

FOR LEASE

27862 WOODWARD AVE.
ROYAL OAK, MICHIGAN

FOR LEASE - 5,913 SF
IMMEDIATE OCCUPANCY
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
248-351-3500
www.lee-associates.com

**WHITE BOX RETAIL
NEXT TO TRADER JOE'S
TERRIFIC WOODWARD SIGNAGE**



WOODWARD COMMERCIAL CENTER PROPERTY FEATURES

- 5,913 SF Available
- Prominent Woodward Signage on Building and Monument
- 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
- Newly Relocated Glass Entry
- Immediate Occupancy
- New Rooftop HVAC and Mechanicals
- New Individual Restrooms

FOR DETAILS CONTACT

Scott Lyons

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



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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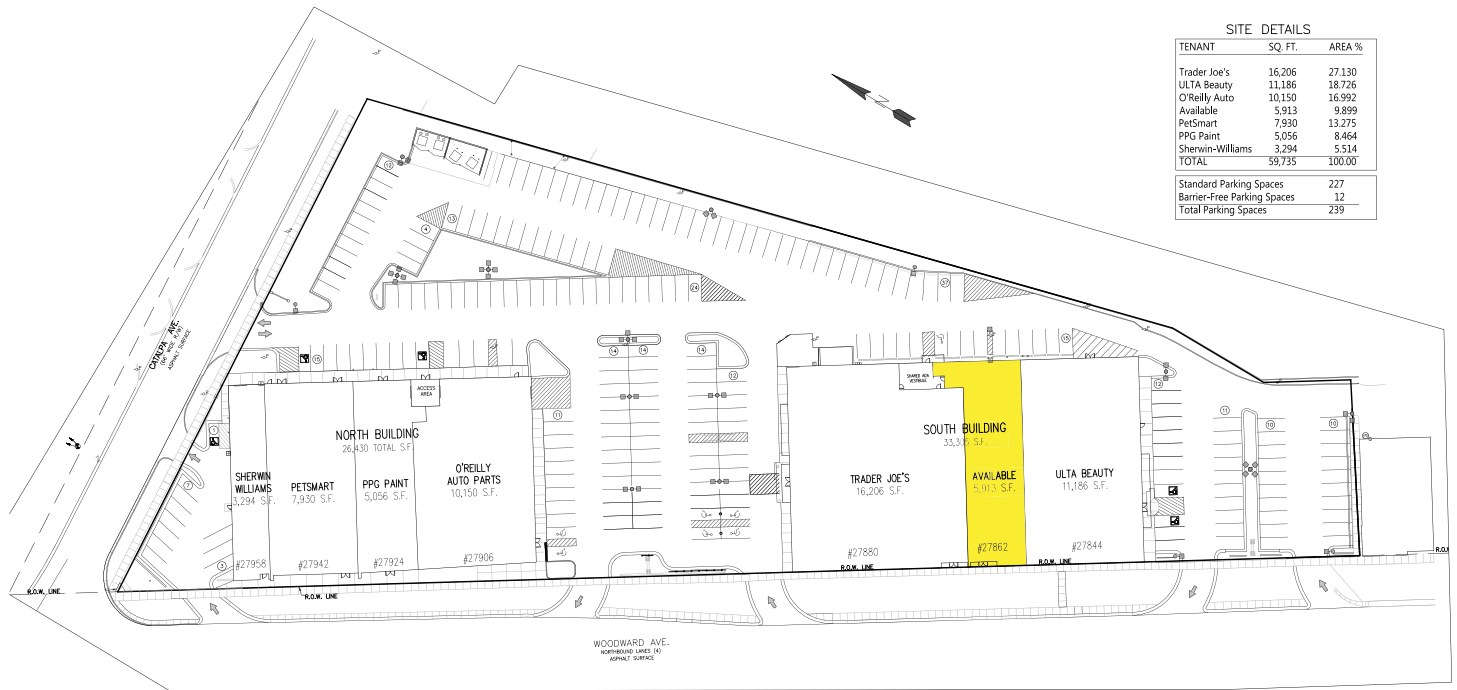
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EXTERIOR PHOTOS AND SIGNAGE



SITE DETAILS		
TENANT	SQ. FT.	AREA %
Trader Joe's	16,206	27.130
ULTA Beauty	11,186	18.726
O'Reilly Auto	10,150	16.992
Available	5,913	9.899
PetSmart	7,930	13.275
PPG Paint	5,056	8.464
Sherwin-Williams	3,294	5.514
TOTAL	59,735	100.000

Standard Parking Spaces	227
Barrier-Free Parking Spaces	12
Total Parking Spaces	239

