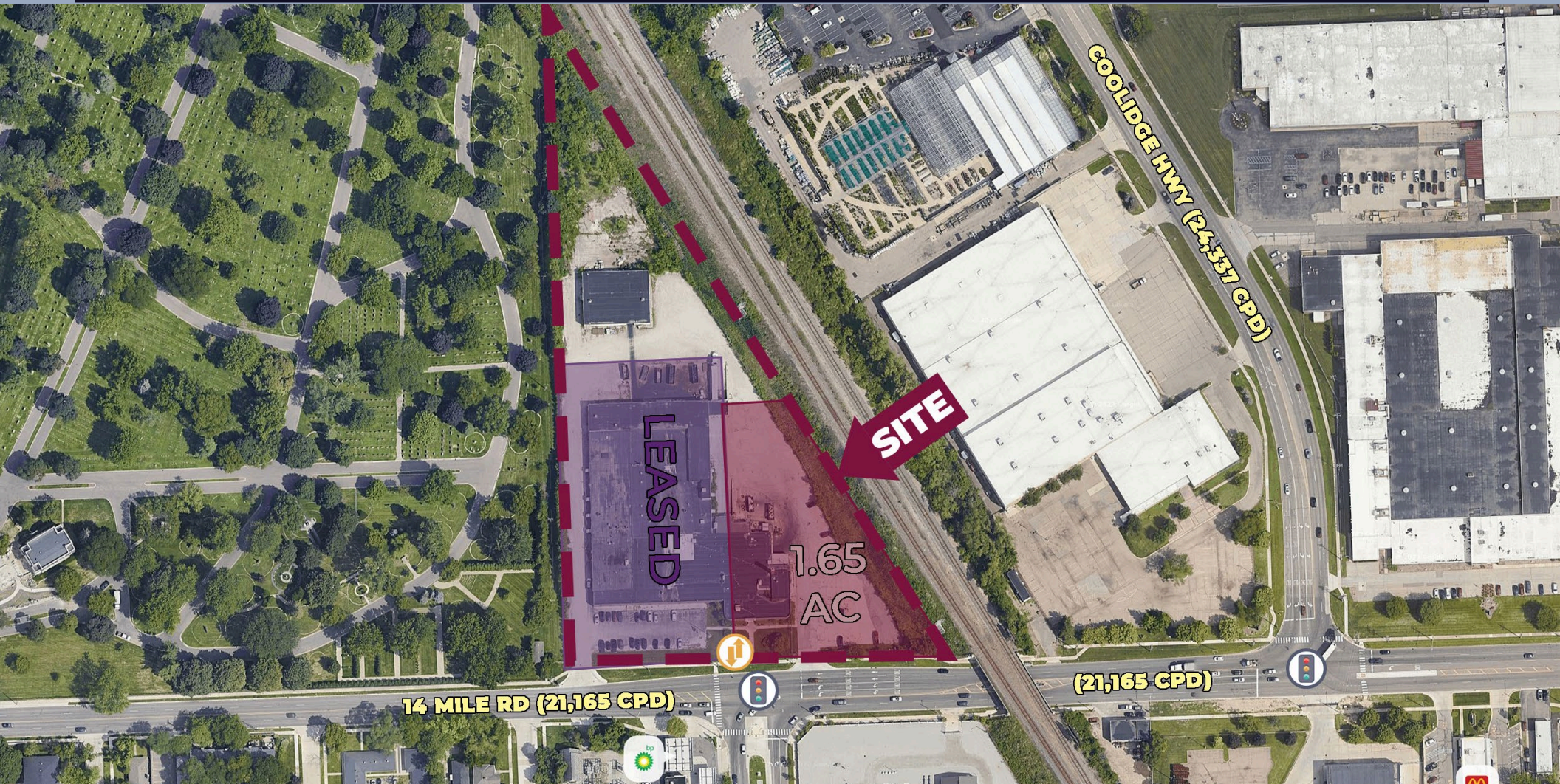


FOR LEASE/SALE
FUTURE DEVELOPMENT

3200 W. 14 MILE RD, ROYAL OAK, MI 48073



PROPERTY DETAILS

LOCATION:	3200 W. 14 Mile Rd, Royal Oak, MI 48073
PROPERTY TYPE:	Vacant Land
SALES PRICE:	\$2,500,000.00
RENT:	\$150,000.00 (Land Lease)
PROPERTY TAXES:	TBD
LOT SIZE:	5.63 (Irregular)
ZONING:	Retail Industrial
GROSS LEASABLE AREA:	1.65 AC
TRAFFIC COUNT:	14 Mile Rd (21,165 CPD)

