



**SIGNATURE  
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## Retail For Lease

### Property Name:

**Location:** 1202 Catalpa Drive  
**City, State:** Royal Oak, MI  
**Cross Streets:** Woodward Avenue  
**County:** Oakland  
**Zoning:** Neighborhood Business  
**Year Built:** 1963

|                                   |  |                          |                               |               |                                       |  |
|-----------------------------------|--|--------------------------|-------------------------------|---------------|---------------------------------------|--|
| <b>Total Building Sq. Ft.:</b>    |  | 2,812                    | <b>Property Type:</b>         |               | General Retail-Commercial             |  |
| <b>Available Sq. Ft.:</b>         |  | 2,812                    | <b>Bldg. Dimensions:</b>      |               | N/A                                   |  |
| <b>Min Cont. Sq. Ft.:</b>         |  | 2,812                    | <b>Total Acreage:</b>         |               | N/A                                   |  |
| <b>Max Cont. Sq. Ft.:</b>         |  | 2,812                    | <b>Land Dimensions:</b>       |               | N/A                                   |  |
|                                   |  |                          |                               |               |                                       |  |
| <b>Ceiling Height:</b>            |  | N/A                      | <b>Parking:</b>               |               | Ample                                 |  |
| <b>Overhead Door(s) / Height:</b> |  | 0                        | <b>Curb Cuts:</b>             |               | N/A                                   |  |
| <b>Exterior Construction:</b>     |  | N/A                      | <b>Power:</b>                 |               | N/A                                   |  |
| <b>Structural System:</b>         |  | N/A                      | <b>Restrooms:</b>             |               | Yes                                   |  |
| <b>Heating:</b>                   |  | Yes                      | <b>Sprinklers:</b>            |               | No                                    |  |
| <b>Air-Conditioning:</b>          |  | N/A                      | <b>Signage:</b>               |               | Yes                                   |  |
| <b>Basement:</b>                  |  | No                       | <b>Roof:</b>                  |               | N/A                                   |  |
| <b>Number of Stories:</b>         |  | 1                        | <b>Floors:</b>                |               | N/A                                   |  |
| <b>Condition:</b>                 |  | N/A                      | <b>Delivery Area:</b>         |               | N/A                                   |  |
|                                   |  |                          |                               |               |                                       |  |
| <b>Population:</b>                |  | <b>Median HH Income:</b> | <b>Traffic:</b>               | <b>Yr:</b>    | <b>Count:</b>                         |  |
| 1 Mile: 17,761                    |  | 1 Mile: \$115,967        | Yr: 2025                      | Count: 91,770 | Woodward Ave. N. of Catalpa Dr. 2-Way |  |
| 3 Miles: 145,790                  |  | 3 Miles: \$97,783        | Yr: 2025                      | Count: 90,086 | Woodward Ave. S. of Catalpa Dr. 2-Way |  |
| 5 Miles: 350,602                  |  | 5 Miles: \$88,843        | Yr: 2025                      | Count: 7,243  | Catalpa Dr. E. of Woodward Ave. 2-Way |  |
|                                   |  |                          | Yr: 2025                      | Count: 6,829  | Catalpa Dr. W. of Woodward Ave. 2-Way |  |
| <b>Current Tenant(s):</b> N/A     |  |                          | <b>Major Tenants:</b> N/A     |               |                                       |  |
|                                   |  |                          |                               |               |                                       |  |
| <b>Lease Rate:</b>                |  | Contact Broker           | <b>Improvement Allowance:</b> |               | N/A                                   |  |
| <b>Lease Type:</b>                |  | Contact Broker           | <b>Options:</b>               |               | N/A                                   |  |
| <b>Monthly Rate:</b>              |  | Contact Broker           | <b>Taxes:</b>                 |               | \$7,893.61 (2024)                     |  |
| <b>Lease Term:</b>                |  | N/A                      | <b>TD:</b>                    |               | N/A                                   |  |
| <b>Security Deposit:</b>          |  | N/A                      | <b>Assessor #:</b>            |               | N/A                                   |  |
| <b>Parcel #:</b>                  |  | 25-16-183-018            | <b>Date Available:</b>        |               | Immediately                           |  |

|                        |    |                  |     |
|------------------------|----|------------------|-----|
| <b>Utilities</b>       |    | <b>Electric:</b> | Yes |
| <b>Sanitary Sewer:</b> | No | <b>Gas:</b>      | Yes |
| <b>Storm Sewer:</b>    | No | <b>Water:</b>    | Yes |

**Tenant Responsibilities:** N/A

**Comments:** Outstanding demographics, surrounded by residential in all directions. Ideal for Office, Medical, Retail, Gym or Restaurant use. Most recently the space was used for physical therapy.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Dan Morrow, (248) 799-3144, dmorrow@signatureassociates.com  
Grant Bruce, (248) 948-4188, gbruce@signatureassociates.com

