

1202 CATALPA DRIVE  
ROYAL OAK, MICHIGAN

OFFICE/MEDICAL/RETAIL FOR LEASE  
2,812 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
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## PROPERTY FEATURES

- 2,812 square feet available
- Outstanding demographics, surrounded by residential in all directions
- Ideal for office, medical, retail, gym or restaurant use
- Zoned Neighborhood Business
- Ample parking
- Lease Rate: Contact Broker



For more information, please contact:

**DAN MORROW**  
(248) 799 3144  
dmorrow@signatureassociates.com

**GRANT BRUCE**  
(248) 948 4188  
gbruce@signatureassociates.com

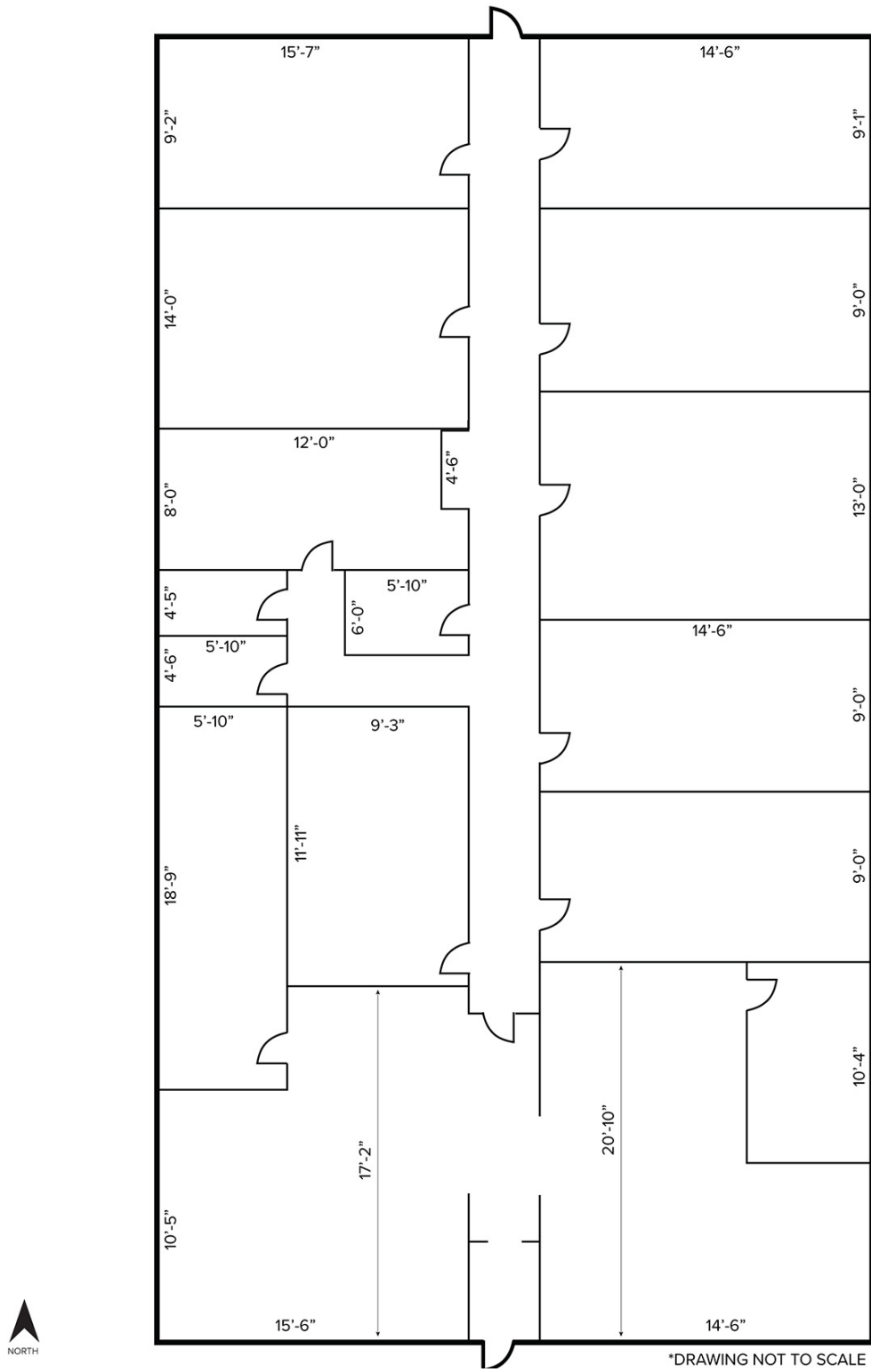
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 1202 Catalpa Drive – Royal Oak, Michigan

