

FOR SALE / LEASE

25655 Woodward Ave, Royal Oak, MI 48067



DETAILS:

RETAIL SPACE 2,900 SF / 0.33 AC

PRICING Inquire with agent

TRAFFIC COUNT (VPD)

Woodward Ave 104,360

I-696 123,886

Eleven Mile 11,887

Catalpa Dr 8,016

HIGHLIGHTS:

- Extremely rare opportunity on Woodward Ave
- 26 dedicated + 30 Municipal parking spots
- Mixed Use Zoning allows for many uses: Medical, Retail, Restaurant, Daycare, Banks, Office
- Surrounded by high-traffic retail
- Strong area demographics
- Excellent co-tenant mix surrounding the building

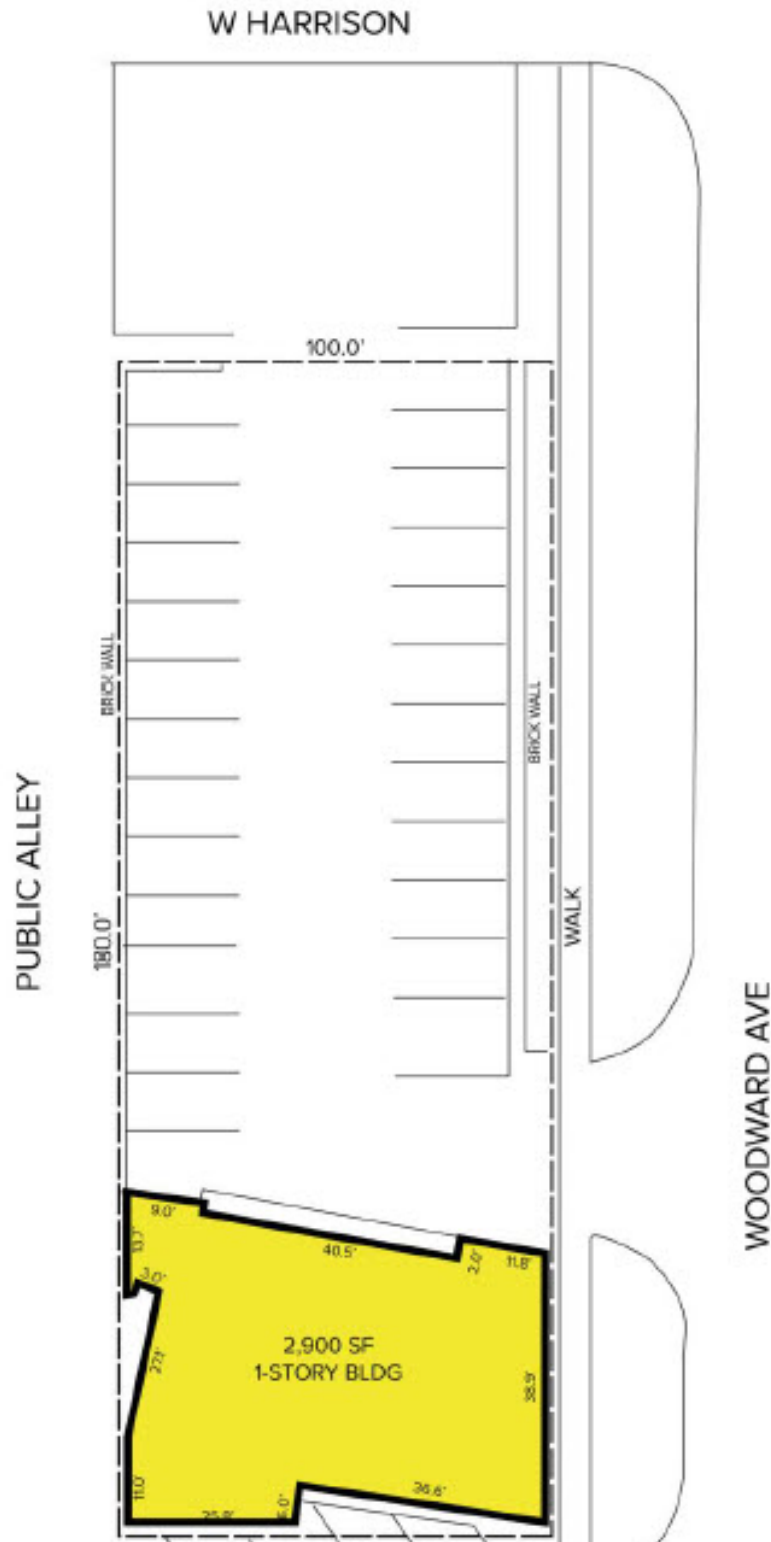
JOSH ZEID 248.496.0768 jzeid@sbre1.com



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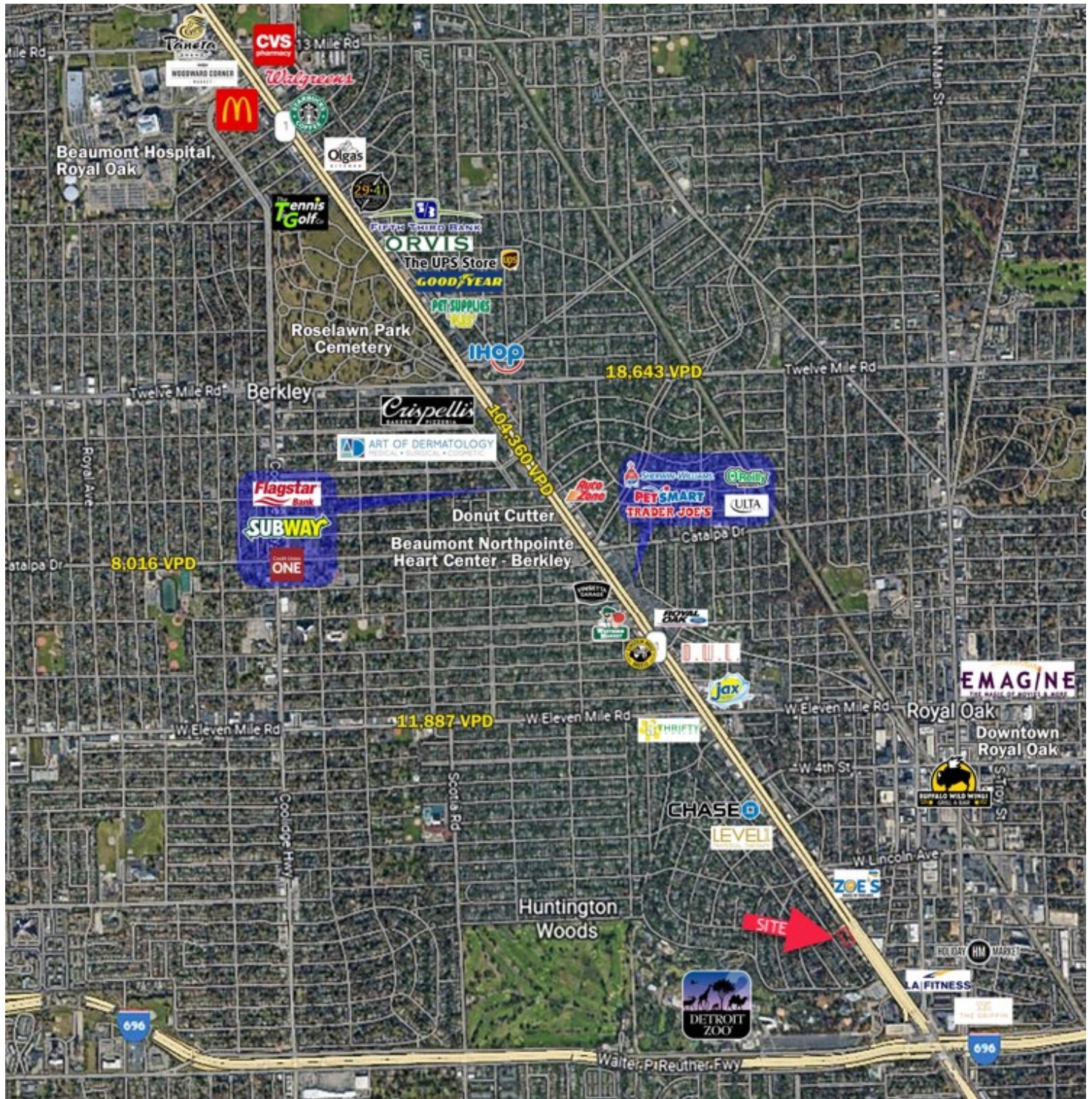
SITE PLAN



