

OFFICE PROPERTY // FOR LEASE

3,400 SF OFFICE/RETAIL LOFT SPACE IN ROYAL OAK CBD

308 S MAIN ST
ROYAL OAK, MI 48067



- 3,400 SF open loft space ideal for office or retail use
- Great location above Condado Tacos that overlooks Main Street in downtown Royal Oak
- Plug & play space features a reception area, conference room, kitchen, and two ADA restrooms
- Desirable features include high ceilings, skylights, hardwood floors, and glass partitioned walls
- CBD Zoning allows for many uses including retail, office, beauty, health and wellness etc.
- Private elevator in the building for tenant convenience



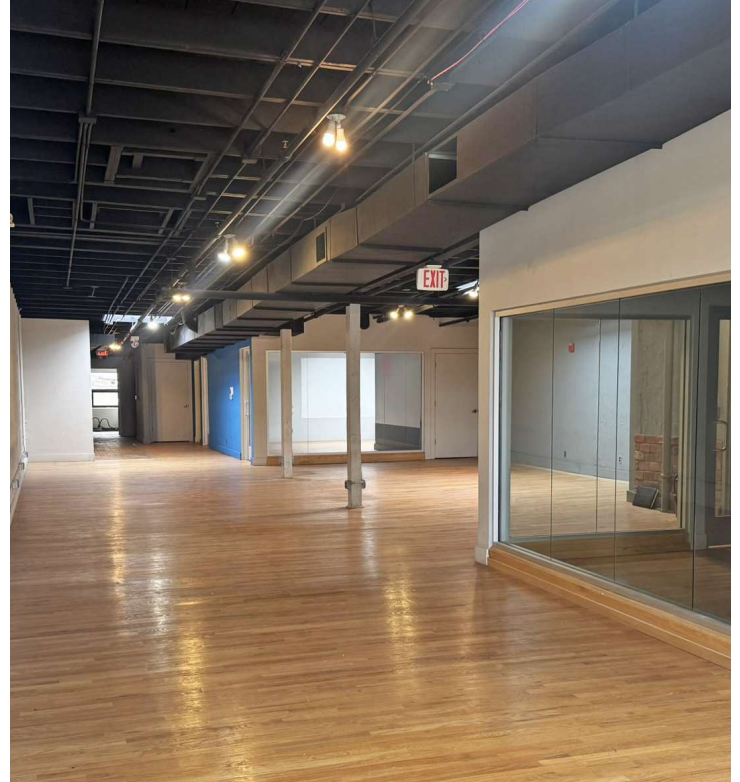
P.A. COMMERCIAL
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EXECUTIVE SUMMARY

308 S MAIN ST, ROYAL OAK, MI 48067 // FOR LEASE



Lease Rate	\$23 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	7,500 SF
Available SF:	3,400 SF
Lot Size:	0.19 Acres
Number of Units:	2
Year Built:	1970
Zoning:	CBD
Market:	Detroit
Submarket:	Royal Oak
Traffic Count:	14,886

PROPERTY OVERVIEW

Located at 308 S Main St, Royal Oak, MI, 48067, this 3,400 SF open loft space offers a prime opportunity for office or retail use. Situated above Condado Tacos, the space overlooks Main Street in downtown Royal Oak. With desirable features such as high ceilings, skylights, hardwood floors, and glass partitioned walls, this plug & play space includes a reception area, conference room, kitchen, and two ADA restrooms. CBD Zoning allows for versatile uses, including retail, office, beauty, and health and wellness. Tenant convenience is enhanced with a private elevator in the building, while quick freeway access to I-696 and I-75 complements the walking distance to shopping, dining, and entertainment.

LOCATION OVERVIEW

Nestled in the vibrant city of Royal Oak, MI, the area around this property buzzes with creativity and energy. Just a stone's throw away, tenants can explore the thriving arts and culture scenes, refreshing green spaces, and an abundance of trendy restaurants and cafes. With easy access to the Detroit market, tenants will find themselves at the heart of a dynamic business environment, with proximity to major corporations and a wealth of networking opportunities. From lively entertainment options to convenient transport links, the surrounding area offers a perfect blend of work and play, making it an ideal location for office, creative, or loft tenants.

PROPERTY DETAILS

308 S MAIN ST, ROYAL OAK, MI 48067 // FOR LEASE

Lease Rate	\$23 SF/YR
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LOCATION INFORMATION

Street Address	308 S Main St
City, State, Zip	Royal Oak, MI 48067
County	Oakland
Market	Detroit
Sub-market	Royal Oak
Cross-Streets	4th St and Main St
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696 and I-75
Nearest Airport	DTW

BUILDING INFORMATION

Building Size	7,500 SF
Building Class	B
Occupancy %	55.0%
Tenancy	Multiple
Ceiling Height	12 ft
Number of Floors	2
Average Floor Size	3,750 SF
Year Built	1970
Gross Leasable Area	3,400 SF
Load Factor	9.0
Construction Status	Existing
Condition	Excellent
Free Standing	No
Number of Buildings	1
Floor Coverings	Hardwood