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkcres.com
248 488 2620

\$2,500,000.00

SALES PRICE

\$150,000.00
(LAND LEASE)

RENT

ANCHORS/ TENANT ROSTER



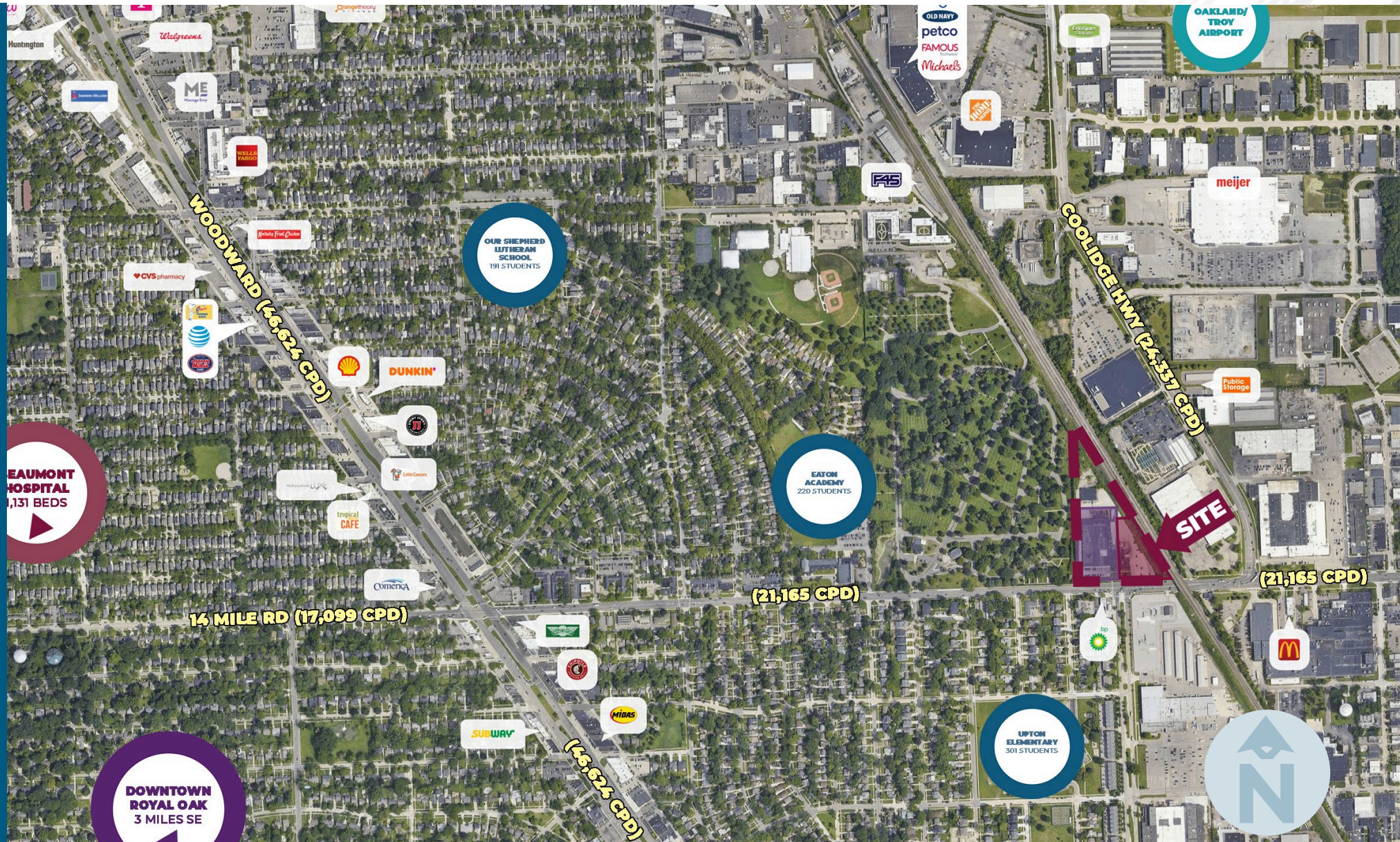
HIGHLIGHTS

- New Development in Royal Oak.
- Major Intersection of Coolidge & 14 Mile Road.
- Gas Station Anchoring West Side of Property.
- 1.65 Acres Available for Car Wash or Fast-Food with Drive-Thru on the Eastern Portion of the Lot.
- Newly Created Intersection with Traffic Light Allowing Full Access.

