

32500 WOODWARD AVENUE

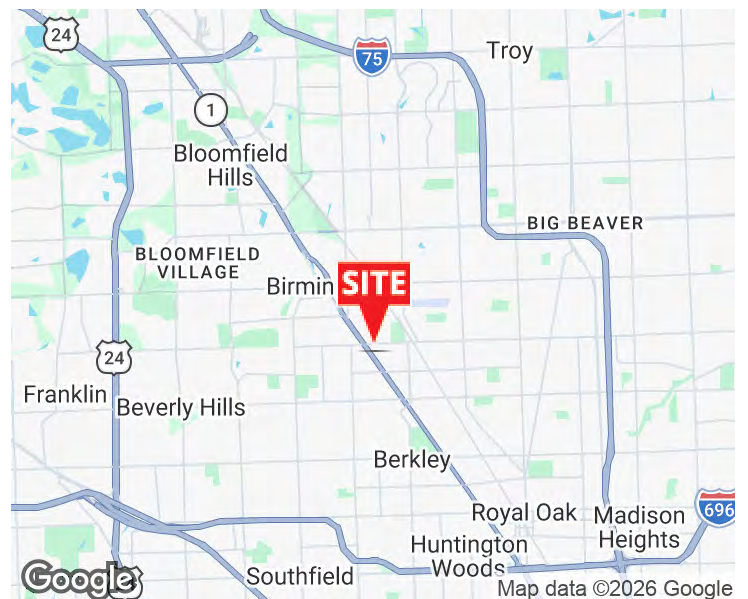
32500 WOODWARD AVENUE | ROYAL OAK, MI 48073

Retail/Office For Sale



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a turn-key, high-end retail/office building on Woodward Avenue
- Existing occupant, Citizens State Bank, relocating to new headquarters facility
- ±5,889 SF freestanding building with 25 private on-site parking spaces
- Fully remodeled in 2021 with high-quality interior and exterior improvements
- Built-in office furniture included in sale
- High-end, move-in ready space suitable for a variety of users
- Minutes from Downtown Birmingham
- Excellent exposure with over 64K VPD on Woodward Avenue
- Strong demographics with over 264K residents within a 5-mile radius



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

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OFFERING SUMMARY

Sale Price:	\$3,300,000 Price Reduced!
Parcel:	75-25-06-129-005
Year Built:	1947
Year Renovated:	2020
Land Size:	0.29 Acres
Building Size:	5,889 SF
Parking:	25

TAXES

Winter 2025:	\$9,571.93
Summer 2025:	\$48,416.69
Total:	\$57,988.62

PROPERTY DESCRIPTION

Rare opportunity to acquire a turn-key, high-end freestanding building located on Woodward Avenue. The ±5,889 SF property features 25 private on-site parking spaces and is currently occupied by Citizens State Bank, which is relocating to a new headquarters facility. The building was fully remodeled in 2021 with high-quality interior and exterior improvements, and built-in office furniture is included in the sale, creating a move-in ready environment suitable for a variety of users. The site is minutes from Downtown Birmingham, offers excellent visibility with over 64K VPD on Woodward Avenue, and is supported by strong surrounding demographics, with more than 264K residents within a 5-mile radius.

LOCATION DESCRIPTION

Located on the east side of Woodward Avenue, south of 14 Mile Road in Royal Oak, Michigan.

TRAFFIC (VEHICLES PER DAY)

Woodward Avenue	64,368
(2WAY/ADT/CoStar 2025)	



