

# MIXED-USE FOR SALE

## 10,279 SQUARE FEET IN DOWNTOWN ROYAL OAK



## 512 N. MAIN STREET – ROYAL OAK, MICHIGAN

For more information, contact:

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**SIGNATURE  
ASSOCIATES**

KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



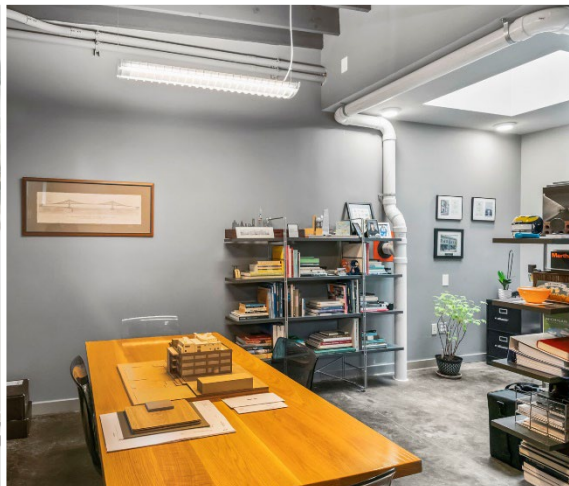
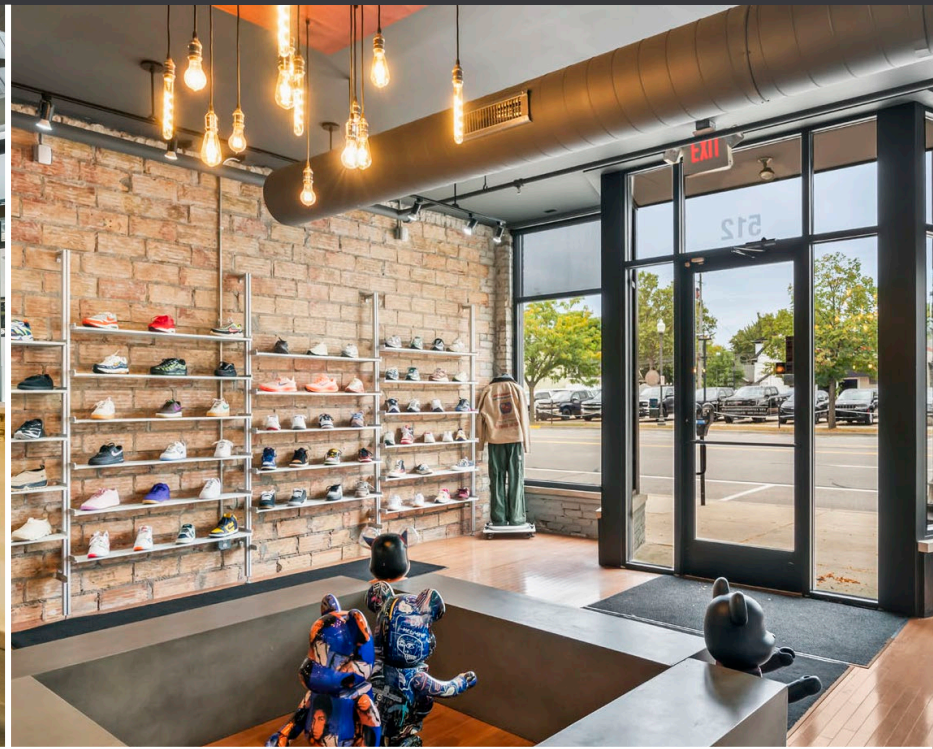
# THE OPPORTUNITY



- 10,279 square feet for sale
- 3,700 sq. ft. available for owner occupancy
- 2,008 sq. ft. leased to retail tenant
- (2) fully leased high-end residential loft
- In the heart of downtown Royal Oak
- 2-Story multi-use building with 97' of frontage on Main Street
- Zoned Neighborhood Business
- 10 on-site parking spaces with street parking availability and close proximity to structures
- Entire building has been updated with modern amenities and finishes
- Rooftop Patio + Bonus Space
- Sale Price: \$1,900,000 (\$184.84/sq. ft.)

