

# FOR LEASE

27862 WOODWARD AVE.  
ROYAL OAK, MICHIGAN

## WHITE BOX RETAIL NEXT TO TRADER JOE'S HIGH VISIBILITY WOODWARD SIGNAGE



## ABATED RENT IN YEAR 1 ON QUALIFIED LEASES\*

### WOODWARD COMMERCIAL CENTER PROPERTY FEATURES

- 5,960 SF Space Available
- Your Name on Building and Monument Signage
- Newly Created Clear Span White Box Space
- 239 Shared Parking Spaces
- Woodward Avenue Traffic Counts: Over 65,000 VPD
- Located Next to Top Producing Trader Joe's, Ulta, Sherwin Williams, O'Reilly's, PPG and PetSmart
- Ideal for Showroom or Boutique Users - Rear Overhead Door Possible
- Immediate Occupancy



### FOR DETAILS CONTACT

Scott Lyons

scott.lyons@lee-associates.com (248) 567-8002

\* Subject to 5 year minimum term for qualified tenants and Landlord's agreed upon lease rate.

### DEMOGRAPHICS

|             | 2 MILE    | 5 MILE   | 10 MILE   |
|-------------|-----------|----------|-----------|
| POPULATION  | 66,078    | 340,307  | 1,167,501 |
| AVG. INCOME | \$113,294 | \$89,296 | \$78,683  |
| HOUSEHOLDS  | 30,311    | 147,453  | 465,696   |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## EXTERIOR PHOTOS AND SIGNAGE



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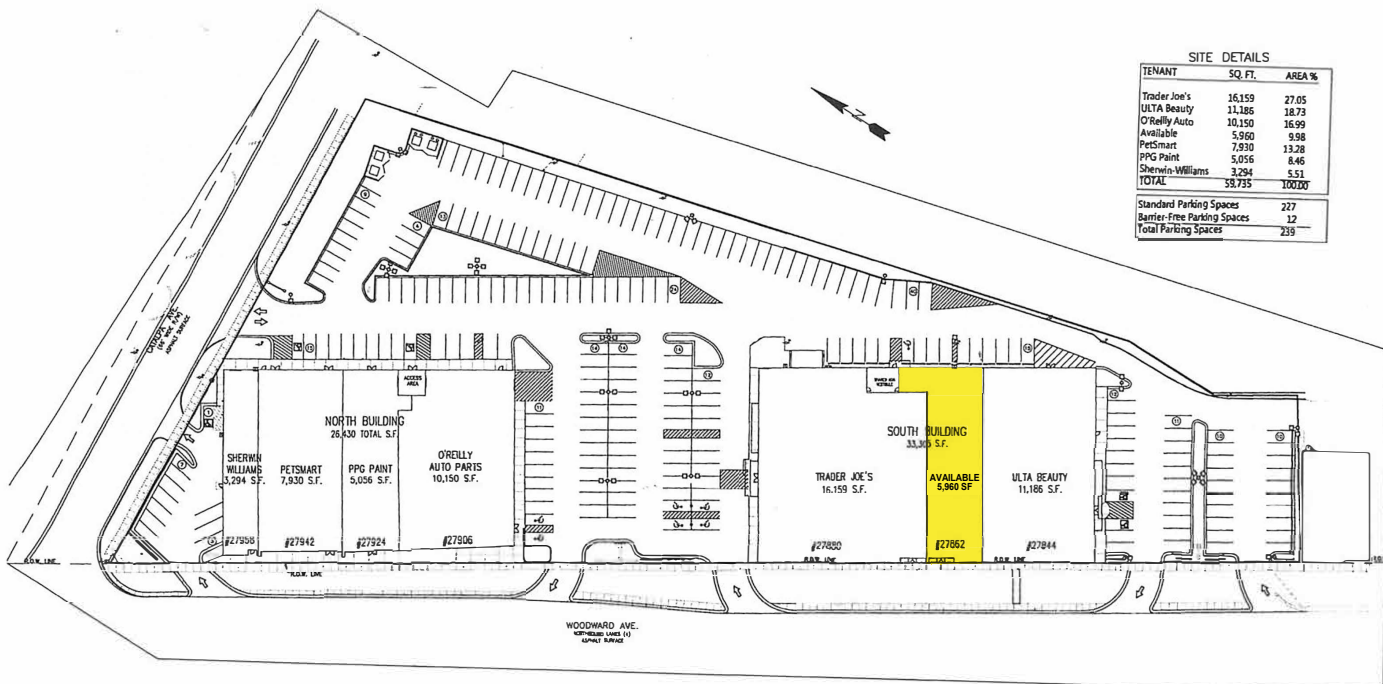
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31440 Northwestern Highway, Suite 130 | Farmington Hills, Michigan 48334 | 248.351.3500 | lee-associates.com