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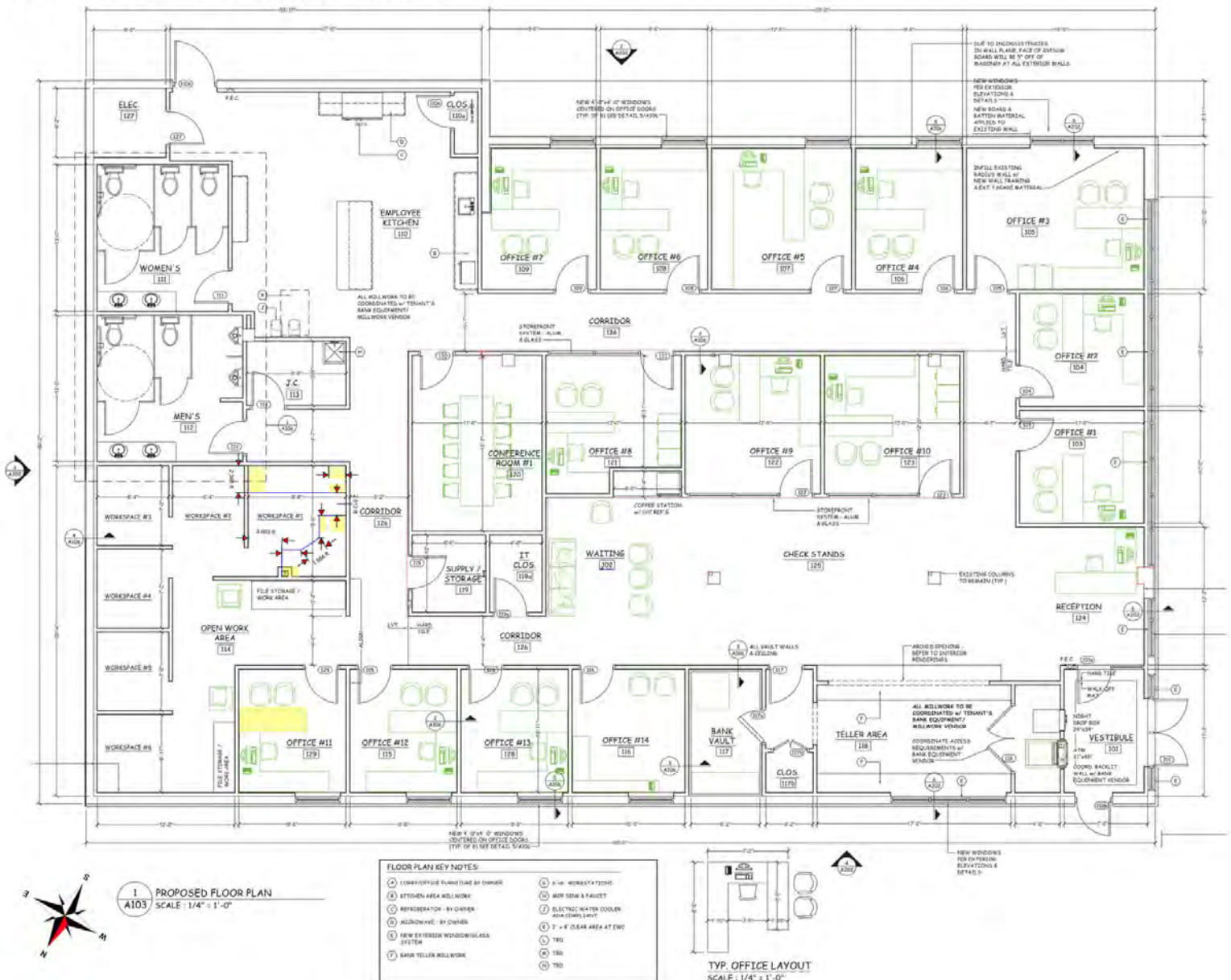