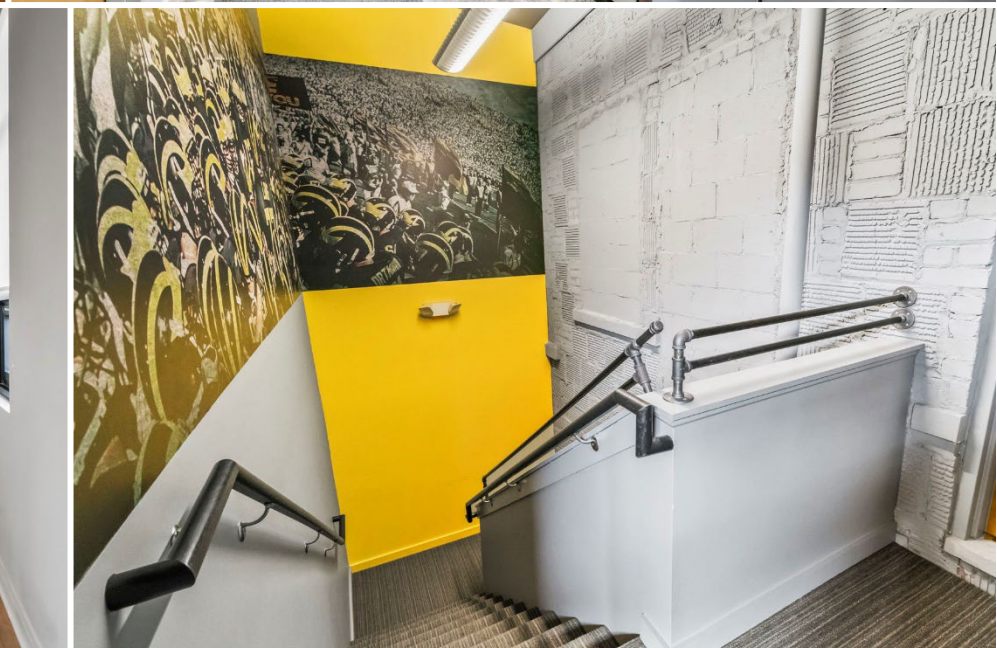


# INTERIOR PHOTOS





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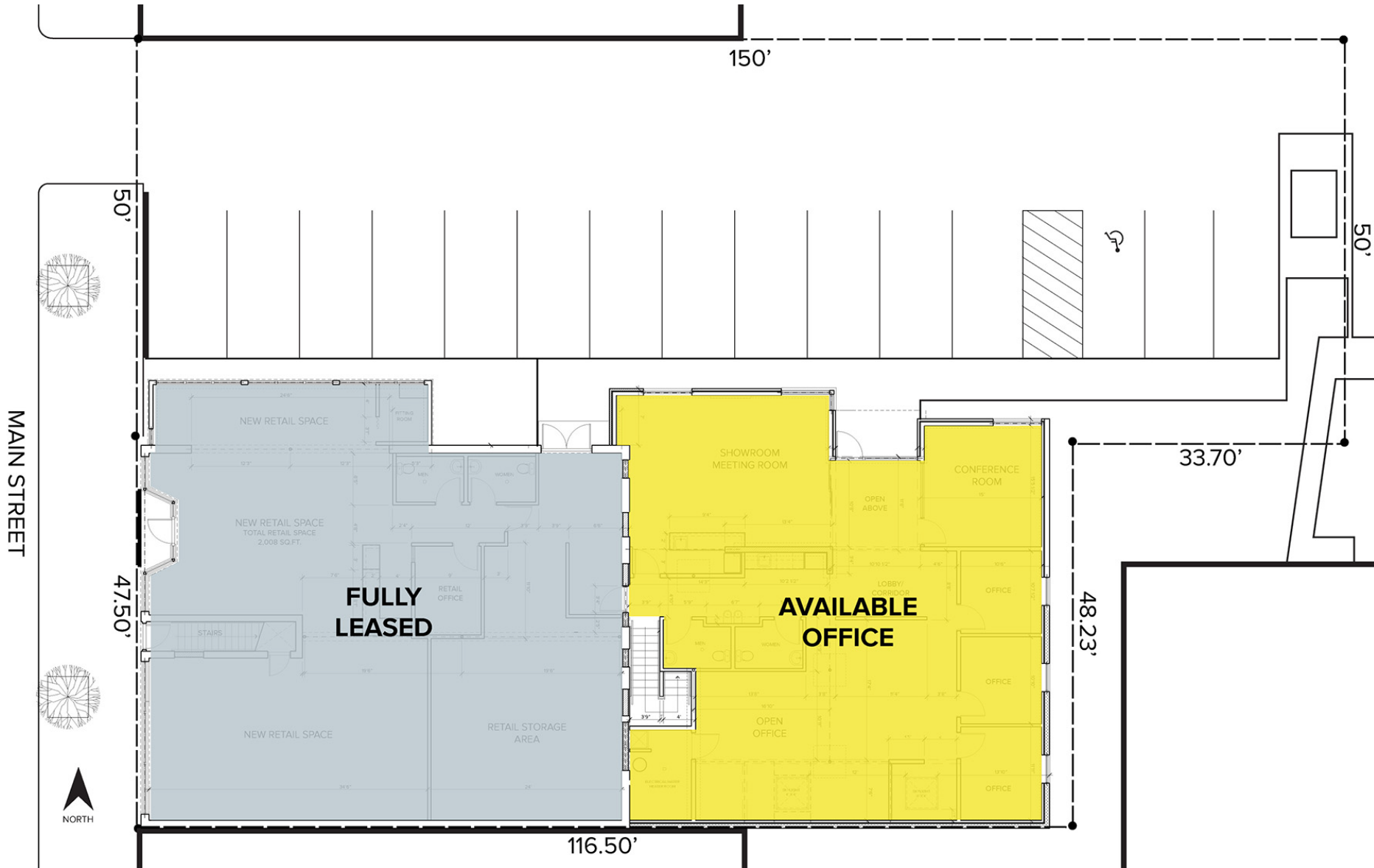