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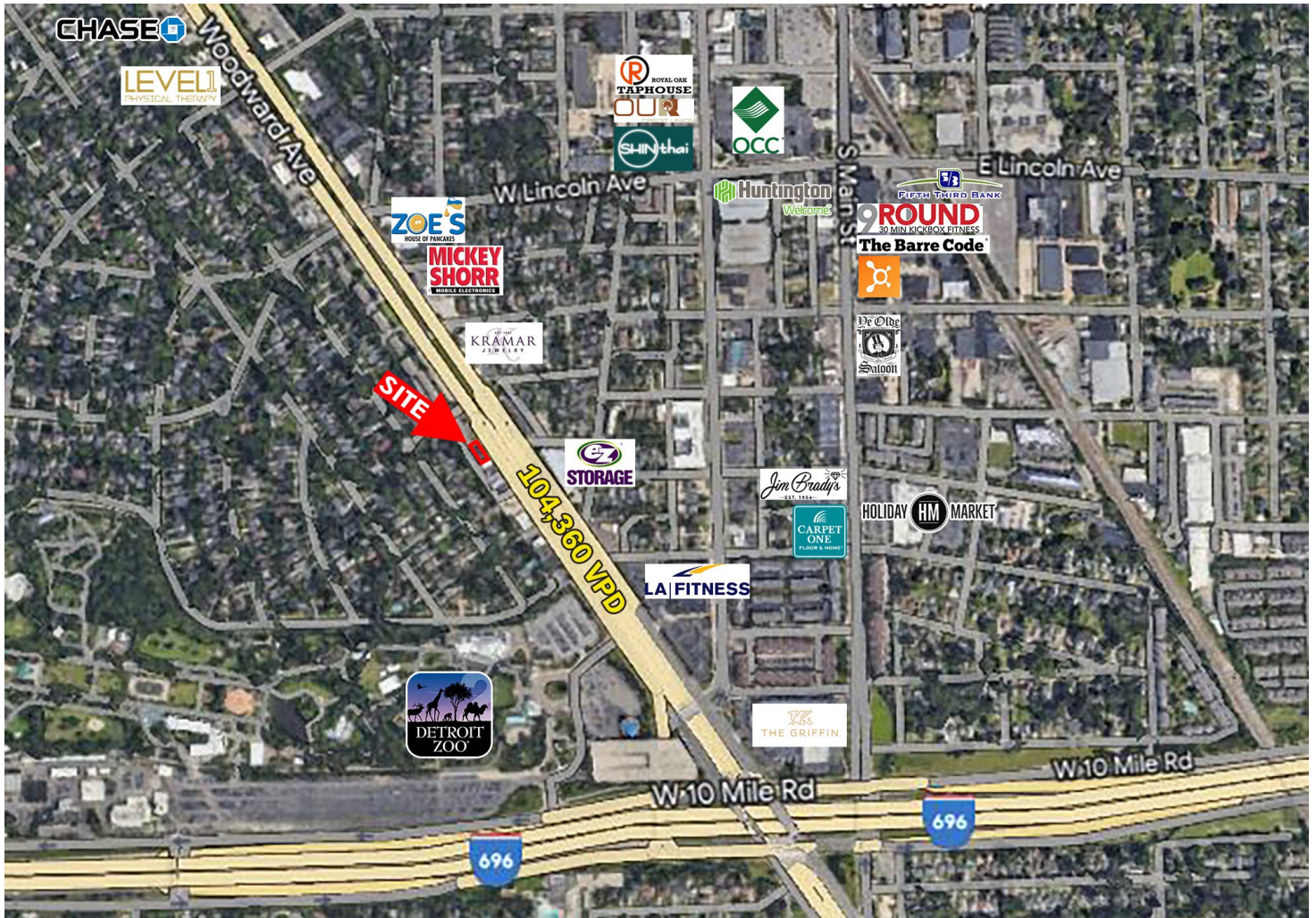
AERIAL