WOODWARD COMMERCIAL CENTER
ROYAL OAK, MICHIGAN
SITE PLAN
11/30/23

■ 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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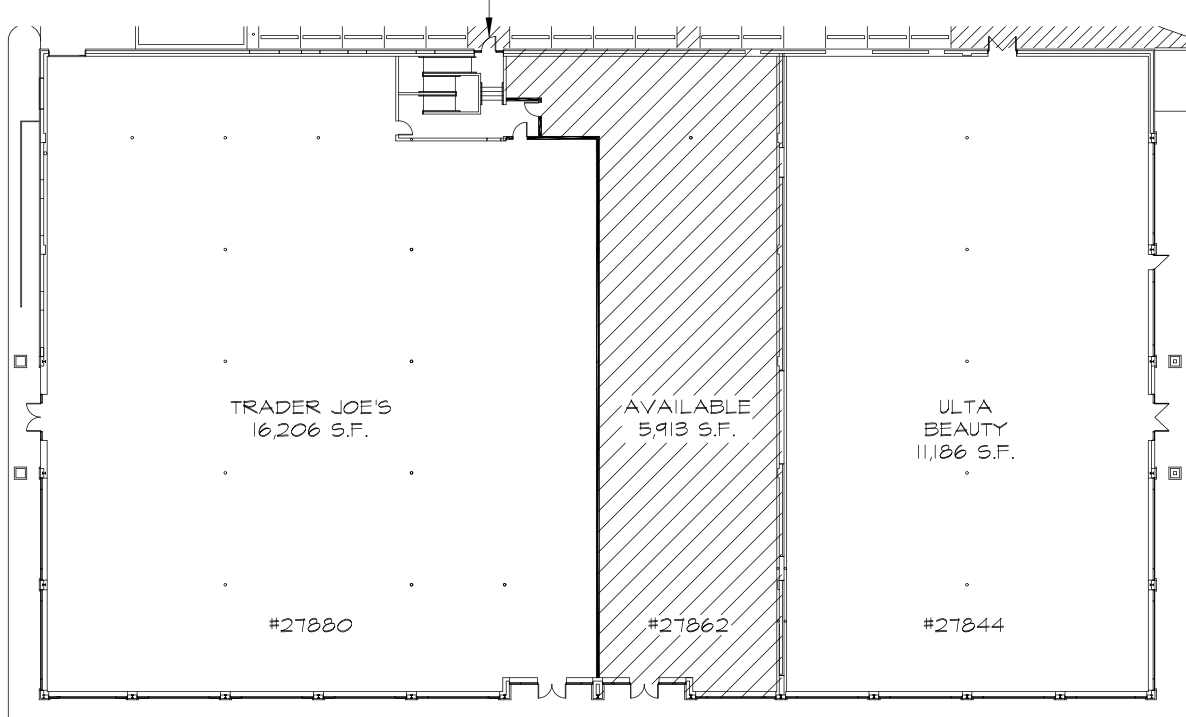
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NEWLY CREATED WHITE BOX AVAILABLE IMMEDIATELY

SQUARE FOOTAGE ALLOCATION OF SHARED VESTIBULE			
TENANT	STORE SF	VESTIBULE SF	RENTABLE SF
TRADER JOE'S	15,832	374	16,206
AVAILABLE	5,716	137	5,913
TOTAL	21,608	511	22,119

SHARED ADA VESTIBULE



SOUTH BUILDING FLOOR PLAN
(PREMISES SHOWN AS CROSS HATCHED)

AVAILABLE

WOODWARD COMMERCIAL CENTER
27862 WOODWARD AVE, ROYAL OAK, MI 48067
1129.23

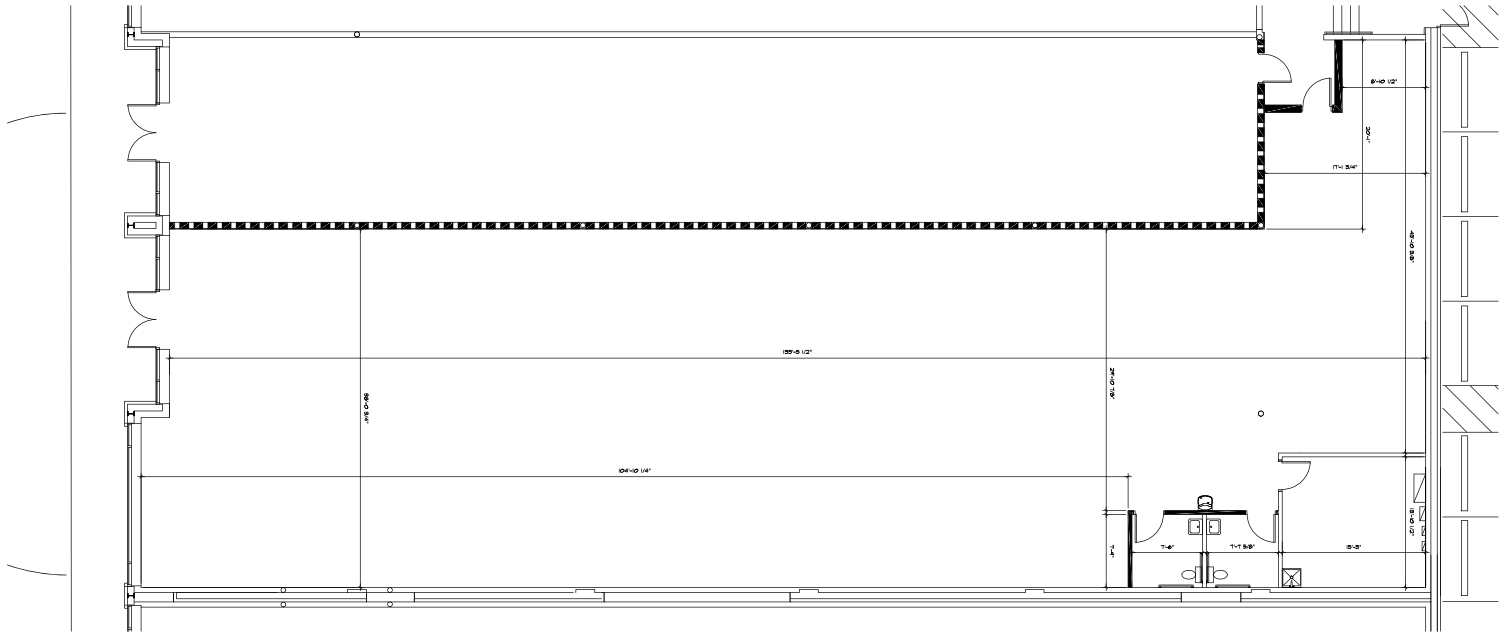
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