

# 915 S. WASHINGTON AVENUE

915 S. WASHINGTON AVENUE | ROYAL OAK, MI 48067

Retail Property For Lease



## PROPERTY HIGHLIGHTS

- Recently renovated mixed-use building
- 1,635 SF available for lease on the first floor
- Additional 1,635 SF of finished lower level
- Excellent for retail or office tenants
- Major upgrades completed, including roof, mechanical systems, windows, parking lot, and fire suppression
- Located near Oakland Community College - Royal Oak Campus



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## OFFERING SUMMARY

Lease Rate:	\$12.00 - \$20.00 PSF, NNN
Zoning:	Mixed Use 2
Building Size:	3,270 SF

## AVAILABLE SPACES

	SIZE (SF)
Lower Level	1,635 SF
First Floor	1,635 SF
*Max Contiguous:	3,270 SF

## PROPERTY DESCRIPTION

Recently renovated mixed-use building with 1,635 SF available for lease on the first floor and an additional 1,635 SF of finished lower level, providing bonus space not included in the main square footage. Well-suited for a variety of retail or office users, the property features major upgrades including the roof, mechanical systems, windows, parking lot, and fire suppression, and is located near Oakland Community College's Royal Oak Campus.

## LOCATION DESCRIPTION

Located on the east side of S. Washington Avenue just north of W. Hudson Avenue in Royal Oak, MI.

## SURROUNDING BUSINESSES

OCC - Royal Oak Campus, OUR Credit Union, FedEx, Huntington Bank, H&R Block, Orange Theory Fitness, Bigalora, Blind Owl, Buffalo Wild Wings, Bar Louie, Vibe Credit Union, Hop Cat, Atomic Coffee, and many more retails in the downtown Royal Oak district.