# EXTERIOR PHOTOS





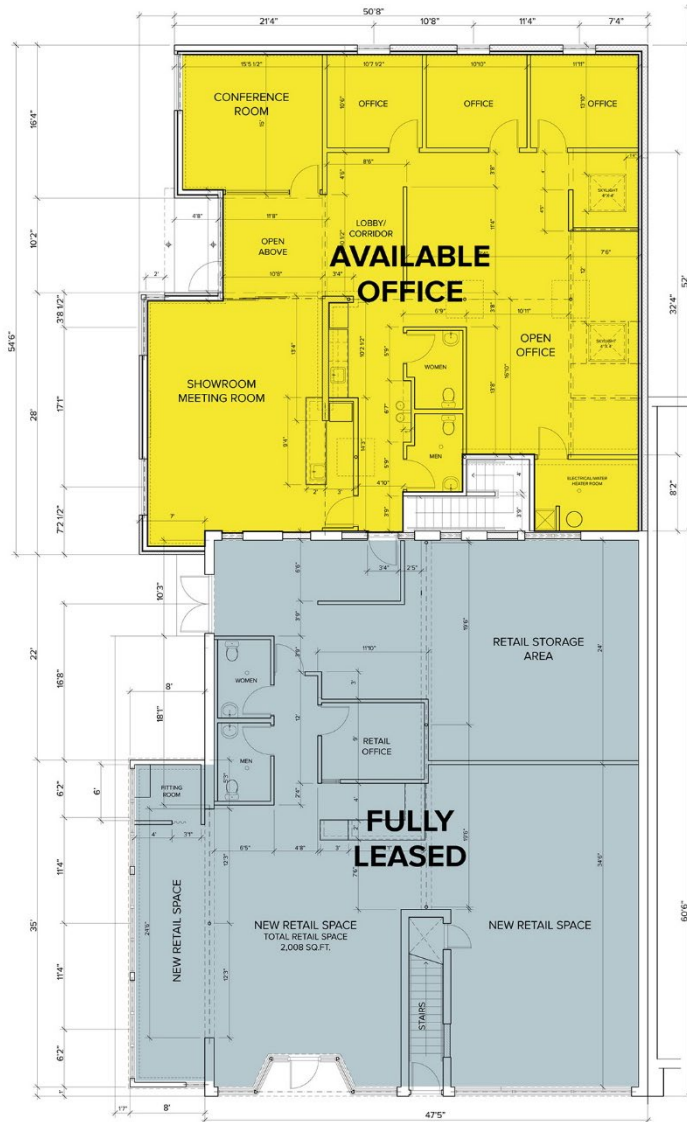
# SITE PLAN





# FLOOR PLAN

## FIRST FLOOR – RETAIL/OFFICE

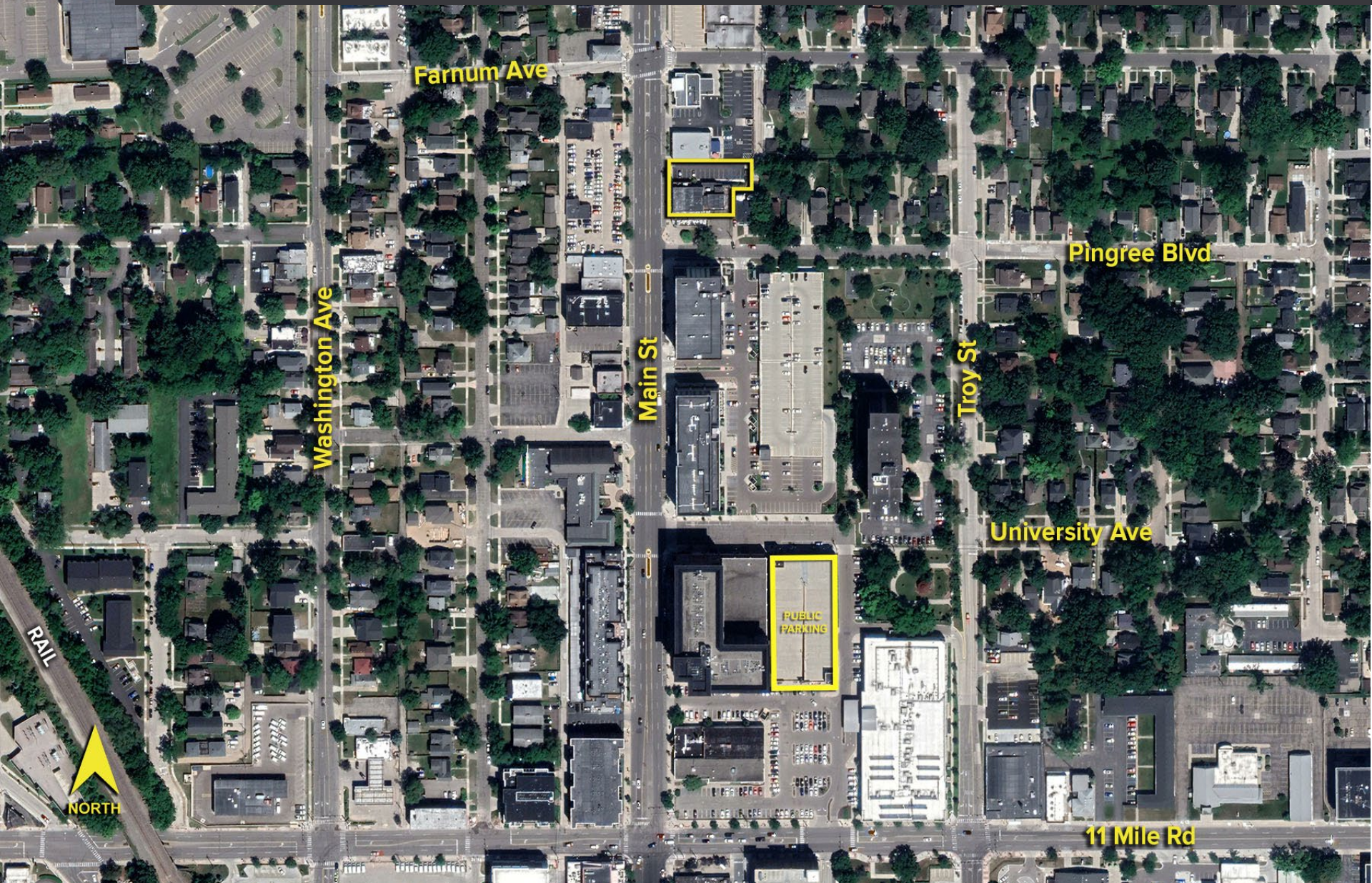