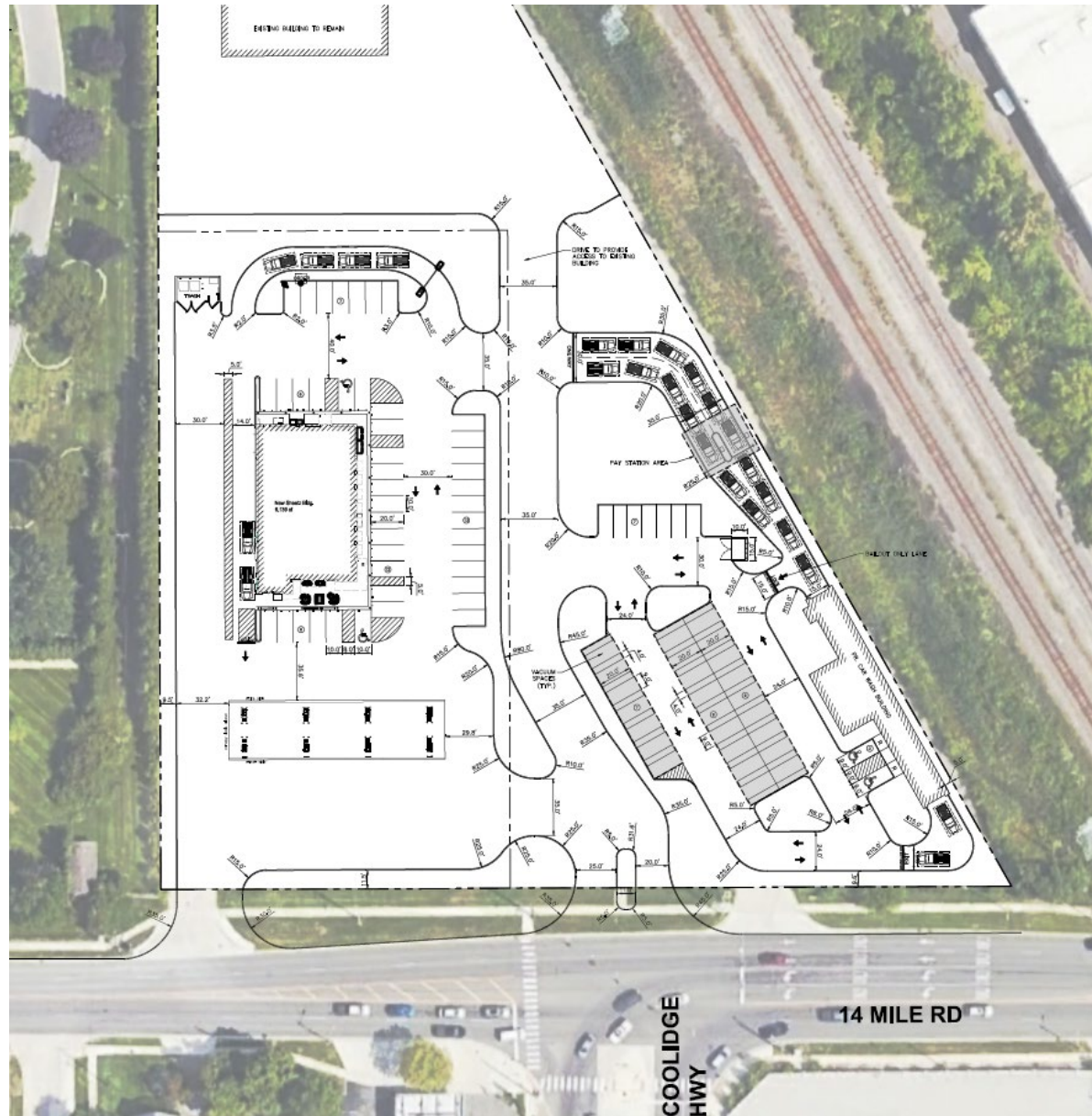
MICRO AERIAL



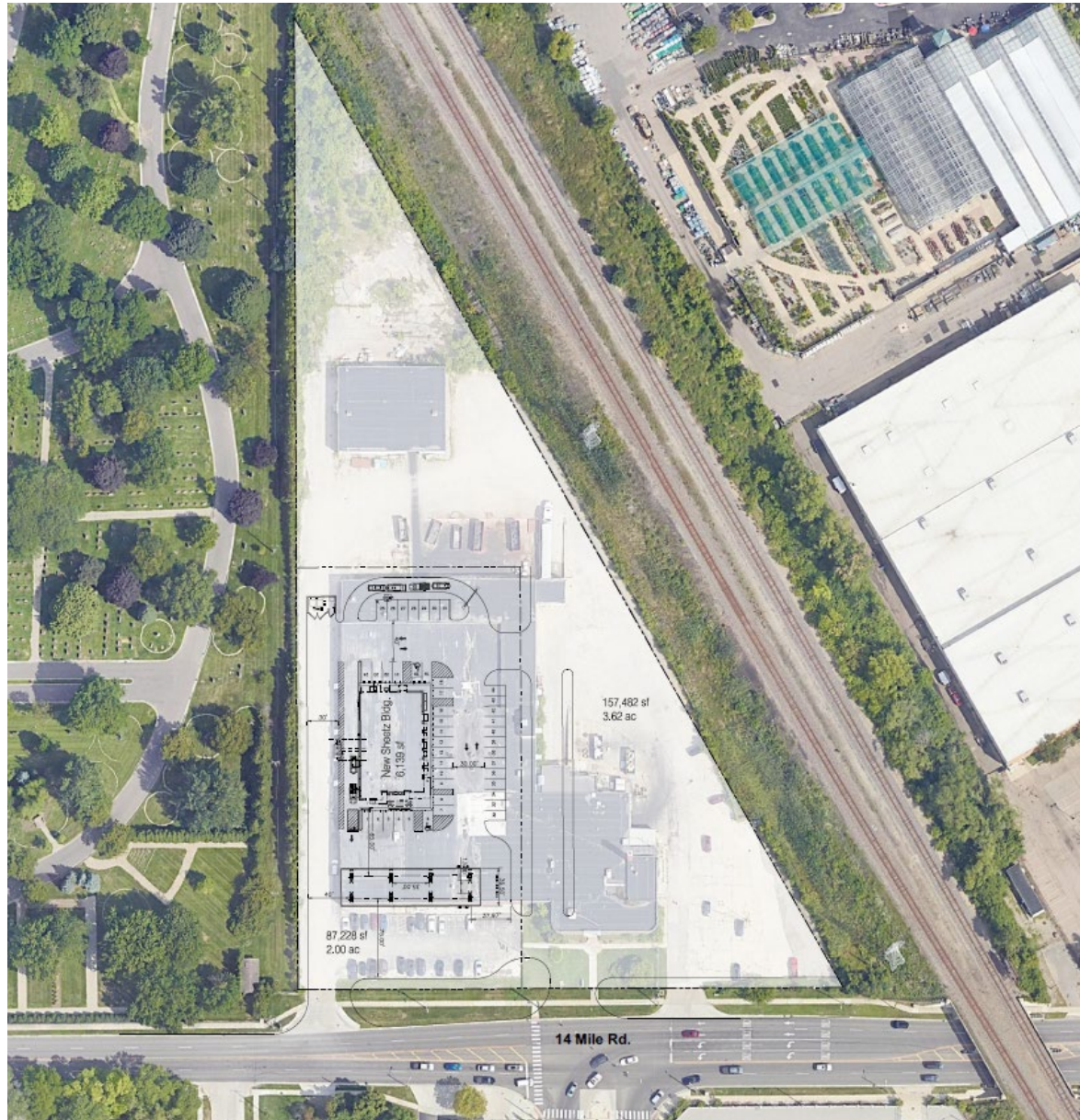
MACRO AERIAL



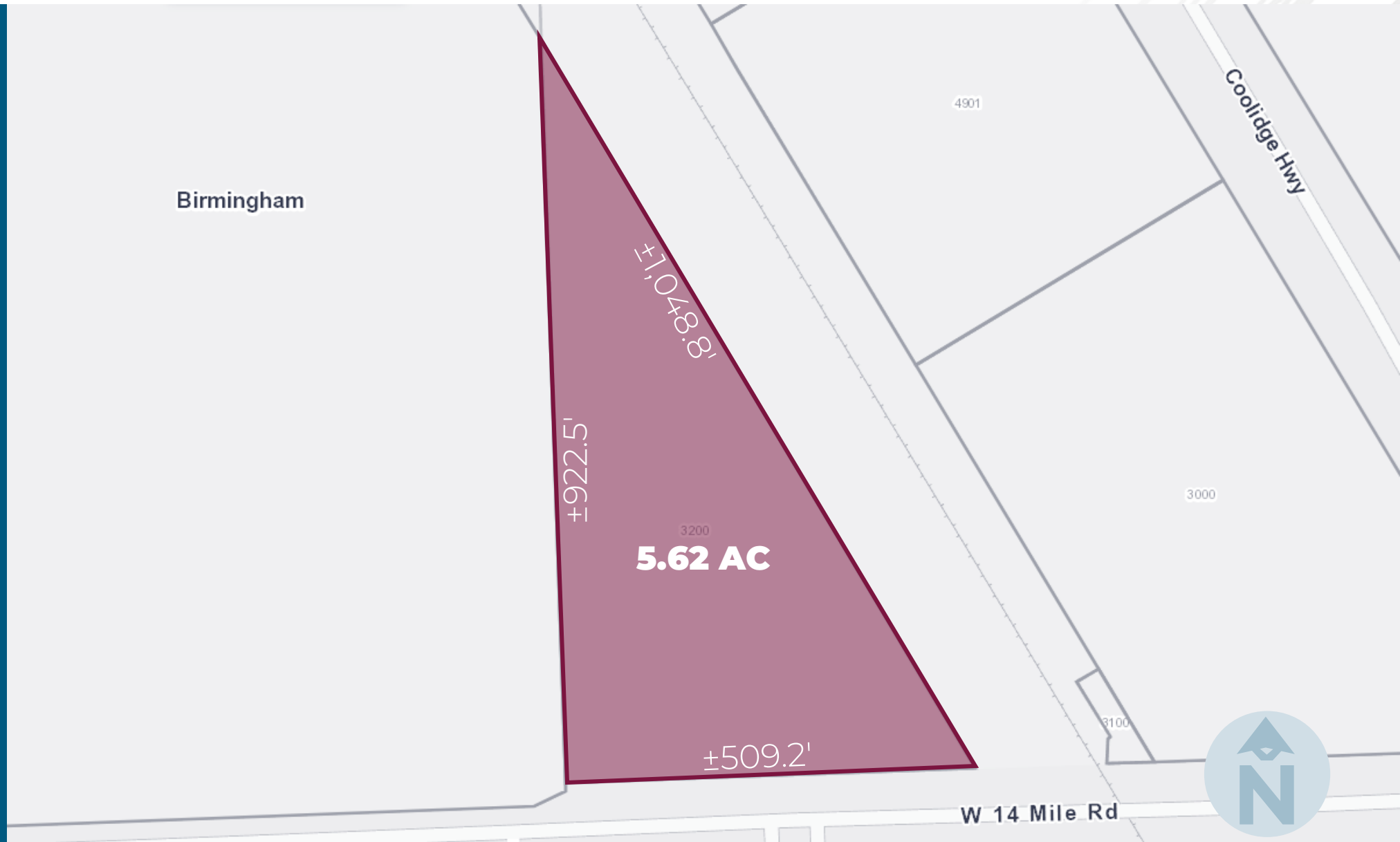
POTENTIAL LAYOUT



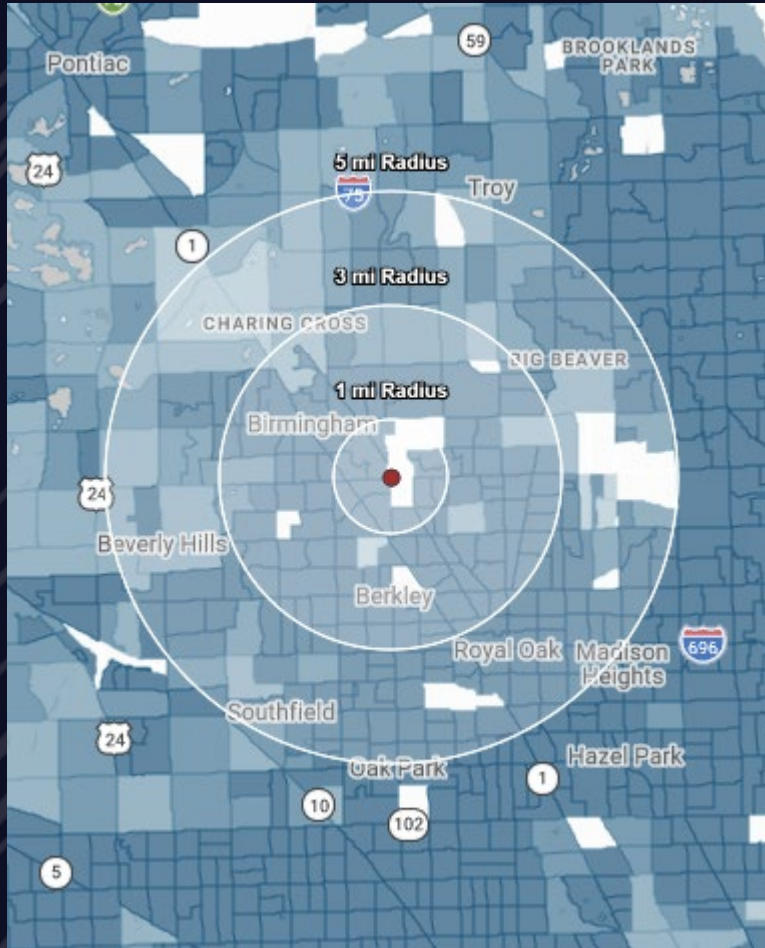
POTENTIAL LAYOUT



PLAT



DEMOGRAPHICS



FUTURE DEVELOPMENT

3200 W. 14 Mile Rd, Royal Oak, MI 48073

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	11,373	119,185	278,714