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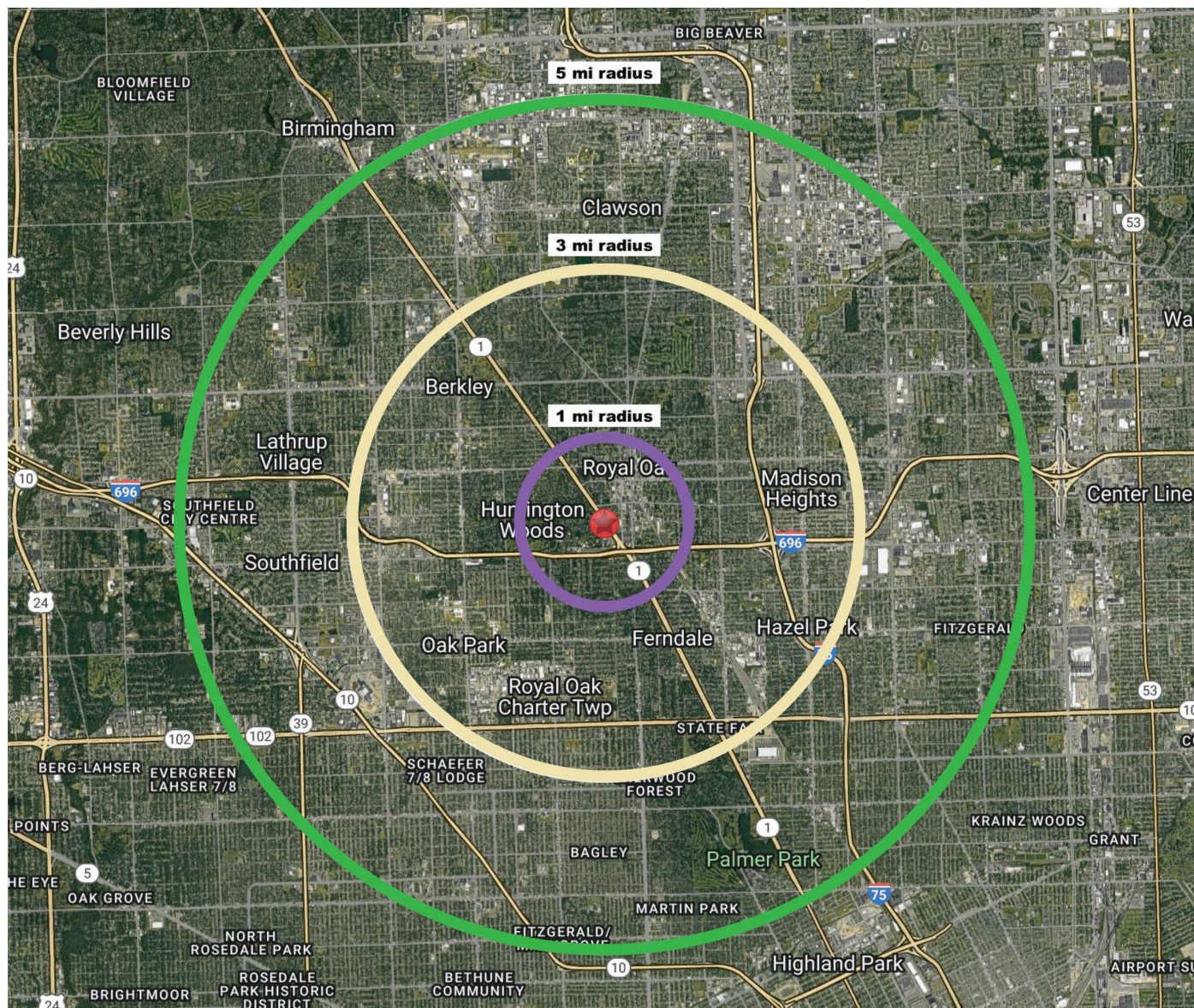
LOW AERIAL



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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2023)	15,897	148,718	368,291
Average HH Income	\$156,468	\$114,008	\$97,945
Households	7,932	69,964	164,364
Median Age	38.3	38.5	39.6

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	1312	6,576	18,954
Daytime Population	9,897	55,442	192,300