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PROPOSED FLOOR PLAN

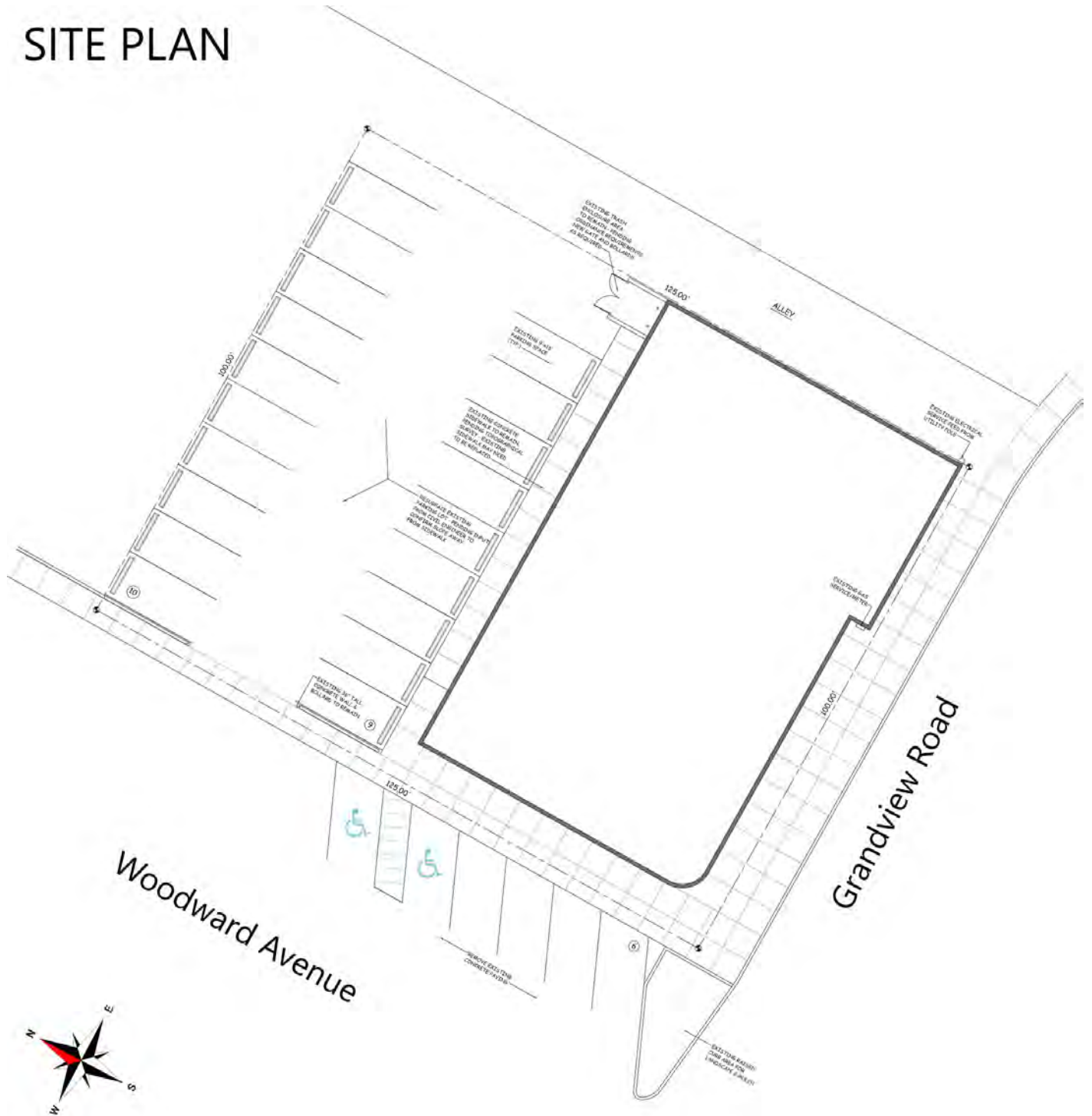


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SITE PLAN



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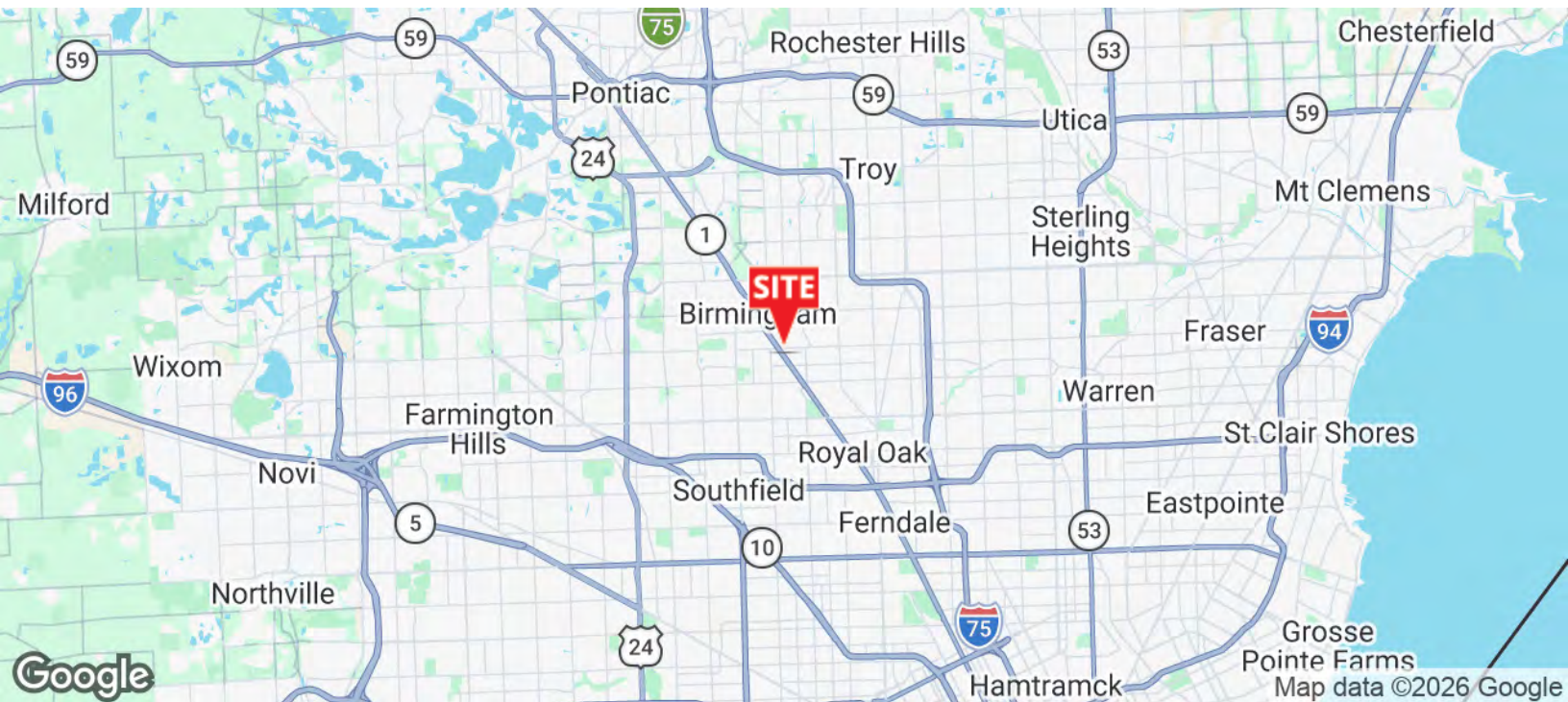