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## SITE PLAN



WOODWARD COMMERCIAL CENTER  
ROYAL OAK, MICHIGAN  
SITE PLAN

■ AVAILABLE

PREPARED BY:  
BOSS ENGINEERING  
3121 E. GRAND RIVER AVE  
HOWELL, MI 48843  
517.546.4836

PREPARED FOR LANDLORD:  
BERMAN COMPANY  
1564 HENRIETTA STREET  
BIRMINGHAM, MICHIGAN 48009  
248.977.7212

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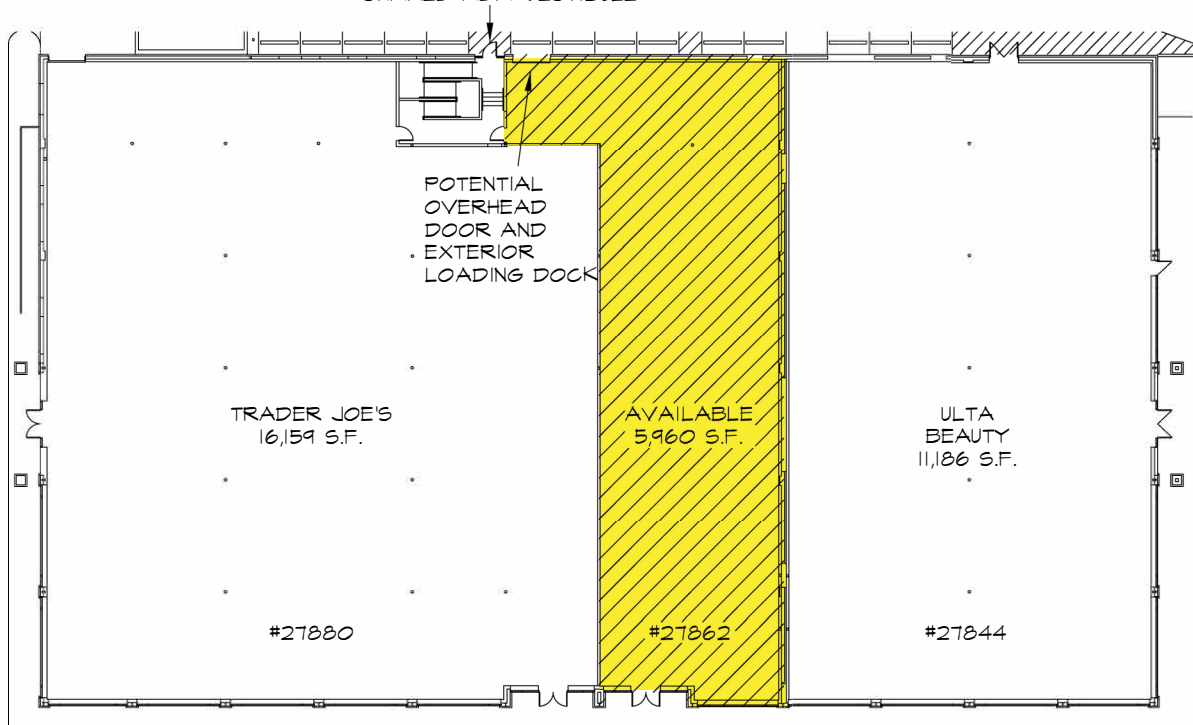
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## NEWLY CREATED WHITE BOX AVAILABLE IMMEDIATELY

| SQUARE FOOTAGE ALLOCATION: OF SHARED VESTIBULE |          |              |             |
|------------------------------------------------|----------|--------------|-------------|
| TENANT                                         | STORE SF | VESTIBULE SF | RENTABLE SF |
| TRADER JOE'S                                   | 15,832   | 321          | 16,153      |
| AVAILABLE                                      | 5,839    | 121          | 5,960       |
| TOTAL                                          | 21,671   | 448          | 22,119      |

SHARED ADA VESTIBULE



SOUTH BUILDING FLOOR PLAN  
(PREMISES SHOWN AS CROSS HATCHED)

### BERMAN COMPANY

1564 HENRIETTA ST.  
BIRMINGHAM, MI 48009

### AVAILABLE

WOODWARD COMMERCIAL CENTER  
27862 WOODWARD AVE, ROYAL OAK, MI 48067

### DS ARCHITECTS, INC.

SUITE 600  
1300 DIXIE HWY.  
CLARKSTON, MI 48346



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