## SECOND FLOOR – OFFICE/RESIDENTIAL LOFTS





# AERIAL VIEW





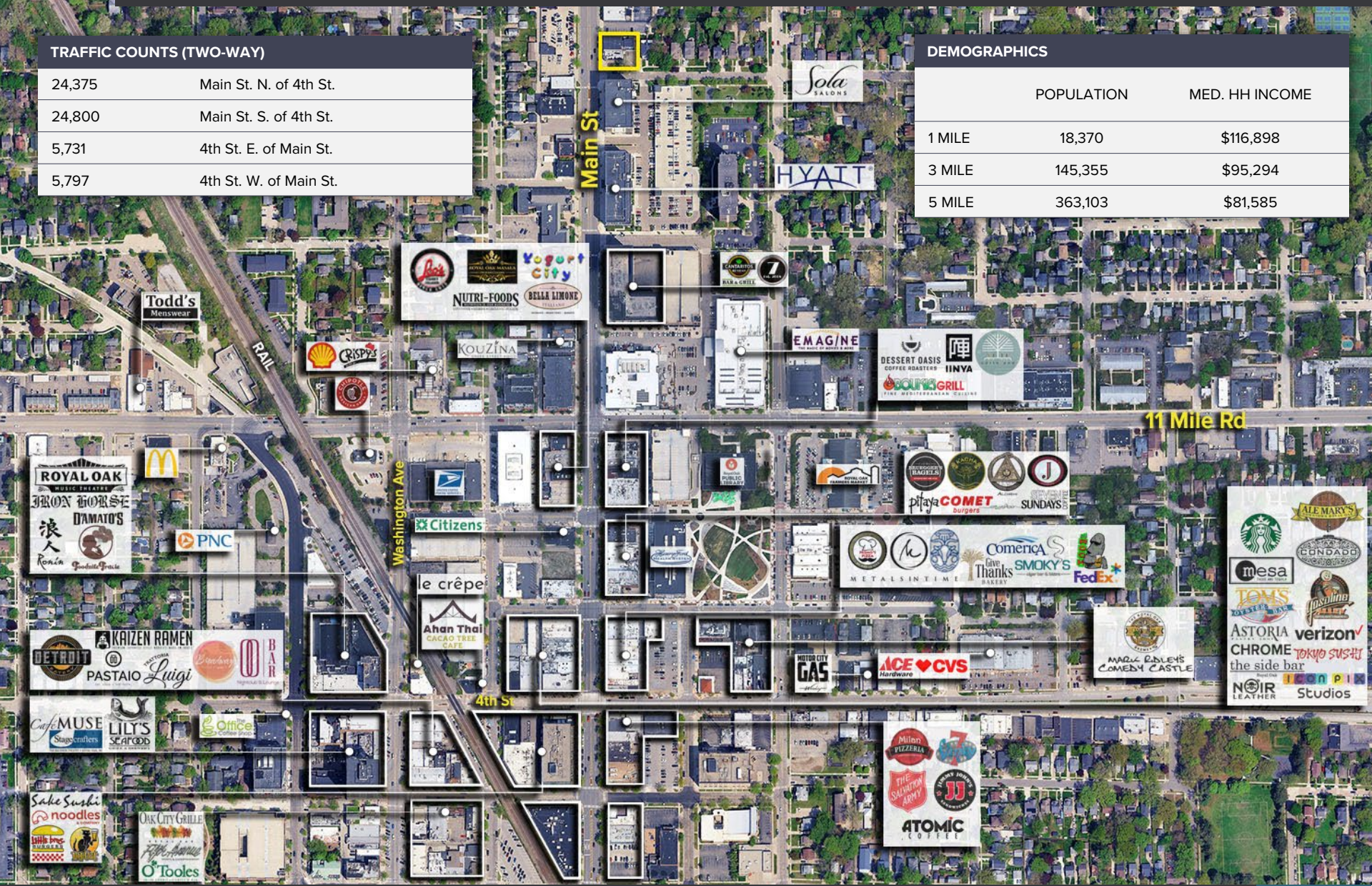
# AREA AMENITIES

## TRAFFIC COUNTS (TWO-WAY)

24,375	Main St. N. of 4th St.
24,800	Main St. S. of 4th St.
5,731	4th St. E. of Main St.
5,797	4th St. W. of Main St.