## Office/Medical/Retail For Lease

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AVAILABLE

### Floor Plan



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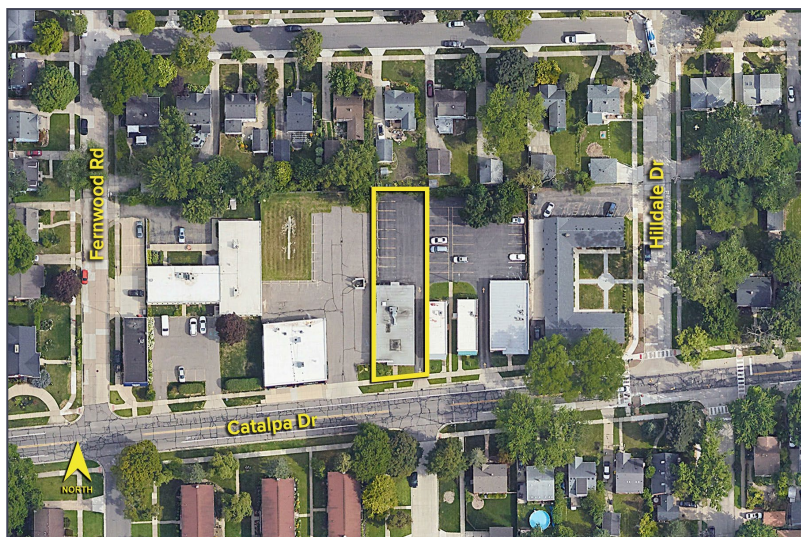
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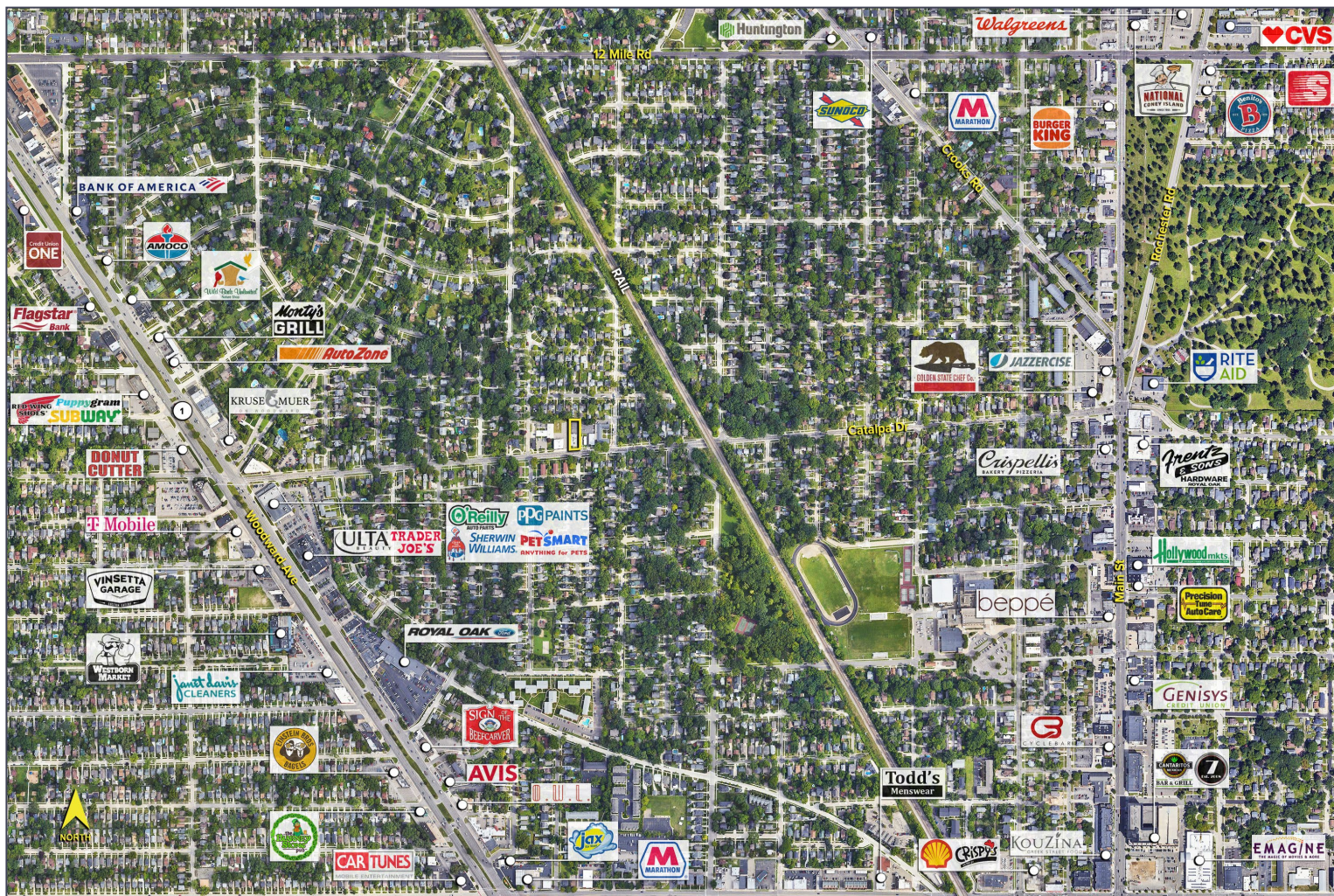


### DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 17,761     | \$115,967      |
| 3 MILE | 145,790    | \$97,783       |
| 5 MILE | 350,602    | \$88,843       |

### TRAFFIC COUNTS (TWO-WAY)

|        |                                 |
|--------|---------------------------------|
| 91,770 | Woodward Ave. N. of Catalpa Dr. |
| 90,086 | Woodward Ave. S. of Catalpa Dr. |
| 7,243  | Catalpa Dr. E. of Woodward Ave. |
| 6,829  | Catalpa Dr. W. of Woodward Ave. |



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