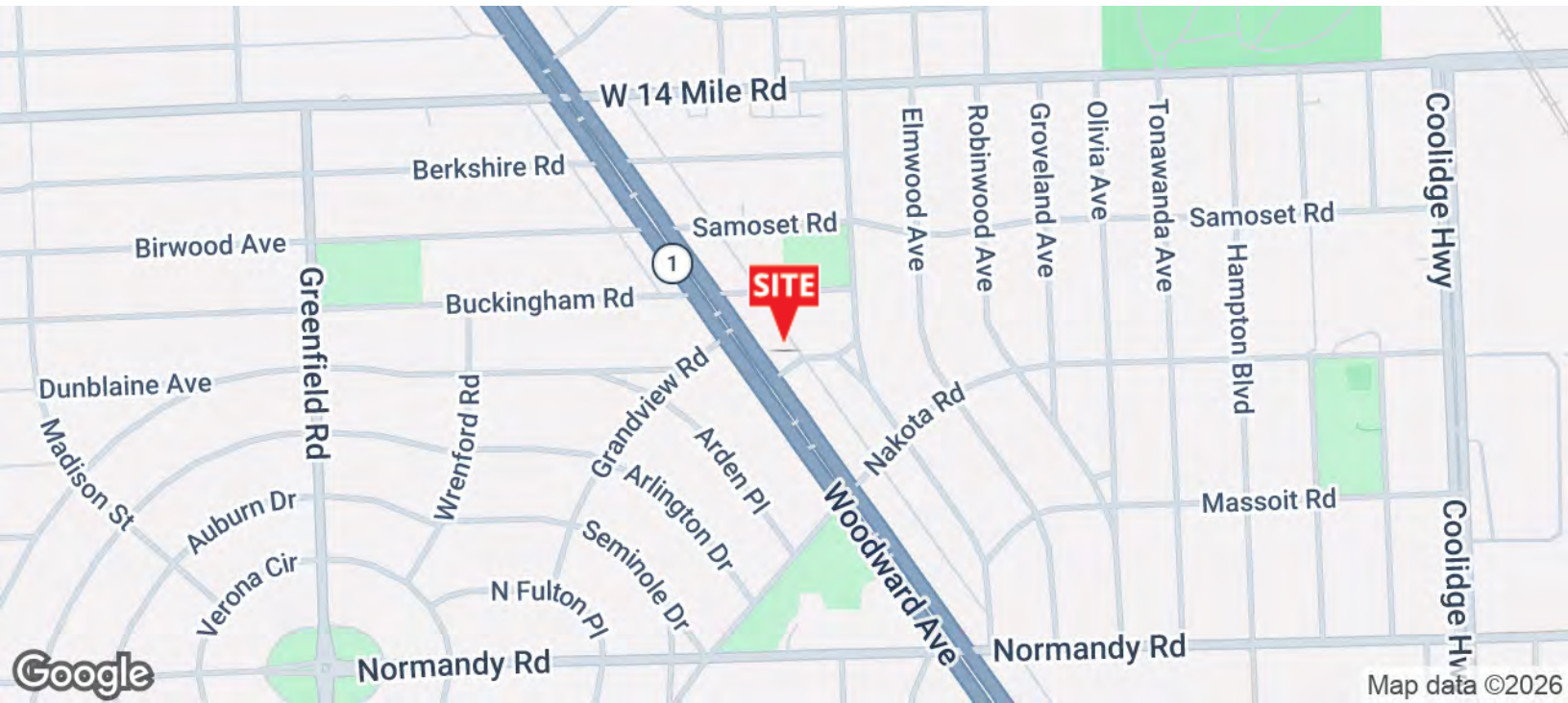
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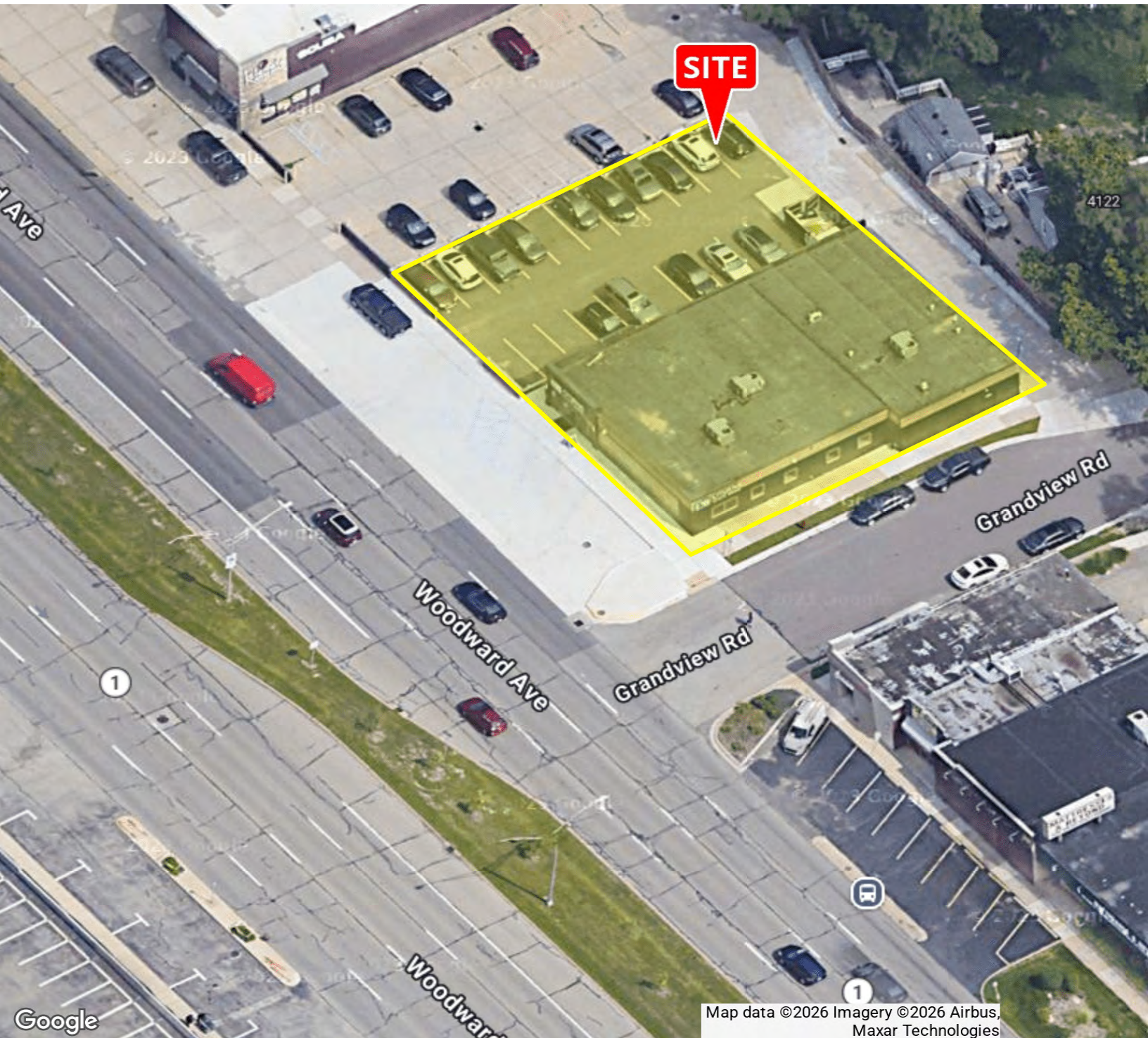
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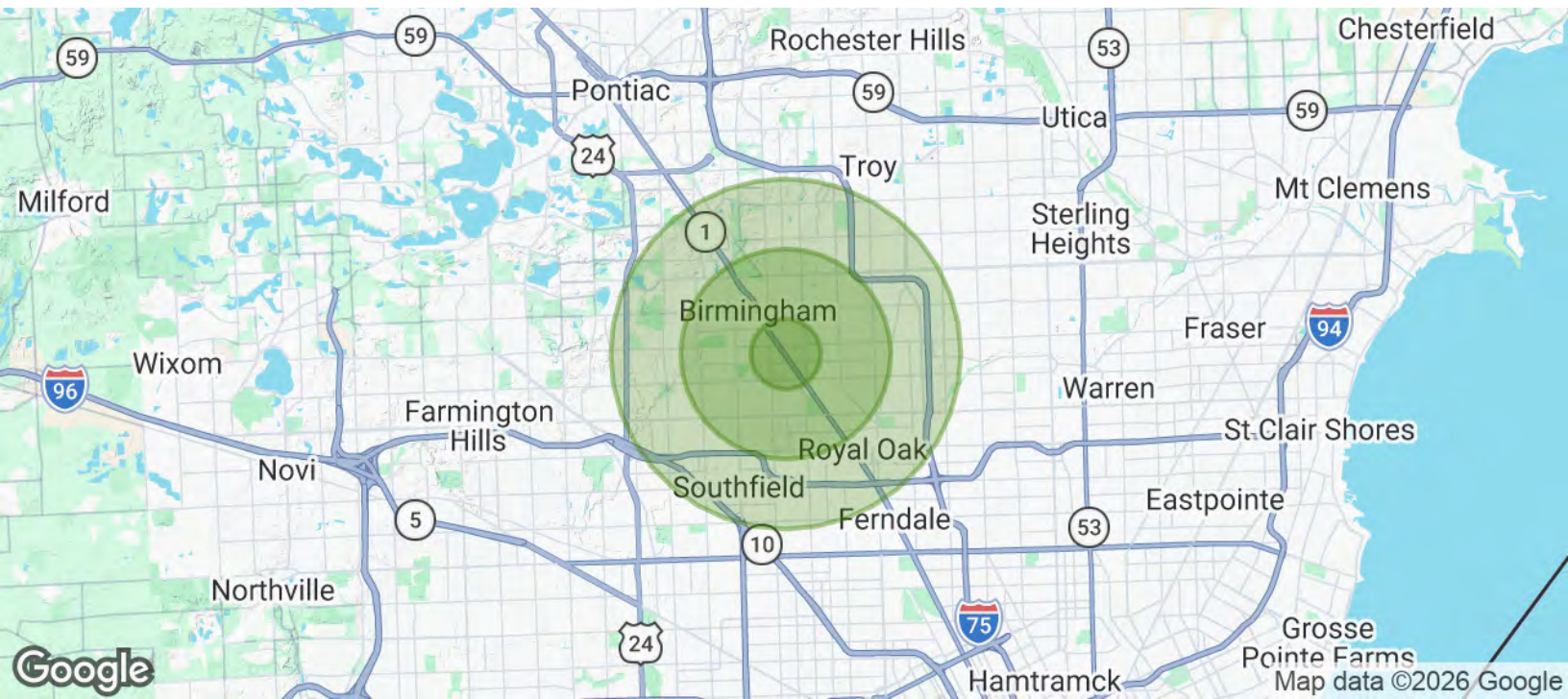
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,161	113,593	264,833
Average Age	37.2	41.6	41.7
Average Age (Male)	37.2	40.2	40.2
Average Age (Female)	36.9	42.4	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,932	51,445	117,704
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$155,194	\$144,193	\$139,840
Average House Value	\$441,285	\$424,832	\$415,212

2023 American Community Survey (ACS)



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