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Creative/Loft
Zoning	CBD
Lot Size	0.19 Acres
APN #	25-21-234-009
Corner Property	No
Traffic Count	14,886
Traffic Count Street	Main St
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Structure & Large Public Lot Nearby

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes
Restrooms	2
Gas / Propane	Yes



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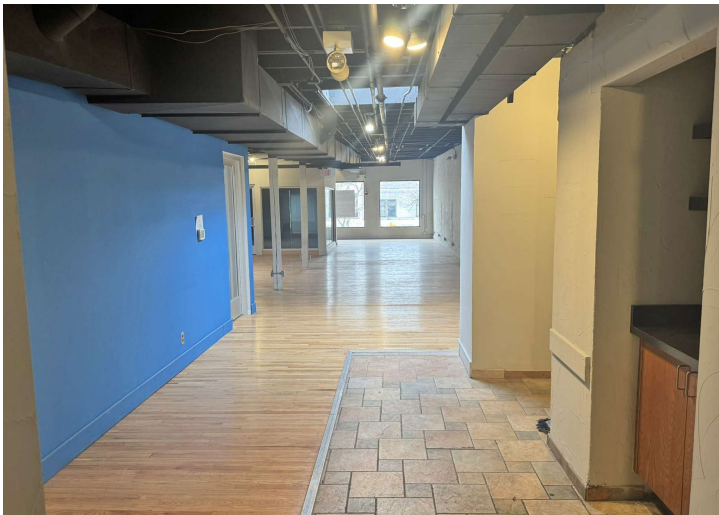
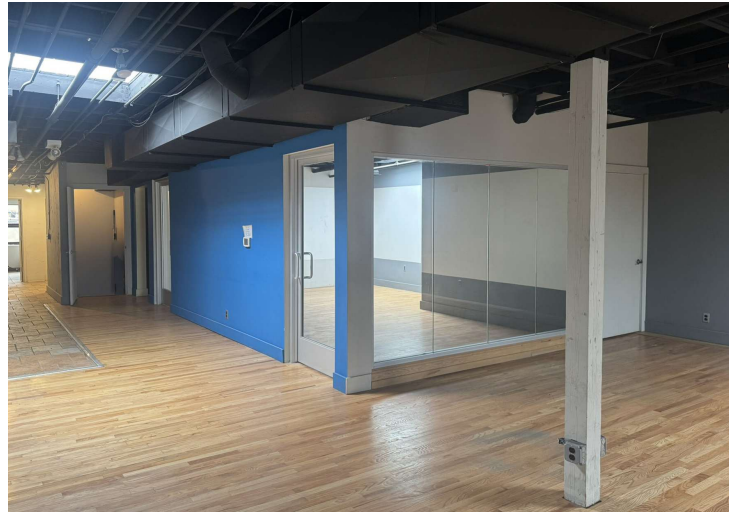
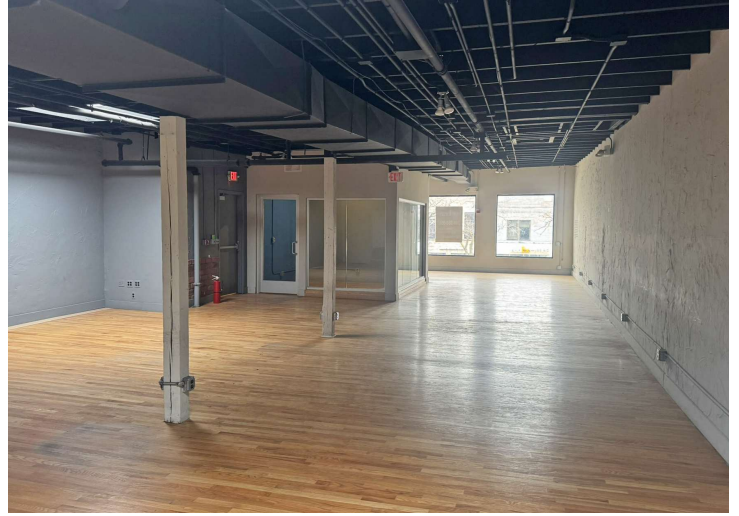
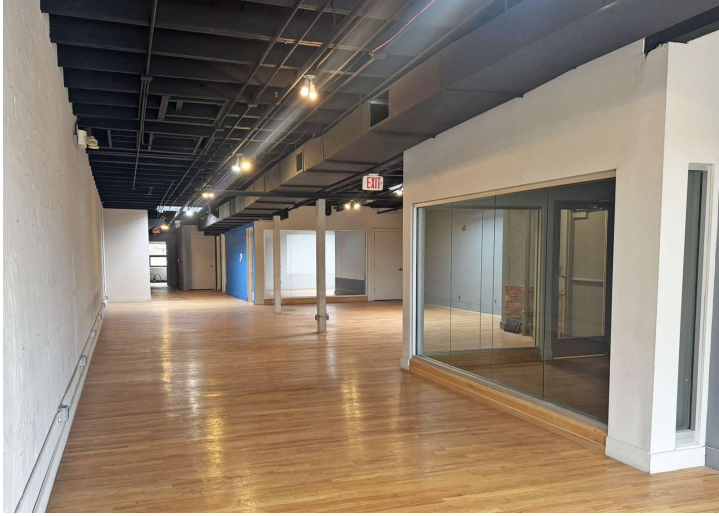
ADDITIONAL PHOTOS

