

# 850 SF OFFICE



## FOR LEASE



## 210-212 E 3rd Street

210 E 3rd St

Royal Oak, Michigan 48067

### Property Highlights

- 850 Square Feet of Office
- Downtown Royal Oak
- Located across the Royal Oak Town Square
- Walk to cafes and restaurants
- Convenient Parking
- One Private Room and One open Room

Three to five year lease

### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	850 SF
Lot Size:	29,146 SF
Building Size:	24,366 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,377	66,218	149,878
Total Population	17,849	138,806	335,582
Average HH Income	\$140,372	\$112,964	\$95,543

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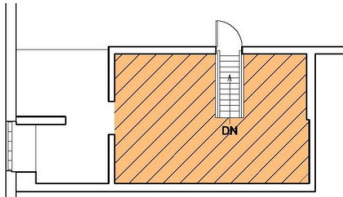


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FIRST FLOOR	AREA CALCULATIONS
<div style="background-color: #f4a460; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></div> OCCUPANT AREA (USF) 306 S. TROY	7,127 USF
12% RENT FACTOR	855 SQ. FT.
<b>TOTAL RENTABLE SQ. FT.</b>	<b>7,982 RSF</b>



**MEZZ. FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

306 S. TROY MEZZANINE  
 (NOT INCLUDED IN TOTAL RENTABLE SQ. FT.)



**210 E. THIRD STREET FLOOR PLAN**  
8-18-2020 SCALE: 3/32" = 1'-0"

PREPARED BY METRO CAD GROUP



Commercial Real Estate Services, Worldwide.