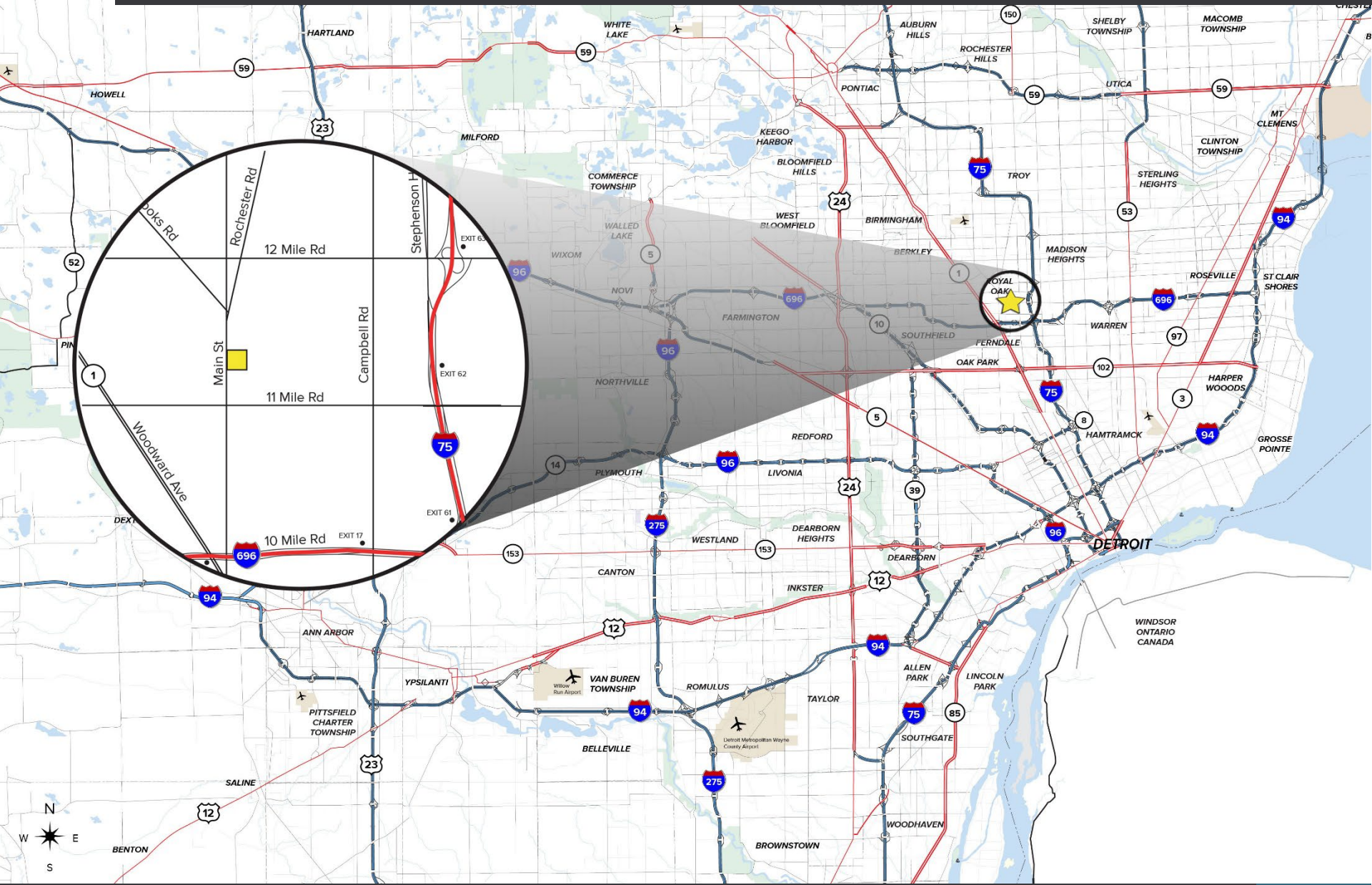
## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	18,370	\$116,898
3 MILE	145,355	\$95,294
5 MILE	363,103	\$81,585





# AREA MAP



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