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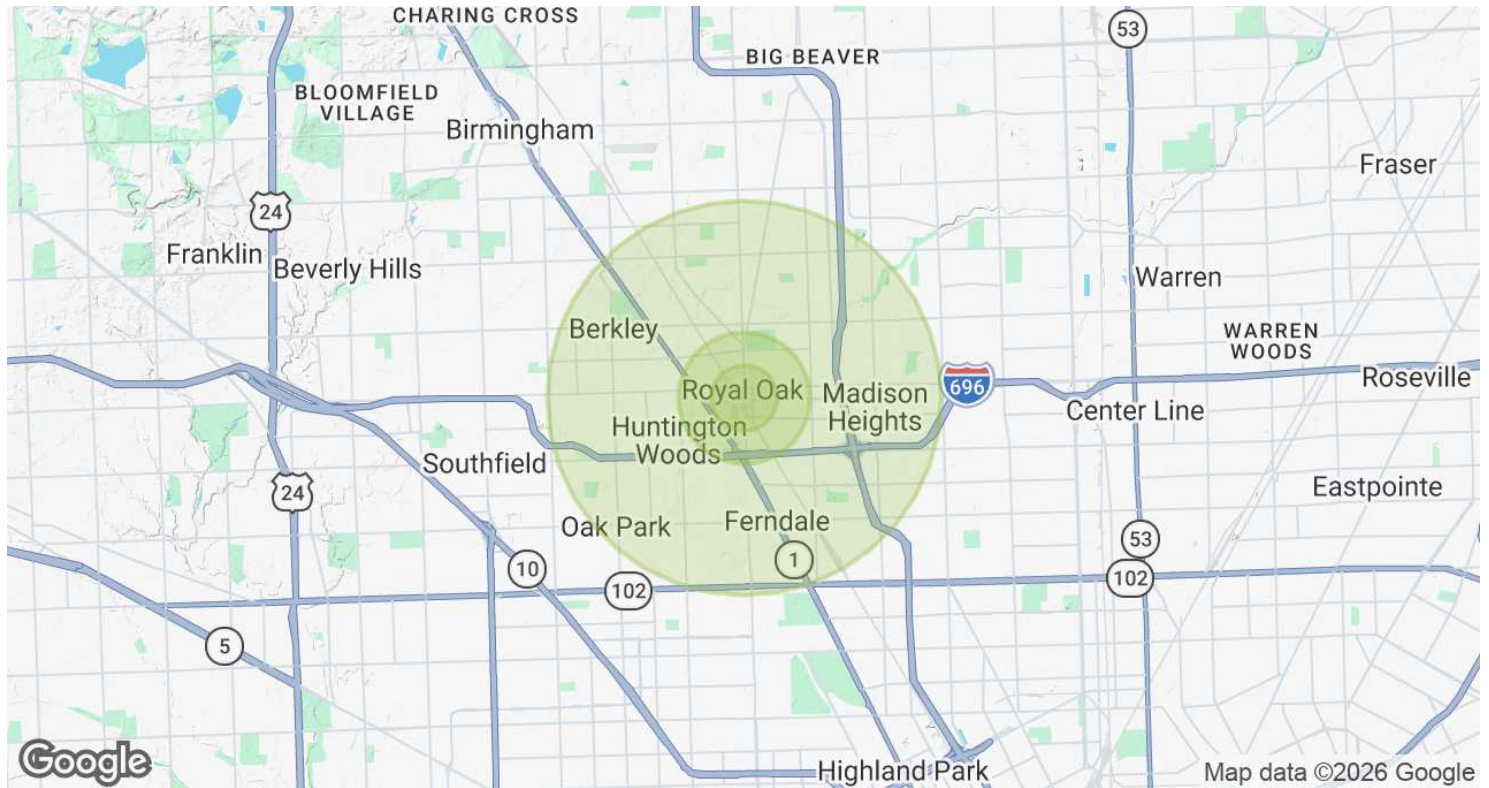
RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,957	16,929	143,440
Average Age	43.6	39.5	39.0
Average Age (Male)	42.7	38.5	38.0
Average Age (Female)	46.8	40.8	40.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,592	9,054	68,459
# of Persons per HH	1.5	1.9	2.1
Average HH Income	\$113,795	\$144,627	\$112,210
Average House Value	\$384,705	\$384,019	\$284,626

2023 American Community Survey (ACS)

CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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