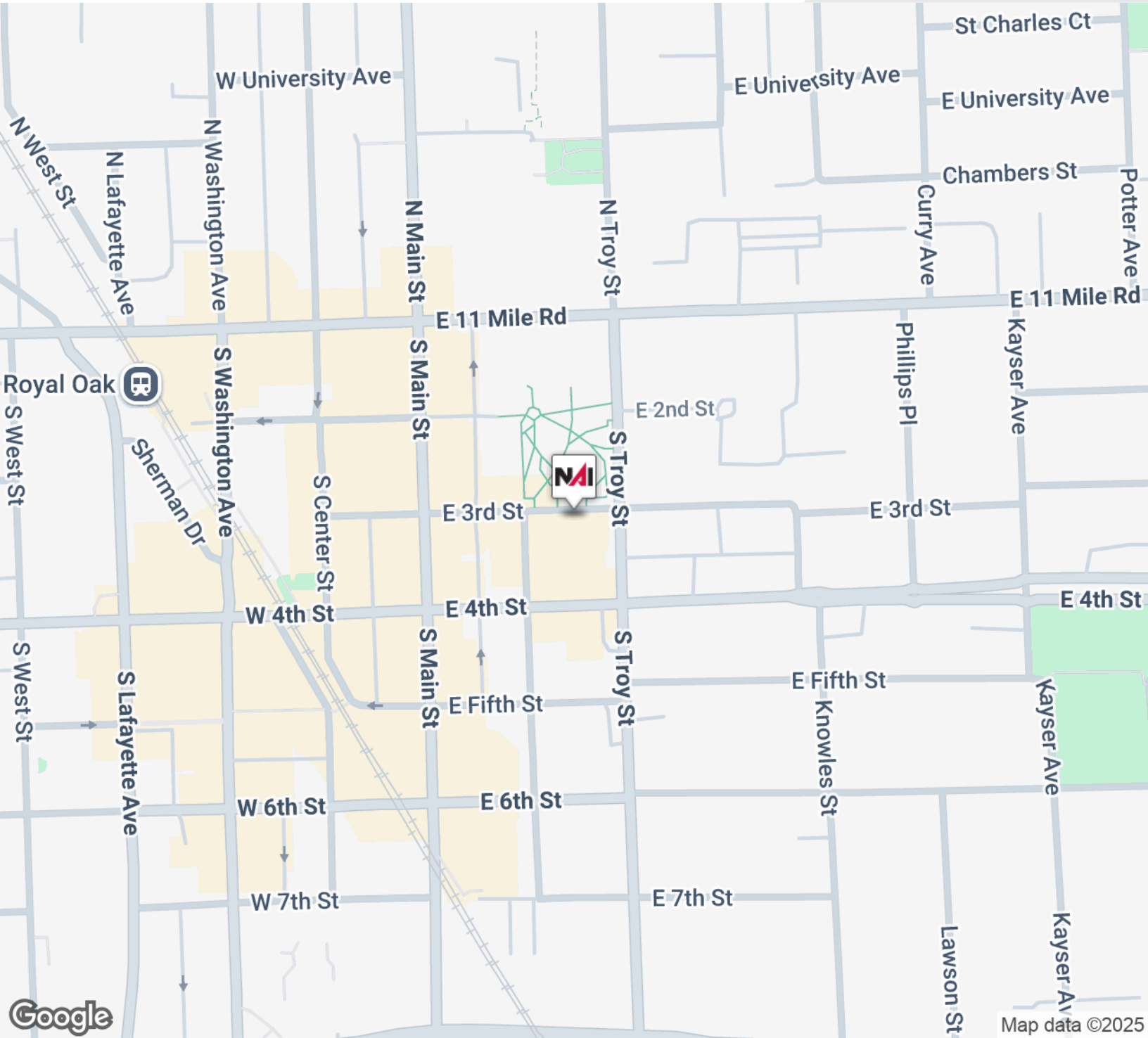
www.naifarbman.com

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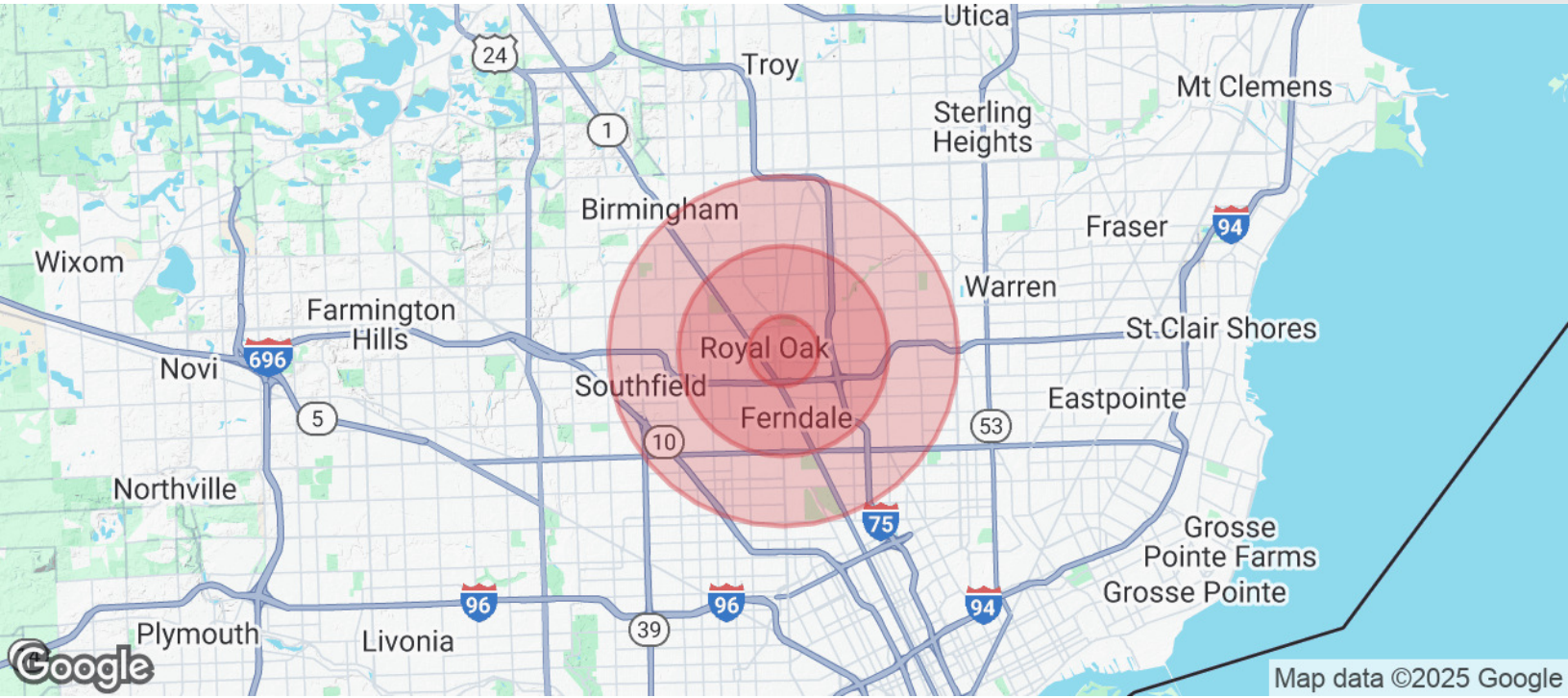
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### POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	17,849	138,806	335,582
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	43

### HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	9,377	66,218	149,878
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$140,372	\$112,964	\$95,543
Average House Value	\$418,844	\$299,404	\$253,429

Demographics data derived from AlphaMap



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