



## Retail For Lease

**Property Name:**  
**Location:** 2533 Crooks Road  
**City, State:** Royal Oak, MI  
**Cross Streets:** North of 12 Mile Road, at Webster Road  
**County:** Oakland  
**Zoning:** Neighborhood Business  
**Year Built:** 1953

<b>Total Building Sq. Ft.:</b>	1,150	<b>Property Type:</b>	Auto Repair
<b>Available Sq. Ft.:</b>	1,150	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	1,150	<b>Total Acreage:</b>	0.78
<b>Max Cont. Sq. Ft.:</b>	1,150	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	13'	<b>Parking:</b>	12
<b>Overhead Door(s) / Height:</b>	2: 10 x 10	<b>Curb Cuts:</b>	4
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Ample
<b>Structural System:</b>	Block	<b>Restrooms:</b>	1
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	No	<b>Signage:</b>	Building
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	Concrete
<b>Condition:</b>	Fair	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2023	<b>Count:</b> 35,278	Crooks Rd. N of 13 Mile Rd.
<b>1 Mile:</b> 15,019	<b>1 Mile:</b> \$106,153	<b>Yr:</b> 2023	<b>Count:</b> 29,814	Crooks Rd. S of 13 Mile Rd	
<b>3 Miles:</b> 128,246	<b>3 Miles:</b> \$102,744	<b>Yr:</b> 2023	<b>Count:</b> 39,779	13 Mile Rd. E of Crooks Rd.	
<b>5 Miles:</b> 325,935	<b>5 Miles:</b> \$97,826	<b>Yr:</b> 2023	<b>Count:</b> 44,748	13 Mile Rd. W of Crooks Rd	

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	TBD	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	TBD	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	TBD	<b>Taxes:</b>	
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	25-09-152-025, 026	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Freestanding former auto repair shop for lease or redevelopment site. Many possible uses including retail, food, coffee and mixed-use projects possible. Owner will build-to-suit or partner on redevelopment.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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