## TRAFFIC (VEHICLES PER DAY)

S. Washington Avenue	11,333
(2WAY/ADT/CoStar 2023)	



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First Floor



Lower Level



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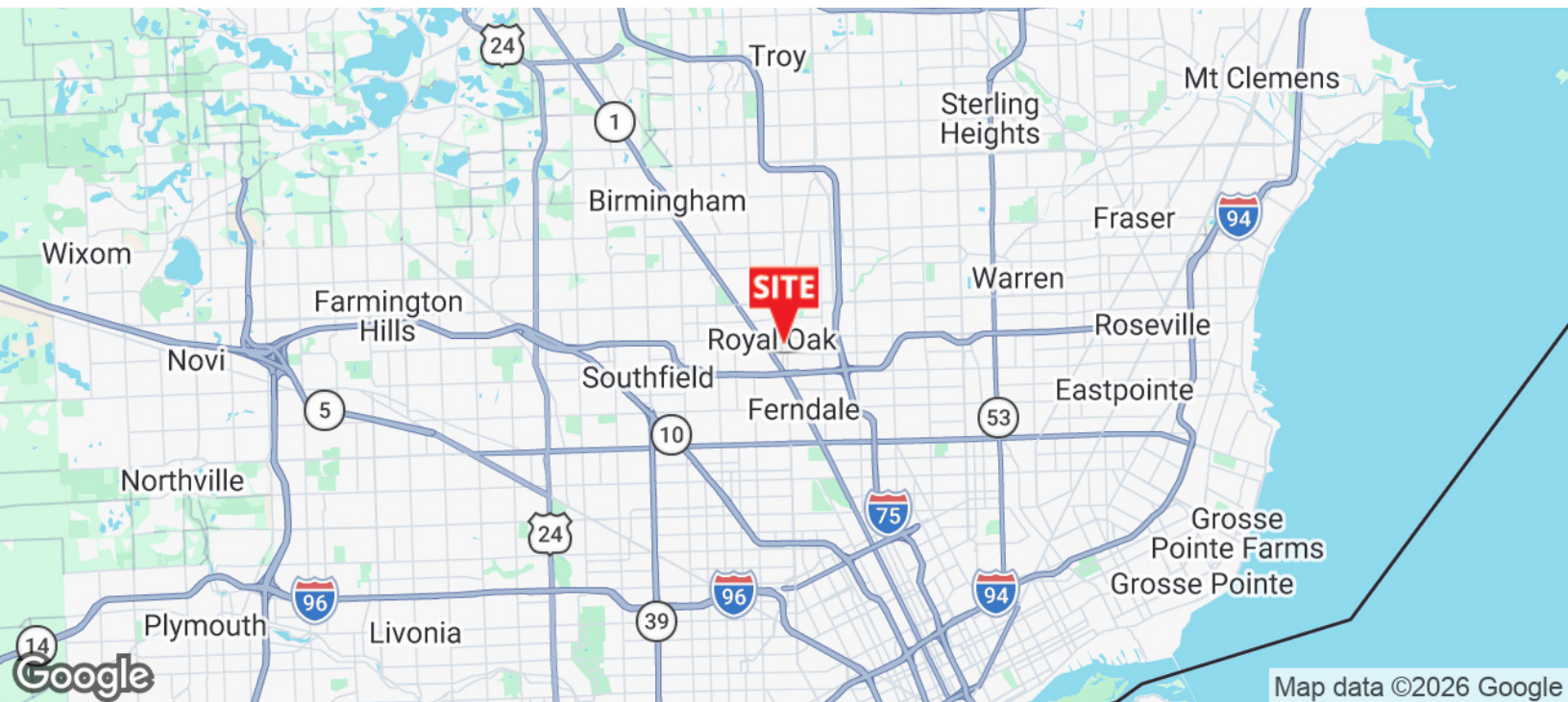
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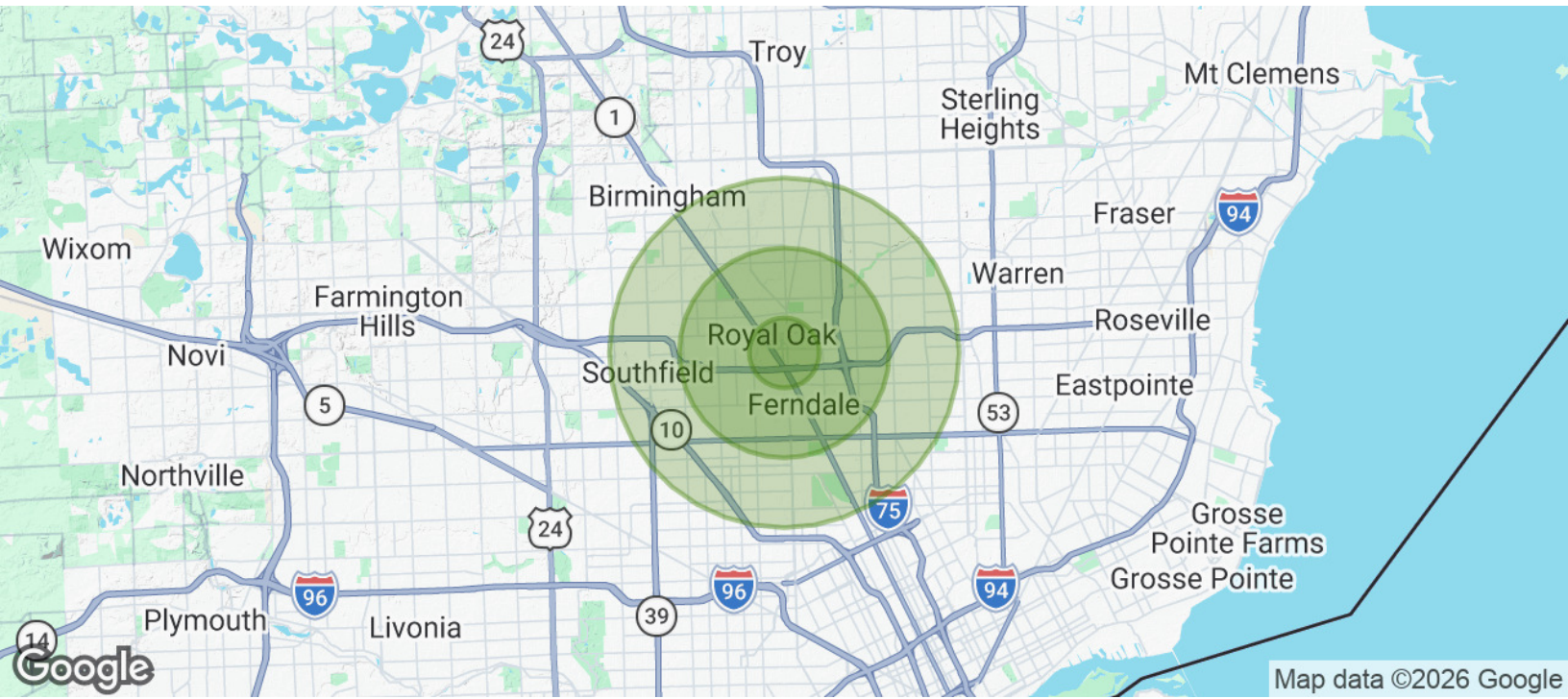
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,386	144,442	367,226
Average Age	41.0	39.1	39.5
Average Age (Male)	40.1	37.5	37.4
Average Age (Female)	42.7	40.7	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,247	67,934	162,572
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$147,738	\$110,694	\$94,541
Average House Value	\$400,674	\$279,303	\$238,676

2023 American Community Survey (ACS)



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