2031 Projected Population	11,457	119,122	278,187
2020 Census Population	11,173	115,211	273,746
2010 Census Population	10,629	110,939	264,902
Projected Annual Growth 2026 to 2031	0.1%	-	-
Historical Annual Growth 2010 to 2026	0.4%	0.5%	0.3%

HOUSEHOLDS

2026 Estimated Households	6,217	56,115	125,116
2031 Projected Households	6,236	56,261	125,623
2020 Census Households	5,880	52,677	119,337
2010 Census Households	5,533	50,217	113,563
Projected Annual Growth 2026 to 2031	-	-	-
Historical Annual Growth 2010 to 2026	0.8%	0.7%	0.6%

RACE

2026 Est. White	79.2%	76.1%	69.4%
2026 Est. Black	7.1%	9.0%	15.4%
2026 Est. Asian or Pacific Islander	8.5%	9.7%	10.4%
2026 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2026 Est. Other Races	4.9%	5.0%	4.7%

INCOME

2026 Est. Average Household Income	\$145,640	\$161,374	\$157,345
2026 Est. Median Household Income	\$100,186	\$117,367	\$117,312
2026 Est. Per Capita Income	\$79,641	\$76,024	\$70,726

BUSINESS

2026 Est. Total Businesses	870	9,336	19,430
2026 Est. Total Employees	18,117	112,429	259,272

CONTACT US



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