

MIXED-USE FOR SALE

10,279 SQUARE FEET IN DOWNTOWN ROYAL OAK



512 N. MAIN STREET – ROYAL OAK, MICHIGAN

For more information, contact:

PETER VANDERKAAY

(248) 359 3837

pvanderkaay@signatureassociates.com

DAN MORROW

(248) 799 3144

dmorrow@signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



THE OPPORTUNITY



- 10,279 square feet for sale
- 3,700 sq. ft. available for owner occupancy
- 2,008 sq. ft. leased to retail tenant
- (2) fully leased high-end residential loft
- In the heart of downtown Royal Oak
- 2-Story multi-use building with 97' of frontage on Main Street
- Zoned Neighborhood Business
- 10 parking spaces
- Entire building has been updated with modern amenities and finishes
- Rooftop Patio + Bonus Space
- Sale Price: \$2,000,000 (\$194.57/sq. ft.)

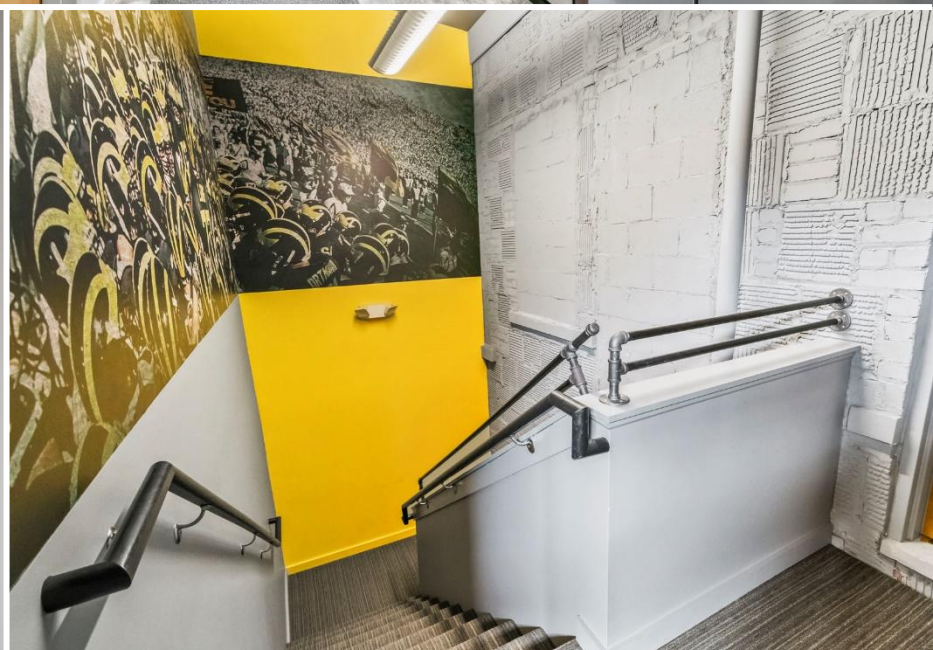


INTERIOR PHOTOS





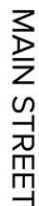
INTERIOR PHOTOS





