENITIES

Signage

LEASING

Available Spaces: 1,000 SF Available in 1 Space

Availability: 31.5% Available; 31.5% Vacant

AVAILABLE SPACES

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

TRAFFIC & FRONTAGE

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

64,920 on Woodward Ave & E 14 Mile Rd (2015)

Frontage: 64' on Samoset Rd

39' on Woodward Ave

Made with TrafficMetrix® Products

TRANSPORTATION

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

Airport: 31 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (70)

Transit Score ®: Minimal Transit (0)

Property Summary Report

32799 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Vicinity Submarket



PROPERTY CONTACTS

True Owner: **Jonathan D Nguyen**

Recorded Owner: **Jonathan D Nguyen**

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	31.5%	↔ 0.0%
Submarket 1-2 Star	3.5%	↓ 1.3%
Market Overall	7.3%	↓ 1.1%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-2 Star	\$13.82	↓ 5.7%
Market Overall	\$12.79	↑ 7.7%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	397,187	↑ 48.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$39.1	↓ 1.2%
12 Mo. Price Per SF	\$115	↑ 18.3%