EXTERIOR PHOTOS

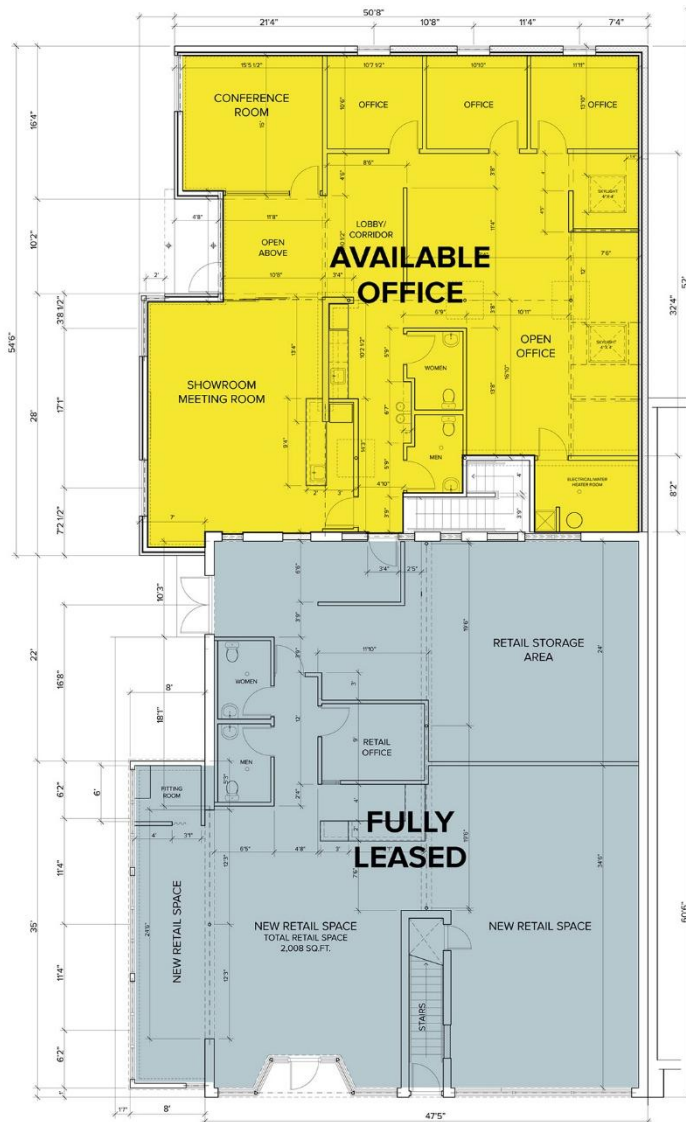






FLOOR PLAN

FIRST FLOOR – RETAIL/OFFICE



SECOND FLOOR – OFFICE/RESIDENTIAL LOFTS





AERIAL VIEW





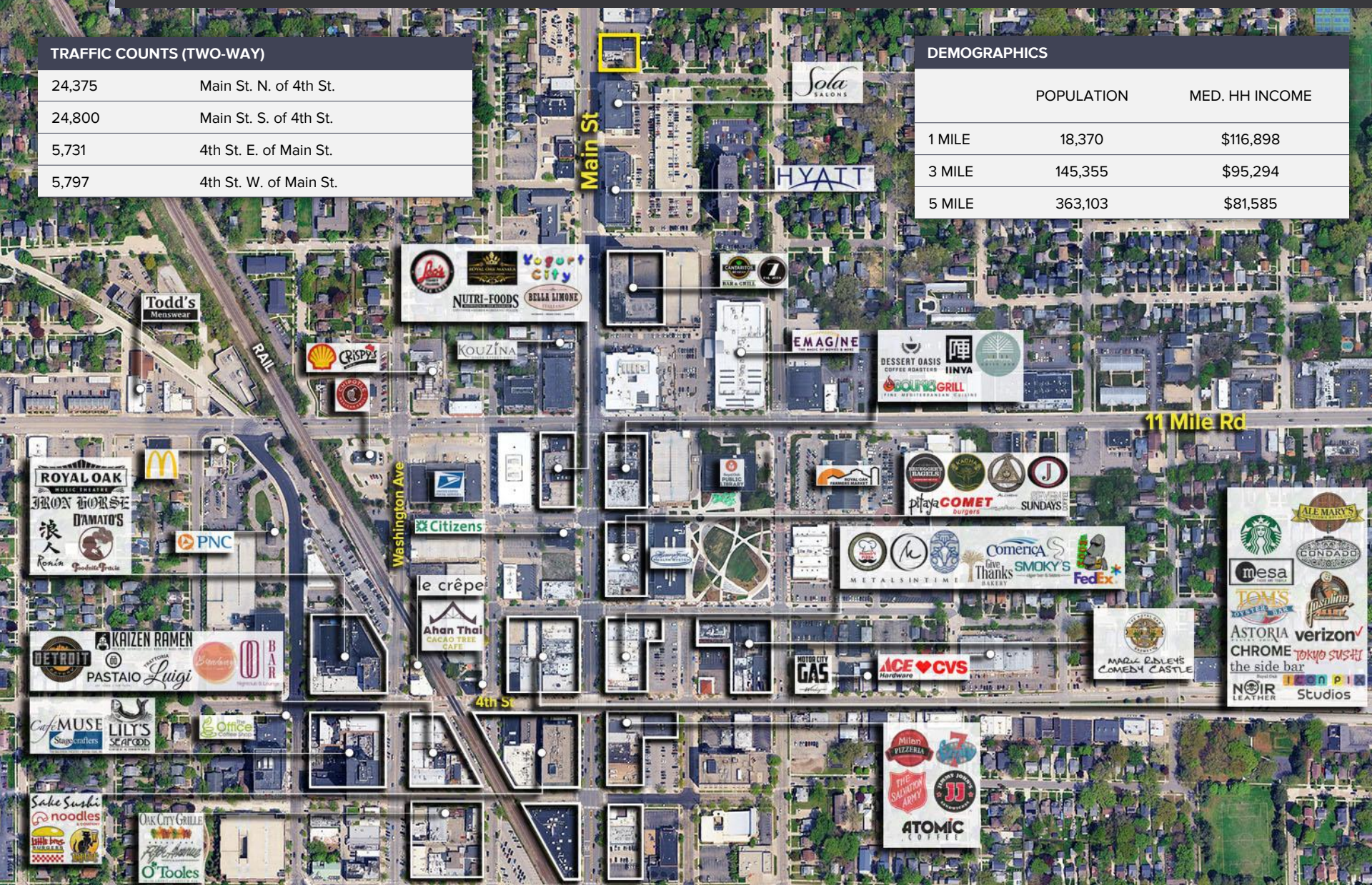
AREA AMENITIES

TRAFFIC COUNTS (TWO-WAY)

24,375	Main St. N. of 4th St.
24,800	Main St. S. of 4th St.
5,731	4th St. E. of Main St.
5,797	4th St. W. of Main St.

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	18,370	\$116,898
3 MILE	145,355	\$95,294
5 MILE	363,103	\$81,585





512 N. MAIN STREET | ROYAL OAK, MICHIGAN

For more information, contact:

PETER VANDERKAAY

(248) 359 3837

pvanderkaay@signatureassociates.com

DAN MORROW

(248) 799 3144

dmorrow@signatureassociates.com

BROKERAGE SERVICES

TENANT REPRESENTATION

INVESTMENT SALES

BUSINESS SALES

VALUATION

ADVISORY SERVICES

PROPERTY/ASSET MANAGEMENT

CONSULTING

MARKET RESEARCH

MARKETING

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS