

# Royal Oak Retail for Lease\_February 2026

1

4314-4320 Rochester Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

Center Type	Strip Center
GLA (% Leased)	4,150 SF (32.5%)
Built	1960
Tenancy	Multiple
Available	1,300 - 2,800 SF
Max Contiguous	2,800 SF
Asking Rent	Withheld
Frontage	101' on Rochester Rd



## Property Details

Land Area	0.23 AC (10,019 SF)	Zoning	BI
Building FAR	0.41	Parcel	25-03-253-002

## For Lease Summary

Number of Spaces	1	% Leased	32.5%
Smallest Space	1,300 SF	Asking Rent	Withheld
Max Contiguous	2,800 SF	Retail Available	2,800 SF
Vacant	2,800 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,300 - 2,800	2,800	2,800	Withheld	03/2026	Negotiable

## Amenities

- Signage

## Transportation

Traffic Volume	28,365 on Edmund Ave (2025); 14,170 on Gardner Ave (2025); 26,187 on Rochester Rd (2025); 28,395 on Rochester Rd (2025); 15,340 on Bowers St (2025); 15,097 on Charlevoix St (2024); 14,971 on Charlevoix St (2025); 17,116 on Coolidge Ave (2025); 26,572 on N Vermont Ave (2025); 12,772 on W Tacoma St (2025)
Frontage	101' on Rochester Rd
Commuter Rail	8 min drive 10 min drive
Airport	Windsor International 45 min drive Detroit Metro Wayne County 49 min drive
Walk Score ®	Somewhat Walkable (69)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Royal Oak Smoke Shop	1	1,400	-	Jan 2023	-
Body Core Fitness Co	1	1,200	-	Jul 2011	-
In Style Cabinets	1	1,200	-	Dec 2014	-
Royal Clips Barber Shop	1	1,200	1	Jul 2016	-
Ro Cab Company	1	-	6	Oct 2020	-

Showing 5 of 5 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Clawson Development Company LLC	Clawson, MI 48017	(248) 280-4604
True Owner	Hikmat Mahmood	Clawson, MI 48017	(248) 288-3579
Contacts	Hikmat Mahmood (248) 214-6904		
Primary Leasing	S & H Investment & Management	Clawson, MI 48017	(248) 280-4604
Contacts	Rafal Mahmood (248) 214-6904		

## Property Notes

Two buildings for sale, one with fire damage  
Sale price to purchase together \$450,000  
4300-4306 Rochester Rd (fire damage) for sale at \$100,000  
4314-4320 Rochester Rd for sale at \$350,000  
4314-4320 Rochester Rd is 100% occupied  
Gross rentals average over \$10.00/SF  
Rochester Road frontage



# Royal Oak Retail for Lease\_February 2026

2

1235 W 14 Mile Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	2,316 SF (100%)
Built	1994
Tenancy	Single
Available	2,316 SF
Max Contiguous	2,316 SF
Asking Rent	Withheld
Frontage	140' on 14 Mile Rd
Parking Spaces	10.00/1,000 SF; 34 Surface Spaces



## Property Details

Land Area	0.39 AC (16,988 SF)	Zoning	B-3 GEN
Building FAR	0.14	Parcel	25-02-101-060

## For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,316 SF	Asking Rent	Withheld
Max Contiguous	2,316 SF	Retail Available	2,316 SF
Vacant	0 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,316	2,316	2,316	Withheld	30 Days	Negotiable

## Amenities

- Pylon Sign

## Transportation

Parking Details	10.00/1,000 SF; 34 Surface Spaces
Traffic Volume	37,353 on Stephenson Hwy (2025); 15,987 on W 14 Mile Rd (2025); 21,351 on W 14 Mile Rd (2025); 35,721 on Stephenson Hwy (2023); 35,323 on Stephenson Hwy (2025); 31,434 on Lyons Dr (2025); 7,176 on W 14 Mile Rd (2025); 32,591 on I- 75 (2025); 20,893 on Stephenson Hwy (2025); 21,018 on Stephenson Hwy (2023)
Frontage	140' on 14 Mile Rd
Commuter Rail	10 min drive 9 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 46 min drive
Walk Score ®	Somewhat Walkable (60)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tim Hortons	1	1,650	-	Aug 2025	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Merdita Properties Llc	Troy, MI 48085	(407) 455-3257
True Owner	Merdita Properties Llc	Troy, MI 48085	(407) 455-3257
Contacts	Vilson Merditaj		
Sales	ICON Realty Experts, LLC	West Bloomfield, MI 48322	(248) 985-9961
Contacts	Joseph Jazrawy (586) 243-1641		



# Royal Oak Retail for Lease\_February 2026

3

3202-3210 Crooks Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

### Property Summary

Center Type	Strip Center
GLA (% Leased)	4,752 SF (74.8%)
Built	1963
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$16.00 SF/Year/NNN
Frontage	120' on Crooks Rd
Frontage	124' on Crooks Rd.
Parking Spaces	5.26/1,000 SF; 25 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	0.42 AC (18,295 SF)	Zoning	BI
Building FAR	0.26	Parcel	25-09-101-003

### For Lease Summary

Number of Spaces	1	% Leased	74.8%
Smallest Space	1,200 SF	Asking Rent	\$16.00 SF/Year
Max Contiguous	1,200 SF	Service Type	Triple Net
Vacant	1,200 SF	Retail Available	1,200 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,200	1,200	1,200	\$16.00 NNN	Vacant	1 - 10 Years

### Amenities

- Pylon Sign

### Transportation

Parking Details	5.26/1,000 SF; 25 Surface Spaces; Covered Spaces Available
Traffic Volume	21,288 on Galpin Ave (2025); 17,039 on Royal Ave (2025); 4,160 on Galpin Ave (2025); 4,276 on Woodland Ave (2024); 4,248 on Woodland Ave (2025); 23,679 on Shenandoah Dr (2025); 8,846 on Elmhurst Ave (2025); 8,869 on Elmhurst Ave (2023); 4,343 on Benjamin Ave (2025); 7,455 on Benjamin Ave (2025)
Frontage	124' on Crooks Rd.; 178' on Fairview Ave; 120' on Crooks Rd
Commuter Rail	7 min drive
	8 min drive
Airport	Windsor International
	47 min drive
	Detroit Metro Wayne County
	51 min drive
Walk Score ®	Somewhat Walkable (61)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tania's Pizza	1	2,000	12	Jan 2006	-
Love & Buttercream	1	1,200	10	Jun 2012	-
Kimball Barbers	1	950	1	Apr 2012	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Kezlarian Investments Llc	Rochester, MI 48306	-
True Owner	Kezlarian Investments	Rochester, MI 48306	(248) 652-6230
Contacts	Bruce Kezlarian (248) 652-6230		
Primary Leasing	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314		

## Property Notes

Former Baskin Robbins

Good Food Service or Retail Location

Located Just south of 13 Mile Rd, east side of Crooks



# Royal Oak Retail for Lease\_February 2026

4

4113-4119 W 13 Mile Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

Center Type	Strip Center
GLA (% Leased)	4,000 SF (76.3%)
Built	1960
Tenancy	Multiple
Available	950 SF
Max Contiguous	950 SF
Asking Rent	\$22.74 SF/Year/MG
Frontage	87' on 13 Mile Rd
Parking Spaces	4.50/1,000 SF; 16 Surface Spaces; Covered Spaces Available



## Property Details

Land Area	0.20 AC (8,712 SF)	Zoning	BI
Building FAR	0.46	Parcel	25-07-104-002 (+1 more)

## For Lease Summary

Number of Spaces	1	% Leased	76.3%
Smallest Space	950 SF	Asking Rent	\$22.74 SF/Year
Max Contiguous	950 SF	Service Type	Modified Gross
Vacant	950 SF	Retail Available	950 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	4119	Retail	Direct	950	950	950	\$22.74 MG	Vacant	2 - 3 Years

## Amenities

- Bus Line
- Signage

## Transportation

Parking Details	4.50/1,000 SF; 16 Surface Spaces; Covered Spaces Available
Traffic Volume	25,450 on Cummings Ave (2024); 25,237 on Cummings Ave (2025); 24,670 on Garden Ave (2025); 21,953 on Ellwood Ave (2025); 21,608 on Judson Ave (2025); 16,411 on W 13 Mile Rd (2025); 20,917 on Brentwood St (2025); 21,050 on Brentwood St (2024); 19,456 on Brentwood St (2025); 11,456 on Charrington Ct (2025)
Frontage	87' on 13 Mile Rd
Commuter Rail	8 min drive 9 min drive
Airport	Windsor International 48 min drive Detroit Metro Wayne County 46 min drive
Walk Score ®	Very Walkable (77)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Healthy Hair by Steph, LLC	1	1,000	-	Aug 2022	-
Dynamic Care Pharmacy	1	500	4	Nov 2022	-
The Forsaken Phoenix	1	480	-	Jul 2016	-
Taiwan Express	1	32	2	Oct 2010	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	West Jacob	Royal Oak, MI 48073	(248) 709-2112
True Owner	West Jacob	Royal Oak, MI 48073	(248) 709-2112
Contacts	Jacob West (248) 709-2112		
Primary Leasing	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314		





# Royal Oak Retail for Lease\_February 2026



**117 W 4th St**  
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

RBA (% Leased)	15,000 SF (53.2%)
Built/Renovated	1922/2004
Stories	3
Elevators	1 passenger
Typical Floor	5,000 SF
Tenancy	Multiple
Available	2,014 - 7,014 SF
Max Contiguous	5,000 SF
Asking Rent	\$25.00 SF/Year/NNN
Parking Spaces	Surface Spaces Available



## Property Details

Land Area	0.15 AC (6,316 SF)	Zoning	CBD
Building FAR	2.37	Parcel	25-21-239-002
Owner Occupied	No		

## For Lease Summary

Number of Spaces	2	% Leased	53.2%
Smallest Space	2,014 SF	Asking Rent	\$25.00 SF/Year
Max Contiguous	5,000 SF	Service Type	Triple Net
Total Available	7,014 SF	Office Available	5,000 SF
Vacant	12,014 SF	Retail Available	2,014 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Retail	Direct	2,014	2,014	2,014	Withheld	Vacant	Negotiable
E 3	-	Office	Direct	5,000	5,000	5,000	\$25.00 NNN	Vacant	Negotiable

## Transportation

Parking Details	Surface Spaces Available
Traffic Volume	5,875 on W 4th St (2025); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 1,172 on S Center St (2020); 1,239 on S Center St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 1,474 on S Center St (2024); 1,469 on S Center St (2025); 1,483 on S Center St (2023)
Commuter Rail	4 min walk 13 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 47 min drive
Walk Score ®	Walker's Paradise (98)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pitt McGhee Palmer Rivers	2	2,300	19	May 2016	-
Christopher Frank Bankruptcy Attorney	2	-	4	Jul 2016	-
Curewell	Unkwn	-	14	Aug 2017	-
McManus Law, PLLC	2	-	4	Jan 2017	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	PDMM Investments LLC	Royal Oak, MI 48067	(248) 398-9800
Contacts	Michael Pitt (248) 398-9800		
True Owner	PDMM Investments LLC	Royal Oak, MI 48067	(248) 398-9800
Contacts	Michael Pitt (248) 398-9800		
Primary Leasing	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314		
Sales	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Rick Ax (248) 842-0314		

## Property Notes

Site in the heart of downtown Oak. New major developments next door. Street and deck parking close by. Building undergoing complete renovation. Access to rear from alley.



# Royal Oak Retail for Lease\_February 2026



**125 W 4th St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

GLA (% Leased)	36,708 SF (71.7%)
Built	2007
Tenancy	Multiple
Available	2,450 - 10,401 SF
Max Contiguous	7,951 SF
Asking Rent	\$24.00 - 28.00 SF/Year/NNN
Frontage	54' on 4th St
Frontage	90' on 5th St



## Property Details

Land Area	0.46 AC (20,038 SF)	Zoning	AI
Building FAR	1.83	Parcel	25-21-239-016

## For Lease Summary

Number of Spaces	2	% Leased	71.7%
Smallest Space	2,450 SF	Asking Rent	\$24.00 - 28.00 SF/Year
Max Contiguous	7,951 SF	Service Type	Triple Net
Vacant	10,401 SF	Office/Retail Available	10,401 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	130	Office/Retail	Direct	7,951	7,951	7,951	\$28.00 NNN	Vacant	2 - 5 Years
P 1	405	Office/Retail	Direct	2,450	2,450	2,450	\$24.00 NNN	Vacant	3 - 5 Years

## Amenities

- Signage

## Transportation

Traffic Volume	5,875 on W 4th St (2025); 1,239 on S Center St (2025); 1,172 on S Center St (2020); 1,474 on S Center St (2024); 1,469 on S Center St (2025); 1,483 on S Center St (2023); 1,176 on W 5th St (2025); 1,215 on W 5th St (2024); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025)
Frontage	54' on 4th St; 90' on 5th St; 251' on Center St
Commuter Rail	4 min walk 13 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 48 min drive
Walk Score ®	Walker's Paradise (98)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Douglas J	1-2	21,292	25	Nov 2014	Jan 2030
Transition Allies LLC	1	500	-	Apr 2024	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Center Realty Group Llc	Birmingham, MI 48009	-
Recorded Owner	South Center, LLC	Troy, MI 48017	-
True Owner	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		
True Owner	RSM Development & Management	Birmingham, MI 48009	(248) 645-2600
Contacts	Scott Marcus (248) 730-2227		
Primary Leasing	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		

## Property Notes

25-21-239-011 and 25-21-239-015



# Royal Oak Retail for Lease\_February 2026

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301-303 W 4th St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Office

## Property Summary

RBA (% Leased)	63,017 SF (68.7%)
Built/Renovated	1929/2002
Stories	4
Elevators	Yes
Typical Floor	15,755 SF
Tenancy	Multiple
Available	200 - 25,350 SF
Max Contiguous	15,000 SF
Asking Rent	\$28.00 SF/Year/MG



## Property Details

Land Area	0.39 AC (16,988 SF)	Owner Occupied	No
Building FAR	3.71	Zoning	BI
Slab to Slab	10'	Parcel	25-21-236-012

## For Lease Summary

Number of Spaces	5	Asking Rent	\$28.00 SF/Year
Smallest Space	200 SF	Service Type	Modified Gross
Max Contiguous	15,000 SF	CAM	\$6.00/SF
Total Available	25,350 SF	Office Available	19,750 SF
Vacant	19,750 SF	Retail Available	5,600 SF
% Leased	68.7%		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P LL	LL 65	Office	Direct	200	200	200	\$28.00 MG	Vacant	1 - 5 Years
P 1	100	Retail	Direct	5,600	5,600	5,600	\$28.00 NNN	04/2026	3 - 10 Years
P 1	120	Office	Direct	3,000	3,000	3,000	\$28.00 MG	Vacant	3 - 5 Years
E 3	300	Office	Direct	7,100 - 15,000	15,000	15,000	\$28.00 MG	Vacant	3 - 5 Years
P 4	450	Office	Direct	1,550	1,550	1,550	\$28.00 MG	Vacant	2 - 5 Years

## Amenities

- Bus Line
- Commuter Rail



# Royal Oak Retail for Lease\_February 2026

## Transportation

Traffic Volume	5,189 on S Washington Ave (2025); 4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 11,286 on W 5th St (2025); 4,747 on S West St (2020); 1,469 on S Center St (2025); 1,483 on S Center St (2023); 1,474 on S Center St (2024)		
Commuter Rail			2 min walk
			12 min drive
Airport	Windsor International		43 min drive
	Detroit Metro Wayne County		47 min drive
Walk Score ®	Walker's Paradise (98)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Great Escape Room	LL	6,750	15	Dec 2014	-
Law Office Of Patrick G. Gagniuk, P.L.L.C.	4	1,500	10	Sep 2017	-
CEF & Associates	4	1,100	7	Feb 2021	-
Joe Alisa Photography	4	650	-	Feb 2021	-
Studio 804	LL	650	4	Feb 2021	-

Showing 5 of 9 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	301 Fourth LLC	Troy, MI 48084	-
True Owner	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		
Primary Leasing	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		

## Property Notes

301 4th St is a historic building with loft office spaces located in downtown Royal Oak. The building construction includes granite entry with key fab and security doors. The entire building has hardwood floors.

This property is located at the corner of Washington Ave and West 4th St in downtown Royal Oak. The property is in close proximity with Royal Oak's downtown restaurants and retail stores.



# Royal Oak Retail for Lease\_February 2026



**304 W 4th St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Office

## Property Summary

RBA (% Leased)	24,860 SF (82.8%)
Built	1927
Stories	1
Elevators	2 passenger
Typical Floor	4,270 SF
Tenancy	Multiple
Available	4,270 SF
Max Contiguous	4,270 SF
Asking Rent	\$24.00 SF/Year/NNN



## Property Details

Land Area	1.46 AC (63,598 SF)	Owner Occupied	No
Building FAR	0.39	Zoning	BI

## For Lease Summary

Number of Spaces	1	% Leased	82.8%
Smallest Space	4,270 SF	Asking Rent	\$24.00 SF/Year
Max Contiguous	4,270 SF	Service Type	Triple Net
Vacant	4,270 SF	Retail Available	4,270 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	4,270	4,270	4,270	\$24.00 NNN	Vacant	Negotiable

## Transportation

Traffic Volume	5,189 on S Washington Ave (2025); 4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 790 on S Washington Ave (2024); 786 on S Washington Ave (2025); 4,696 on Lafayette Ave (2025); 11,286 on W 5th St (2025); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 2,981 on W 3rd St (2025)								
Commuter Rail									2 min walk
Airport	Windsor International								12 min drive
	Detroit Metro Wayne County								43 min drive
Walk Score ®	Walker's Paradise (98)								47 min drive





# Royal Oak Retail for Lease\_February 2026

**9 419 S Main St - Bandit Tavern & Hideaway**  
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆  
Retail

## Property Summary

GLA (% Leased)	15,000 SF (0.0%)
Built/Renovated	1939/2005
Tenancy	Multiple
Available	5,000 - 15,000 SF
Max Contiguous	15,000 SF
Asking Rent	\$17.00 SF/Year/NNN
Frontage	135' on 5th St
Frontage	85' on Main St
Parking Spaces	Surface Spaces Available; Covered Spaces Available



## Property Details

Land Area	0.21 AC (9,148 SF)	Zoning	B1
Building FAR	1.64	Parcel	25-22-108-013

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,000 SF	Asking Rent	\$17.00 SF/Year
Max Contiguous	15,000 SF	Service Type	Triple Net
Vacant	15,000 SF	Retail Available	15,000 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,000 - 15,000	15,000	15,000	\$17.00 NNN	Vacant	5 Years

## Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Signage

## Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available
Traffic Volume	1,473 on Williams St (2025); 1,712 on Williams St (2024); 1,759 on Williams St (2019); 1,502 on Williams St (2020); 1,480 on Williams St (2024); 14,762 on E 4th St (2025); 14,886 on E 4th St (2024); 562 on E 6th St (2024); 554 on E 6th St (2025); 577 on E 6th St (2021)
Frontage	135' on 5th St; 85' on Main St
Airport	Detroit City 23 min drive Detroit Metro Wayne County 43 min drive
Walk Score ®	Walker's Paradise (98)





# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	419 S Main, LLC	Canton, MI 48187	-
True Owner	Mheisen, Kamal Belal	Canton, MI 48187	(313) 218-0481
Contacts	Belal Mheisen (734) 927-0723		
Primary Leasing	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Marvin Petrous (248) 505-4400		
Sales	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Peter Vanderkaay (248) 321-7415, Marvin Petrous (248) 505-4400		

## Property Notes

\* Prime corner location in Downtown Royal Oak. New office/retail. Available Spring 1999.



# Royal Oak Retail for Lease\_February 2026

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3125 Rochester Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	2,373 SF (0.0%)
Built	1960
Tenancy	Single
Available	2,373 SF
Max Contiguous	2,373 SF
Asking Rent	\$16.00 SF/Year/NNN
Frontage	140' on Lawrence Ave
Frontage	93' on Rochester Rd
Parking Spaces	759/1,000 SF; Covered Spaces Available; 18 Surface Spaces



## Property Details

Land Area	0.29 AC (12,632 SF)	Zoning	BI
Building FAR	0.19	Parcel	25-10-104-015

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,373 SF	Asking Rent	\$16.00 SF/Year
Max Contiguous	2,373 SF	Service Type	Triple Net
Vacant	2,373 SF	Retail Available	2,373 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	3125	Retail	Direct	2,373	2,373	2,373	\$16.00 NNN	Vacant	2 - 5 Years

## Amenities

- Corner Lot
- Signage

## Transportation

Parking Details	759/1,000 SF; Covered Spaces Available; 18 Surface Spaces
Traffic Volume	14,946 on Oak Run Ct (2025); 15,164 on Oak Run Ct (2024); 11,504 on E Bloomfield Ave (2025); 1,165 on Rochester Rd (2025); 21,984 on N Main St (2025); 22,029 on N Main St (2024); 1,054 on Lauren Ct (2025); 28,365 on Edmund Ave (2025); 11,461 on Orchard View Dr (2025); 11,558 on Orchard View Dr (2024)
Frontage	140' on Lawrence Ave; 93' on Rochester Rd
Commuter Rail	7 min drive 10 min drive
Airport	Windsor International 44 min drive Detroit Metro Wayne County 49 min drive
Walk Score ®	Somewhat Walkable (62)



# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	C & H Land-walnut Llc	-	-
Primary Leasing	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		



# Royal Oak Retail for Lease\_February 2026

**11 306 S Washington Ave - Washington Square Plaza**  
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆  
Office

## Property Summary

RBA (% Leased)	104,000 SF (96.3%)
Built/Renovated	1927/1987
Stories	6
Elevators	2 passenger
Typical Floor	17,333 SF
Tenancy	Multiple
Available	722 - 4,701 SF
Max Contiguous	2,169 SF
Asking Rent	\$22.00 - 23.00 SF/Year/NNN
Parking Spaces	Surface Spaces Available; Covered Spaces Available



## Property Details

Land Area	1.25 AC (54,450 SF)	Zoning	BI
Building FAR	1.91	Parcel	25-21-227-006
Owner Occupied	Yes		

## For Lease Summary

Number of Spaces	4	% Leased	96.3%
Smallest Space	722 SF	Asking Rent	\$22.00 - 23.00 SF/Year
Max Contiguous	2,169 SF	Service Type	Triple Net
Total Available	4,701 SF	Office Available	3,741 SF
Vacant	7,942 SF	Office/Retail Available	960 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P GRND	302 S Washington	Office/Retail	Direct	960	960	960	\$22.00 NNN	Vacant	Negotiable
P 2	224	Office	Direct	850	850	850	\$22.00 MG	60 Days	Negotiable
P 2	208	Office	Direct	722	722	722	\$23.00 MG	Vacant	Negotiable
P 3	300	Office	Direct	2,169	2,169	2,169	\$22.00 MG	Vacant	Negotiable

## Amenities

- Atrium
- Atrium
- Conferencing Facility
- Property Manager on Site



# Royal Oak Retail for Lease\_February 2026

## Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available		
Traffic Volume	5,189 on S Washington Ave (2025); 5,050 on 5th Ave (2021); 4,663 on 5th Ave (2025); 790 on S Washington Ave (2024); 786 on S Washington Ave (2025); 4,696 on Lafayette Ave (2025); 11,286 on W 5th St (2025); 2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 4,432 on 5th Ave (2020)		
Commuter Rail			2 min walk
			12 min drive
Airport	Windsor International		42 min drive
	Detroit Metro Wayne County		47 min drive
Walk Score ®	Walker's Paradise (98)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Legghio & Israel PC	2	5,801	16	Jan 2009	-
Sciometrix	6	5,692	37	May 2022	-
Uloop Inc	4	1,500	10	Feb 2020	-
State Farm	2	1,362	9	Mar 2023	-
4Flow	1	1,200	7	Feb 2023	-

Showing 5 of 22 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Washington Square Plaza LLC	Royal Oak, MI 48067	-
True Owner	Hanna Development & Management Co.	Royal Oak, MI 48067	(248) 548-9900
Contacts	Jack Hanna (248) 990-1379		
Primary Leasing	Hanna Development & Management Co.	Royal Oak, MI 48067	(248) 548-9900
Contacts	Jack Hanna (248) 990-1379		

## Property Notes

Historic Washington Square Plaza building in the heart of Downtown Royal Oak - Oakland County's most vibrant retail, restaurant and business destination! Architectural excellence compliments the many building amenities including conference center, outdoor deck, atrium, high-visibility retail, and on-site owner management. Six floors of office with ground-floor office/retail/restaurant. Also home to the Royal Oak Music Theatre.

Northwest corner of Washington Avenue and Fourth Street in downtown Royal Oak.



# Royal Oak Retail for Lease\_February 2026

12

515-525 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Office

## Property Summary

RBA (% Leased)	13,500 SF (100%)
Built	1926
Stories	2
Elevators	Yes
Typical Floor	6,750 SF
Tenancy	Multiple
Available	5,600 SF
Max Contiguous	5,600 SF
Asking Rent	\$28.00 SF/Year/NNN



## Property Details

Land Area	0.16 AC (6,970 SF)	Zoning	BI
Building FAR	1.94	Parcel	25-21-278-006
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	Asking Rent	\$28.00 SF/Year
Smallest Space	5,600 SF	Service Type	Triple Net
Max Contiguous	5,600 SF	CAM	\$5.50/SF
Vacant	0 SF	Retail Available	5,600 SF
% Leased	100%		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	5,600	5,600	5,600	\$28.00 NNN	04/2026	3 - 5 Years

## Transportation

Traffic Volume	2,111 on S Washington Ave (2024); 1,483 on S Center St (2023); 1,469 on S Center St (2025); 1,474 on S Center St (2024); 2,119 on S Lafayette Ave (2024); 1,176 on W 5th St (2025); 1,215 on W 5th St (2024); 1,697 on S Washington Ave (2025); 644 on W 6th St (2023); 11,286 on W 5th St (2025)								
Commuter Rail									4 min walk 13 min drive
Airport	Windsor International Detroit Metro Wayne County								43 min drive 47 min drive
Walk Score ®	Walker's Paradise (97)								



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Arrow Strategies	1	1,800	3	Sep 2023	-
Mathnasium	Unkwn	1,500	-	Apr 2021	-
Skyward Real Estate	1	1,200	15	Feb 2019	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Madrid Building Llc	Troy, MI 48084	-
True Owner	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		
Primary Leasing	Atesian Properties	Birmingham, MI 48009	(248) 362-2870
Contacts	Ara Atesian (248) 709-8966		



# Royal Oak Retail for Lease\_February 2026

13

30100 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	3,658 SF (55.3%)
Built	1955
Tenancy	Multiple
Available	1,635 SF
Max Contiguous	1,635 SF
Asking Rent	\$25.00 SF/Year/NNN
Frontage	127' on Burnham Rd
Frontage	48' on Woodward Ave



## Property Details

Land Area	0.16 AC (7,026 SF)	Zoning	B-1
Building FAR	0.52	Parcel	25-08-177-004

## For Lease Summary

Number of Spaces	1	% Leased	55.3%
Smallest Space	1,635 SF	Asking Rent	\$25.00 SF/Year
Max Contiguous	1,635 SF	Service Type	Triple Net
Vacant	1,635 SF	Retail Available	1,635 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	30118	Retail	Direct	1,635	1,635	1,635	\$25.00 NNN	Vacant	Negotiable

## Amenities

- Signage

## Transportation

Traffic Volume	69,705 on Bembridge Rd (2025); 4,343 on Benjamin Ave (2025); 21,164 on Trafford Rd (2025); 20,855 on W Webster Rd (2025); 13,985 on Merrill Ave (2025); 16,994 on Edwards Ave (2025); 59,732 on Coolidge Hwy (2025); 19,959 on Woodward Ave (2024); 21,461 on Woodward Ave (2025); 16,447 on Coolidge Hwy (2024)								
Frontage	127' on Burnham Rd; 48' on Woodward Ave								
Commuter Rail									6 min drive
									7 min drive
Airport	Windsor International								46 min drive
	Detroit Metro Wayne County								49 min drive
Walk Score ®	Very Walkable (78)								





# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	30100 Llc	-	-
Primary Leasing	Forward Commercial Group LLC	Birmingham, MI 48009	(248) 662-5066
Contacts	Emil Cherkasov (248) 894-3604		

## Property Notes

Retail/office building.

Parking in front & rear.



# Royal Oak Retail for Lease\_February 2026

14

30178 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	4,570 SF (0.0%)
Built	1964
Tenancy	Single
Available	1,500 - 4,570 SF
Max Contiguous	4,570 SF
Asking Rent	\$38.00 SF/Year/NNN
Frontage	121' on Glenwood Rd
Frontage	142' on Woodward Ave
Parking Spaces	5.47/1,000 SF; 25 Surface Spaces



## Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	B1
Building FAR	0.35	Parcel	25-08-177-029

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,500 SF	Asking Rent	\$38.00 SF/Year
Max Contiguous	4,570 SF	Service Type	Triple Net
Vacant	4,570 SF	Retail Available	4,570 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,500 - 4,570	4,570	4,570	\$38.00 NNN	Vacant	Negotiable

## Amenities

- Signage

## Transportation

Parking Details	5.47/1,000 SF; 25 Surface Spaces
Traffic Volume	69,705 on Bembridge Rd (2025); 4,343 on Benjamin Ave (2025); 21,164 on Trafford Rd (2025); 20,855 on W Webster Rd (2025); 13,985 on Merrill Ave (2025); 16,994 on Edwards Ave (2025); 59,732 on Coolidge Hwy (2025); 19,959 on Woodward Ave (2024); 21,461 on Woodward Ave (2025); 16,447 on Coolidge Hwy (2024)
Frontage	121' on Glenwood Rd; 142' on Woodward Ave
Commuter Rail	7 min drive
	7 min drive
Airport	Windsor International 48 min drive
	Detroit Metro Wayne County 50 min drive
Walk Score ®	Very Walkable (78)



# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	Sea Investment Group Llc	Royal Oak, MI 48067	-
Primary Leasing	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Louis Ciotti (313) 570-2026, Andrew Luckoff (248) 310-2800		
Sales	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Louis Ciotti (313) 570-2026, Andrew Luckoff (248) 310-2800		



# Royal Oak Retail for Lease\_February 2026

15

32128 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	8,528 SF (0.0%)
Built	1962
Tenancy	Single
Available	8,528 SF
Max Contiguous	8,528 SF
Asking Rent	\$17.50 SF/Year/NNN
Frontage	135' on Woodward Ave
Parking Spaces	1.88/1,000 SF; 16 Surface Spaces



## Property Details

Land Area	0.30 AC (13,068 SF)	Zoning	GB
Building FAR	0.65	Parcel	25-06-252-011

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	8,528 SF	Asking Rent	\$17.50 SF/Year
Max Contiguous	8,528 SF	Service Type	Triple Net
Vacant	8,528 SF	Retail Available	8,528 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	8,528	8,528	8,528	\$17.50 NNN	Vacant	Negotiable

## Amenities

- Signage

## Transportation

Parking Details	1.88/1,000 SF; 16 Surface Spaces
Traffic Volume	64,368 on Normandy Rd (2025); 64,886 on Rockingham Rd (2018); 23,294 on Robinwood Ave (2025); 22,507 on Robinwood Ave (2024); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 21,565 on Tonawanda Ave (2025); 76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025)
Frontage	135' on Woodward Ave
Airport	Windsor International48 min drive
	Detroit Metro Wayne County49 min drive
Walk Score ®	Very Walkable (79)



# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	B & M Real Estate, LLC	Troy, MI 48083	(248) 582-1084
True Owner	B & M Real Estate, LLC	Troy, MI 48083	(248) 582-1084
Contacts	Brian Bourlier (248) 582-1084		
Sales	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Jason Capitani (586) 212-5270, Mason Capitani (248) 212-7795		



# Royal Oak Retail for Lease\_February 2026

16

32286 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

### Property Summary

GLA (% Leased)	3,554 SF (0.0%)
Built	1966
Tenancy	Single
Available	3,554 SF
Max Contiguous	3,554 SF
Asking Rent	\$26.00 SF/Year/NNN
Frontage	100' on Nakota Rd
Frontage	101' on Woodward Ave
Parking Spaces	7.03/1,000 SF; 25 Surface Spaces



### Property Details

Land Area	0.32 AC (13,939 SF)	Zoning	BI
Building FAR	0.25	Parcel	25-06-252-035

### For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,554 SF	Asking Rent	\$26.00 SF/Year
Max Contiguous	3,554 SF	Service Type	Triple Net
Vacant	3,554 SF	Retail Available	3,554 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	3,554	3,554	3,554	\$26.00 NNN	Vacant	1 Year

### Amenities

- Signage

### Transportation

Parking Details	7.03/1,000 SF; 25 Surface Spaces
Traffic Volume	64,368 on Normandy Rd (2025); 23,294 on Robinwood Ave (2025); 22,507 on Robinwood Ave (2024); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 76,954 on E 14 Mile Rd (2025); 21,565 on Tonawanda Ave (2025); 60,069 on E 14 Mile Rd (2020); 64,278 on E 14 Mile Rd (2023); 64,727 on E 14 Mile Rd (2025)
Frontage	100' on Nakota Rd; 101' on Woodward Ave
Commuter Rail	6 min drive
	9 min drive
Airport	Windsor International
	48 min drive
	Detroit Metro Wayne County
	49 min drive
Walk Score ®	Very Walkable (81)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Golden Basket Family Restaurant	1	500	-	Jan 2022	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Goldenwood Investors Llc	West Bloomfield, MI 48322	-
True Owner	Zeidman's Jewelry & Loan	Detroit, MI 48207	(313) 486-5500
Contacts	Thomas Labret (248) 755-7935		
Primary Leasing	NAI Farbman	Farmington Hills, MI 48334	(248) 353-0500
Contacts	Ron Goldstone (248) 302-6502, Brandon Ben-Ezra (248) 732-9220		



# Royal Oak Retail for Lease\_February 2026



## Woodward Cor - Woodward Corners

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	17,808 SF (35.0%)
Built	2021
Tenancy	Multiple
Available	1,671 - 11,581 SF
Max Contiguous	3,097 SF
Asking Rent	\$45.00 SF/Year/NNN
Parking Spaces	5.28/1,000 SF; 94 Surface Spaces



### Property Details

Land Area	1.31 AC (57,064 SF)	Zoning	A1
Building FAR	0.31	Parcel	25-07-227-003

### For Lease Summary

Number of Spaces	5	% Leased	35.0%
Smallest Space	1,671 SF	Asking Rent	\$45.00 SF/Year
Max Contiguous	3,097 SF	Service Type	Triple Net
Vacant	11,581 SF	Retail Available	11,581 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	435	Retail	Direct	3,097	3,097	3,097	\$45.00 NNN	Vacant	Negotiable
P 1	430	Retail	Direct	2,540	2,540	2,540	\$45.00 NNN	Vacant	Negotiable
P 1	515	Retail	Direct	2,209	2,209	2,209	\$45.00 NNN	Vacant	Negotiable
P 1	505	Retail	Direct	2,064	2,064	2,064	\$45.00 NNN	Vacant	Negotiable
P 1	710	Retail	Direct	1,671	1,671	1,671	\$45.00 NNN	Vacant	Negotiable

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

### Transportation

Parking Details	5.28/1,000 SF; 94 Surface Spaces
Traffic Volume	24,128 on Woodward Ave (2025); 13,680 on Coolidge Hwy (2023); 13,746 on Coolidge Hwy (2025); 14,099 on Coolidge Hwy (2025); 16,518 on Coolidge Hwy (2021); 16,447 on Coolidge Hwy (2024); 65,379 on W 13 Mile Rd (2025); 60,554 on Coolidge Hwy (2025); 21,461 on Woodward Ave (2025); 19,959 on Woodward Ave (2024)
Commuter Rail	Troy Amtrak Station  7 min drive
	Royal Oak Amtrak  7 min drive





# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	46 min drive
	Detroit Metro Wayne County	48 min drive
Walk Score ®	Very Walkable (83)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
First Watch	1	4,000	10	Mar 2022	-
Chiropractic Lifestyle Studio	1	3,097	-	Mar 2022	-
Bucharest Grill	1	2,593	10	Mar 2022	-
F45 Training, Inc.	1	2,540	-	Mar 2022	-
Yoga Shelter	1	2,494	-	Mar 2022	-

Showing 5 of 8 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	William Beaumont Hospital	Royal Oak, MI 48073	-
Primary Leasing	Team CORE, LLC	Auburn Hills, MI 48326	(248) 710-8000
Contacts	Kevin Tamer (734) 624-3729		



# Royal Oak Retail for Lease\_February 2026

18

30754-30766 Woodward Ave - Sagamore Plaza

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	8,102 SF (100%)
Built	2016
Tenancy	Multiple
Available	3,000 SF
Max Contiguous	3,000 SF
Asking Rent	Withheld
Frontage	183' on Sagamore Blvd
Frontage	138' on Woodward Ave
Parking Spaces	8.64/1,000 SF; 70 Surface Spaces



## Property Details

Land Area	1.18 AC (51,401 SF)	Zoning	CM
Building FAR	0.16	Parcel	25-08-101-045

## For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	3,000 SF	Asking Rent	Withheld
Max Contiguous	3,000 SF	Retail Available	3,000 SF
Vacant	0 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	30760	Retail	Direct	3,000	3,000	3,000	Withheld	03/2026	Negotiable

## Amenities

• Bus Line	• Signage
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## Transportation

Parking Details	8.64/1,000 SF; 70 Surface Spaces
Traffic Volume	59,732 on Coolidge Hwy (2025); 19,959 on Woodward Ave (2024); 21,461 on Woodward Ave (2025); 18,079 on Woodward Ave (2025); 60,554 on Coolidge Hwy (2025); 16,518 on Coolidge Hwy (2021); 16,447 on Coolidge Hwy (2024); 14,099 on Coolidge Hwy (2025); 13,680 on Coolidge Hwy (2023); 13,746 on Coolidge Hwy (2025)
Frontage	183' on Sagamore Blvd; 138' on Woodward Ave
Commuter Rail	7 min drive
	8 min drive
Airport	Windsor International
	47 min drive
	Detroit Metro Wayne County
	49 min drive
Walk Score ®	Very Walkable (85)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
QDOBA	1	3,034	-	May 2016	Apr 2026
Panda Express	1	2,000	-	Mar 2016	-
DentalWorks	1	-	7	Oct 2017	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	13 & Woodward, LLC	Southfield, MI 48076	-
True Owner	Ari-El Enterprises, Inc.	Southfield, MI 48034	(248) 557-3800
Contacts	Arie Leibovitz (248) 327-3630		
Primary Leasing	Ari-El Enterprises, Inc.	Southfield, MI 48034	(248) 557-3800
Contacts	Erika Skrabut (248) 327-3989, Barak Leibovitz (248) 535-3010, Scott Leibovitz (248) 327-3711		



# Royal Oak Retail for Lease\_February 2026



**202 E 3rd St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

GLA (% Leased)	12,000 SF (34.2%)
Built/Renovated	1928/2008
Tenancy	Multiple
Available	2,000 - 7,900 SF
Max Contiguous	5,900 SF
Asking Rent	\$20.00 - 28.00 SF/Year/NNN
Frontage	104' on 3rd St
Frontage	89' on Williams St
Parking Spaces	0.83/1,000 SF; 10 Surface Spaces



## Property Details

Land Area	0.44 AC (19,166 SF)	Zoning	BI
Building FAR	0.63	Parcel	25-22-106-007

## For Lease Summary

Number of Spaces	2	% Leased	34.2%
Smallest Space	2,000 SF	Asking Rent	\$20.00 - 28.00 SF/Year
Max Contiguous	5,900 SF	Service Type	Triple Net
Vacant	7,900 SF	Retail Available	7,900 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E LL	-	Retail	Direct	2,000	2,000	2,000	\$20.00 NNN	Vacant	Negotiable
P 1	-	Retail	Direct	2,112 - 5,900	5,900	5,900	\$28.00 NNN	Vacant	Negotiable

## Amenities

- Corner Lot
- Restaurant
- Signage

## Transportation

Parking Details	0.83/1,000 SF; 10 Surface Spaces
Traffic Volume	1,966 on E 4th St (2025); 1,829 on E 4th St (2020); 4,052 on Williams St (2024); 5,653 on E 4th St (2020); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 3,595 on Williams St (2025); 2,131 on E 3rd St (2025); 6,240 on E 4th St (2025); 15,133 on W 3rd St (2025)
Frontage	104' on 3rd St; 89' on Williams St
Commuter Rail	7 min walk 13 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 48 min drive
Walk Score ®	Walker's Paradise (97)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lockhart's BBQ	1	6,151	30	Jun 2010	-
Custom Home Health, Inc	2	6,061	20	Jun 2013	-
Martec Group Southfield	1	500	-	Sep 2022	-
Shannon Investment Co LLC	Unkwn	-	3	Jul 2016	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Shannon Investment Co	Royal Oak, MI 48067	-
True Owner	Foley Kevin	South Lyon, MI 48178	(248) 437-5977
Contacts	Kevin Foley (248) 496-7216		
Primary Leasing	Keystone Commercial Real Estate	Farmington Hills, MI 48334	(248) 356-8000
Contacts	Kathleen Garmo (248) 420-1361		

## Property Notes

Beautifully renovated 2nd floor office/loft space available. Located in downtown Royal Oak, over street level restaurant with on-site parking. Building signage available. Property is AKA: 303 S. Williams Street.



# Royal Oak Retail for Lease\_February 2026

**20 824-826 W 11 Mile Rd - 826 West 11 Mile Road**  
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆  
Retail

## Property Summary

GLA (% Leased)	3,600 SF (55.6%)
Built	1950
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$18.00 SF/Year/NNN
Frontage	35' on 11 Mile Rd
Parking Spaces	3.33/1,000 SF; 12 Surface Spaces; Covered Spaces Available



## Property Details

Land Area	0.09 AC (3,920 SF)	Zoning	BI
Building FAR	0.92	Parcel	25-16-460-008

## For Lease Summary

Number of Spaces	1	Asking Rent	\$18.00 SF/Year
Smallest Space	1,600 SF	Service Type	Triple Net
Max Contiguous	1,600 SF	CAM	\$6.00/SF
Vacant	1,600 SF	Retail Available	1,600 SF
% Leased	55.6%		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,600	1,600	1,600	\$18.00 NNN	Vacant	Negotiable

## Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Skylights
• Skylights	• Smoke Detector	• Smoke Detector	• Storage Space
• Storage Space	• Tenant Controlled HVAC	• Wheelchair Accessible	• Wheelchair Accessible

## Transportation

Parking Details	3.33/1,000 SF; 12 Surface Spaces; Covered Spaces Available
Traffic Volume	12,335 on Oakdale St (2025); 8,898 on Oakdale St (2025); 7,130 on Oakdale St (2022); 10,695 on Oak St (2025); 11,708 on Oak St (2023); 11,686 on Oak St (2024); 11,651 on Oak St (2025); 14,778 on S Pleasant St (2025); 15,985 on Baker St (2025); 583 on W 3rd St (2025)
Frontage	35' on 11 Mile Rd
Commuter Rail	8 min walk 11 min drive



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	48 min drive
Walk Score ®	Very Walkable (84)	

## Contacts

Type	Name	Location	Phone
Recorded Owner	Douglas Nyquist	Royal Oak, MI 48067	(248) 563-7173
True Owner	Douglas Nyquist	Royal Oak, MI 48067	(248) 563-7173
Primary Leasing	Hassan Kadouh	Royal Oak, MI 48067	(248) 881-2891
Contacts	Hassan Kadouh (248) 881-2891		

## Property Notes

This 2,000 SF former dentist office is ideal for office or retail use. The building is walking distance to downtown Royal Oak's shops and restaurants. Located less than a mile from Woodward Avenue and minutes from I-696 and I-75, the space is easily accessible and benefits from Royal Oak's dense residential population.



# Royal Oak Retail for Lease\_February 2026

**21 2140 E 12 Mile Rd - Market Place of Royal Oak**  
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆  
Retail

## Property Summary

GLA (% Leased)	9,000 SF (100%)
Built	2018
Tenancy	Multiple
Available	3,500 SF
Max Contiguous	3,500 SF
Asking Rent	\$34.00 SF/Year/NNN
Frontage	244' on E. 12 Mile Rd
Frontage	241' on N. Edgeworth Ave
Parking Spaces	9.44/1,000 SF; 85 Surface Spaces



## Property Details

Land Area	1.52 AC (66,412 SF)	Zoning	CM
Building FAR	0.14	Parcel	25-14-126-009

## For Lease Summary

Number of Spaces	1	Asking Rent	\$34.00 SF/Year
Smallest Space	3,500 SF	Service Type	Triple Net
Max Contiguous	3,500 SF	CAM	\$7.00/SF
Vacant	0 SF	Retail Available	3,500 SF
% Leased	100%		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Sublet	3,500	3,500	3,500	\$34.00 NNN	30 Days	Thru Dec 2030

## Amenities

• Corner Lot	• Drive Thru	• Drive Thru	• Pylon Sign
• Signage			

## Transportation

Parking Details	9.44/1,000 SF; 85 Surface Spaces
Traffic Volume	26,540 on Stephenson Hwy (2025); 3,646 on N Stephenson Hwy (2025); 30,852 on Stephenson Hwy (2025); 23,360 on W 12 Mile Rd (2025); 3,656 on N Stephenson Hwy (2024); 18,090 on Sherry Ave (2024); 17,938 on Sherry Ave (2025); 5,205 on N Stephenson Hwy (2025); 5,023 on W 12 Mile Rd (2020); 5,916 on W 12 Mile Rd (2023)
Frontage	244' on E. 12 Mile Rd; 241' on N. Edgeworth Ave
Commuter Rail	7 min drive 14 min drive





# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	40 min drive
	Detroit Metro Wayne County	45 min drive
Walk Score ®	Very Walkable (70)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Petrous Orthodontics	1	2,600	-	Jul 2019	-
Great Clips	1	1,800	-	Dec 2016	-
Petrous Orthodontics	1	1,630	-	Jul 2019	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Primary Leasing	Keystone Commercial Real Estate	Farmington Hills, MI 48334	(248) 356-8000
Contacts	Greg Newman (248) 444-0600		

## Property Notes

- . New Retail Development, Q4 2016 Delivery
- . Join New Kroger Marketplace (Kroger's Newest and Largest Footprint) Development Consisting of a GLA of 140,094 Sq. Ft.
- . Located at the SW Corner of 12 Mile and Stephenson Hwy
- . 2,130 Sq. Ft. Endcap Available
- . Close Proximity to I-75 and I-696
- . Excellent Opportunity for Retail, Office or Medical Use



# Royal Oak Retail for Lease\_February 2026

22

402-408 S Lafayette Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Office

## Property Summary

RBA (% Leased)	10,834 SF (100%)
Built/Renovated	1956/2014
Stories	1
Typical Floor	10,834 SF
Tenancy	Multiple
Available	2,708 SF
Max Contiguous	2,708 SF
Asking Rent	\$30.00 SF/Year/NNN
Parking Spaces	110/1,000 SF; 12 Surface Spaces



## Property Details

Land Area	0.43 AC (18,731 SF)	Zoning	BI
Building FAR	0.58	Parcel	25-21-235-005
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,708 SF	Asking Rent	\$30.00 SF/Year
Max Contiguous	2,708 SF	Service Type	Triple Net
Vacant	0 SF	Office/Retail Available	2,708 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	408	Office/Retail	Direct	2,708	2,708	2,708	\$30.00 NNN	30 Days	1 - 10 Years

## Amenities

- Signage

## Transportation

Parking Details	110/1,000 SF; 12 Surface Spaces
Traffic Volume	4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 4,747 on S West St (2020); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 5,022 on S West St (2025); 352 on S West St (2024); 5,189 on S Washington Ave (2025); 350 on S West St (2025); 354 on S West St (2023)
Airport	Detroit City24 min drive
	Detroit Metro Wayne County42 min drive
Walk Score ®	Walker's Paradise (97)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Colonial Life	1	3,940	26	Feb 2023	-
The Office Coffee Shop	1	2,708	6	Aug 2020	-
Unum Group	1	1,300	3	Oct 2023	-
Sine & Monaghan Realtors Real Living Llc Ro	1	500	-	Feb 2024	-
Lafayette Investors	1	-	2	Jul 2016	-

Showing 5 of 5 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Lafayette Ro Llc	Birmingham, MI 48009	(248) 647-8590
True Owner	E & A Property Management Llc	Bham, MI 48009	(248) 647-8590
Contacts	Earl Ishbia (248) 647-8590		
Primary Leasing	Team CORE, LLC	Auburn Hills, MI 48326	(248) 710-8000
Contacts	Kevin Tamer (734) 624-3729, Sam McLean (248) 935-7237		

## Property Notes

- Onsite parking
- Located in Downtown Royal Oak, a walkable CBD



# Royal Oak Retail for Lease\_February 2026

23

117-123 S Main St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Office

## Property Summary

RBA (% Leased)	18,364 SF (77.0%)
Built	1925
Stories	2
Elevators	1 passenger
Typical Floor	9,182 SF
Tenancy	Multiple
Available	541 - 4,224 SF
Max Contiguous	1,833 SF
Asking Rent	\$11.57 - 16.00 SF/Year/+ELEC
Parking Spaces	Surface Spaces Available; Covered Spaces Available



## Property Details

Land Area	0.62 AC (27,007 SF)	Owner Occupied	No
Building FAR	0.68	Zoning	CBD
Slab to Slab	10'	Parcel	15-15-277-016

## For Lease Summary

Number of Spaces	4	% Leased	77.0%
Smallest Space	541 SF	Asking Rent	\$11.57 - 16.00 SF/Year
Max Contiguous	1,833 SF	Service Type	Plus Electric
Total Available	4,224 SF	Office Available	918 SF
Vacant	4,224 SF	Office/Retail Available	3,306 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P LL	100	Office/Retail	Direct	1,833	1,833	1,833	\$12.11 +ELEC	Vacant	Negotiable
P LL	110	Office/Retail	Direct	932	932	932	\$11.57 +ELEC	Vacant	Negotiable
P LL	130	Office/Retail	Direct	541	541	541	\$12.19 +ELEC	Vacant	Negotiable
P 2	270	Office	Direct	918	918	918	\$16.00 +ELEC	Vacant	Negotiable

## Amenities

- Bus Line
- Signage

## Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available
Traffic Volume	20,353 on W 2nd St (2025); 16,695 on Williams St (2025); 7,686 on S Main St (2023); 15,133 on W 3rd St (2025); 19,702 on E University Ave (2025); 3,595 on Williams St (2025); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 4,052 on Williams St (2024); 17,511 on Center St (2025)



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Airport	Detroit City	18 min drive
	Detroit Metro Wayne County	33 min drive
Walk Score ®	Walker's Paradise (97)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Primary Aim, LLC	1	3,150	-	Jul 2025	-
Wavelock Advanced Technology	2	2,710	7	Nov 2019	-
Care Solutions Group	2	2,172	4	Nov 2021	-
Priority Case Management, LLC	2	1,290	-	Oct 2023	-
Dr. Lombardo and Dr. Pohl	2	1,000	6	Nov 2000	-

Showing 5 of 9 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	MD McKenna, LLC	West Bloomfield, MI 48323	(248) 855-8584
True Owner	MD McKenna, LLC	West Bloomfield, MI 48323	(248) 855-8584
Contacts	Michael McKenna (248) 855-8584		
Primary Leasing	Signature Associates	Southfield, MI 48076	(248) 948-9000
Contacts	Dan Morrow (248) 891-3553, Joseph Banyai (248) 515-2152		



# Royal Oak Retail for Lease\_February 2026



## 308 S Main St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

GLA (% Leased)	7,500 SF (54.7%)
Built	1970
Tenancy	Multiple
Available	3,400 SF
Max Contiguous	3,400 SF
Asking Rent	\$23.00 SF/Year/NNN
Frontage	13' on Main St



### Property Details

Land Area	0.16 AC (6,970 SF)	Zoning	Central Business
Building FAR	1.08	Parcel	25-21-234-009

### For Lease Summary

Number of Spaces	1	% Leased	54.7%
Smallest Space	3,400 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	3,400 SF	Service Type	Triple Net
Vacant	3,400 SF	Office/Retail Available	3,400 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 2	-	Office/Retail	Direct	3,400	3,400	3,400	\$23.00 NNN	Vacant	1 - 10 Years

### Amenities

- Signage

### Transportation

Traffic Volume	2,981 on W 3rd St (2025); 3,020 on W 3rd St (2024); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 15,133 on W 3rd St (2025); 3,595 on Williams St (2025); 4,501 on Williams St (2023); 4,556 on S Main St (2024); 4,052 on Williams St (2024); 5,875 on W 4th St (2025)
Frontage	13' on Main St
Commuter Rail	4 min walk 13 min drive
Airport	Windsor International 42 min drive Detroit Metro Wayne County 47 min drive
Walk Score ®	Walker's Paradise (98)

### Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Condato Tacos	1	3,200	-	Jan 2019	-



# Royal Oak Retail for Lease\_February 2026

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Condado Tacos	1	500	-	Oct 2021	-
Shibumi	Unkwn	-	9	Jul 2017	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Wind River Properties, LLC	-	-
True Owner	Wind River Construction	Lawton, OK 73501	(580) 536-2622
Primary Leasing	Newmark	Bloomfield Hills, MI 48304	(248) 350-9500
Contacts	Mike Valant (248) 885-1395, JP Champine (313) 622-3634		

## Property Notes

Rare Royal Oak Restaurant Opportunity with Class C Liquor License Available  
Well Established Premier Restaurant Location in the Heart of Downtown Royal Oak  
Located Between 3rd & 4th Street, In Line with Tom's Oyster Bar, Monteray's, Starbucks Coffee, & Metals & Time  
2 Story Building With Many Amenities Including: elevator, Hardwood Flooring, Ceramic Tile & Much  
More



# Royal Oak Retail for Lease\_February 2026



## 311-313 S Main St

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

GLA (% Leased)	4,620 SF (50.2%)
Built	1900
Tenancy	Multiple
Available	2,300 SF
Max Contiguous	2,300 SF
Asking Rent	\$25.00 SF/Year/NNN
Frontage	36' on Main St
Parking Spaces	1.08/1,000 SF; 4 Surface Spaces



### Property Details

Land Area	0.11 AC (4,792 SF)	Zoning	Commercial
Building FAR	0.96	Parcel	25-22-105-003

### For Lease Summary

Number of Spaces	1	% Leased	50.2%
Smallest Space	2,300 SF	Asking Rent	\$25.00 SF/Year
Max Contiguous	2,300 SF	Service Type	Triple Net
Vacant	2,300 SF	Retail Available	2,300 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	313	Retail	Direct	2,300	2,300	2,300	\$25.00 NNN	Vacant	2 - 10 Years

### Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Bus Line
• Signage			

### Transportation

Parking Details	1.08/1,000 SF; 4 Surface Spaces
Traffic Volume	3,595 on Williams St (2025); 4,556 on S Main St (2024); 4,501 on Williams St (2023); 4,052 on Williams St (2024); 1,829 on E 4th St (2020); 1,966 on E 4th St (2025); 14,886 on E 4th St (2024); 14,762 on E 4th St (2025); 15,133 on W 3rd St (2025); 2,981 on W 3rd St (2025)
Frontage	36' on Main St
Airport	Windsor International 43 min drive Detroit Metro Wayne County 48 min drive
Walk Score ®	Walker's Paradise (98)





# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Staymobile	1	2,300	-	Jun 2018	-
FedEx Office	1	500	9	May 2010	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Elkus Enterprises	Farmington Hills, MI 48334	(248) 865-9960
True Owner	Elkus Enterprises	Farmington Hills, MI 48334	(248) 865-9960
Contacts	David Elkus (248) 865-9960		
Primary Leasing	CBRE	Southfield, MI 48075	(248) 353-5400
Contacts	Gordon Denha (586) 464-7615, Matt Croswell (248) 207-3128		

## Property Notes

This downtown Royal Oak retail property is in the heart of Royal Oak's boutique, restaurants, cafes & bars. Royal Oak continues to reinvent itself with new stores and restaurants as well as new significant amount of high rise residential.

This unique location stands in front of a city parking lot to provide parking for your customers. it is ideal for a restaurant, boutique, hair salon or coffee shop.

Prime retail space available for lease in the heart of Downtown Royal Oak.

2,300 SF space with Main Street frontage.

Great opportunity for retail, restaurant or office.

Contact Rem Murray or Howard Schwartz for further information

Located in a desired location of Royal Oak, on the SEC of 4th St. & Washington Ave.



# Royal Oak Retail for Lease\_February 2026



**505 S Main St**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

## Property Summary

GLA (% Leased)	14,312 SF (44.8%)
Built	2020
Tenancy	Multiple
Available	3,912 - 7,902 SF
Max Contiguous	3,990 SF
Asking Rent	\$28.00 SF/Year/NNN
Frontage	111' on 5th St
Frontage	58' on Main St
Parking Spaces	0.83/1,000 SF; 12 Surface Spaces; Covered Spaces Available



## Property Details

Land Area	0.45 AC (19,602 SF)	Zoning	BI
Building FAR	0.73	Parcel	25-22-151-001 (+1 more)

## For Lease Summary

Number of Spaces	2	% Leased	44.8%
Smallest Space	3,912 SF	Asking Rent	\$28.00 SF/Year
Max Contiguous	3,990 SF	Service Type	Triple Net
Total Available	7,902 SF	Retail Available	3,990 SF
Vacant	7,902 SF	Office/Medical Available	3,912 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Retail	Direct	3,990	3,990	3,990	\$28.00 NNN	Vacant	Negotiable
P 2	-	Office/Medical	Direct	3,912	3,912	3,912	Withheld	Vacant	Negotiable

## Amenities

- Bus Line
- Signage

## Transportation

Parking Details	0.83/1,000 SF; 12 Surface Spaces; Covered Spaces Available
Traffic Volume	1,473 on Williams St (2025); 1,712 on Williams St (2024); 1,759 on Williams St (2019); 1,480 on Williams St (2024); 1,502 on Williams St (2020); 1,946 on E 6th St (2024); 1,911 on E 6th St (2023); 2,030 on E 6th St (2021); 1,892 on E 6th St (2025); 2,039 on S Center St (2025)
Frontage	111' on 5th St; 58' on Main St
Airport	Detroit City 23 min drive Detroit Metro Wayne County 43 min drive
Walk Score ®	Walker's Paradise (98)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gorman Law Group	1	-	4	Jul 2016	-
Nada & Co LLC	1	-	-	Jan 2019	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Main & Fifth Ventures LLC	West Bloomfield, MI 48322	-
True Owner	Bacall Group	West Bloomfield, MI 48322	(248) 847-3565
Contacts	Eddie Bacall (248) 867-1884		
Primary Leasing	Bacall Group	West Bloomfield, MI 48322	(248) 847-3565
Contacts	Dominic Bacall (248) 953-9939, Eddie Bacall (248) 867-1884		

## Property Notes

Building can be used for Multi-Family, Office & Retail



# Royal Oak Retail for Lease\_February 2026

27

3001 Rochester Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	3,779 SF (0.0%)
Built	1927
Tenancy	Single
Available	3,779 SF
Max Contiguous	3,779 SF
Asking Rent	\$5.00 SF/Year/+UTIL
Frontage	127' on La Salle Ave
Frontage	48' on Rochester Rd
Parking Spaces	5.56/1,000 SF; 21 Surface Spaces



## Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	BI
Building FAR	0.62	Parcel	25-10-105-046

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,779 SF	Asking Rent	\$5.00 SF/Year
Max Contiguous	3,779 SF	Service Type	Plus Utilities
Vacant	3,779 SF	Retail Available	3,779 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	3,779	3,779	3,779	\$5.00 +UTIL	Vacant	Negotiable

## Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Corner Lot
• Signage			

## Transportation

Parking Details	5.56/1,000 SF; 21 Surface Spaces
Traffic Volume	14,946 on Oak Run Ct (2025); 15,164 on Oak Run Ct (2024); 1,165 on Rochester Rd (2025); 11,504 on E Bloomfield Ave (2025); 1,054 on Lauren Ct (2025); 11,461 on Orchard View Dr (2025); 11,558 on Orchard View Dr (2024); 21,984 on N Main St (2025); 22,029 on N Main St (2024); 12,049 on Detroit Ave (2025)
Frontage	127' on La Salle Ave; 48' on Rochester Rd
Commuter Rail	6 min drive 11 min drive
Airport	Windsor International 44 min drive Detroit Metro Wayne County 49 min drive



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Walk Score ®	Somewhat Walkable (63)
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## Contacts

Type	Name	Location	Phone
Recorded Owner	3015 Rochester Road Apartments Llc	Auburn Hills, MI 48326	-



# Royal Oak Retail for Lease\_February 2026

28

501 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

### Property Summary

GLA (% Leased)	6,930 SF (100%)
Built	1960
Tenancy	Multiple
Available	3,465 SF
Max Contiguous	3,465 SF
Asking Rent	\$12.00 SF/Year/NNN
Frontage	60' on S Washington St
Frontage	74' on W 5th Ave
Parking Spaces	Surface Spaces Available



### Property Details

Land Area	0.16 AC (6,970 SF)	Zoning	CBD
Building FAR	0.99	Parcel	25-21-278-001

### For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	3,465 SF	Asking Rent	\$12.00 SF/Year
Max Contiguous	3,465 SF	Service Type	Triple Net
Vacant	0 SF	Retail Available	3,465 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	3,465	3,465	3,465	\$12.00 NNN	30 Days	Negotiable

### Transportation

Parking Details	Surface Spaces Available
Traffic Volume	1,483 on S Center St (2023); 1,469 on S Center St (2025); 1,474 on S Center St (2024); 11,286 on W 5th St (2025); 1,215 on W 5th St (2024); 1,176 on W 5th St (2025); 2,111 on S Washington Ave (2024); 2,119 on S Lafayette Ave (2024); 1,697 on S Washington Ave (2025); 644 on W 6th St (2023)
Frontage	60' on S Washington St; 74' on W 5th Ave; 55' on Washington Ave
Airport	Windsor International 42 min drive Detroit Metro Wayne County 47 min drive
Walk Score ®	Walker's Paradise (97)

### Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
L'esprit Academy	BSMT, 1	6,930	20	Jul 2012	-



# Royal Oak Retail for Lease\_February 2026

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Jsb Llc	Highland, MI 48357	-
True Owner	JSB, LLC	Royal Oak, MI 48067	-
Primary Leasing	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Anthony Vitale (313) 971-2108		
Sales	Landmark Commercial RE Services	Farmington Hills, MI 48334	(248) 488-2620
Contacts	Anthony Vitale (313) 971-2108		

## Property Notes

- Basement space to be leased along with ground level space.  
Rent based on 3,465 sf. at \$18.00/ sf.  
\* Located in the heart of downtown Royal Oak adjacent to new hotel development  
\* Corner location with high exposure



# Royal Oak Retail for Lease\_February 2026

29

915 S Washington Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	3,270 SF (50.0%)
Built	1960
Tenancy	Multiple
Available	1,635 SF
Max Contiguous	1,635 SF
Asking Rent	\$22.50 SF/Year/TBD
Frontage	Washington Ave
Parking Spaces	1.53/1,000 SF; Covered Spaces Available; 5 Surface Spaces



## Property Details

Land Area	0.10 AC (4,356 SF)	Zoning	MIXED USE 2
Building FAR	0.75	Parcel	25-21-428-005

## For Lease Summary

Number of Spaces	1	% Leased	50.0%
Smallest Space	1,635 SF	Asking Rent	\$22.50 SF/Year
Max Contiguous	1,635 SF	Service Type	TBD
Vacant	1,635 SF	Retail Available	1,635 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,635	1,635	1,635	\$22.50 TBD	Vacant	Negotiable

## Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Smoke Detector	• Smoke Detector	• Storage Space	• Storage Space
• Tenant Controlled HVAC			

## Transportation

Parking Details	1.53/1,000 SF; Covered Spaces Available; 5 Surface Spaces
Traffic Volume	11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024); 10,247 on W Harrison Ave (2025); 768 on W 7th St (2025); 3,212 on W 7th St (2024); 3,310 on W 7th St (2021); 3,202 on W 7th St (2023); 3,167 on W 7th St (2025); 729 on S Lafayette Ave (2023); 719 on S Lafayette Ave (2025)
Commuter Rail	9 min walk 13 min drive
Airport	Windsor International 42 min drive Detroit Metro Wayne County 46 min drive





# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Walk Score ®	Walker's Paradise (94)
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## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wah Lee Laundry & Cleaners	1	-	2	Jan 2011	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Michigan Real Estate And Investment Inc	Rochester Hills, MI 48307	-
Sales	L. Mason Capitani, Inc.	Troy, MI 48098	(248) 637-9700
Contacts	Aaron Smith (989) 860-7115, Michael Elle (586) 665-6453		



# Royal Oak Retail for Lease\_February 2026



## 27844-27880 Woodward Ave - Woodward Commercial Center

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	28,941 SF (79.6%)
Built	1956
Tenancy	Multiple
Available	5,913 - 14,290 SF
Max Contiguous	8,377 SF
Asking Rent	\$22.50 SF/Year/NNN
Frontage	327' on Woodward Ave
Parking Spaces	3.57/1,000 SF; 255 Surface Spaces



### Property Details

Land Area	2.17 AC (94,525 SF)	Zoning	B-1/M-2, Royal Oak
Building FAR	0.31	Parcel	25-17-429-007

### For Lease Summary

Number of Spaces	2	% Leased	79.6%
Smallest Space	5,913 SF	Asking Rent	\$22.50 SF/Year
Max Contiguous	8,377 SF	Service Type	Triple Net
Total Available	14,290 SF	Office Available	8,377 SF
Vacant	5,913 SF	Retail Available	5,913 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	8,377	8,377	8,377	\$22.50 NNN	30 Days	Negotiable
P 1	27862	Retail	Direct	5,913	5,913	5,913	Withheld	Vacant	Negotiable

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Pylon Sign
- Signage

### Transportation

Parking Details	3.57/1,000 SF; 255 Surface Spaces
Traffic Volume	8,213 on Woodward Ave (2025); 58,088 on Woodward Ave (2025); 61,232 on Catalpa Dr (2025); 67,795 on Sunset Blvd (2025); 57,765 on Alfred Ave (2025); 13,726 on Woodward Ave (2025); 7,835 on Woodcrest Dr (2025); 7,885 on Woodcrest Dr (2024); 15,985 on Baker St (2025); 55,319 on 11 Mile Rd (2025)
Frontage	327' on Woodward Ave
Commuter Rail	Royal Oak Amtrak  19 min walk
	Troy Amtrak Station  10 min drive



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	48 min drive
Walk Score ®	Very Walkable (75)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Trader Joe's	1	11,300	50	Aug 2002	-
ULTA Beauty	1	11,161	25	Aug 2013	-
Woodward Avenue Action Association	1	-	1	Jan 2020	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Berman Company	West Bloomfield, MI 48322	(248) 626-6371
True Owner	Berman Company	West Bloomfield, MI 48322	(248) 626-6371
Contacts	Howard Friedlaender (248) 770-5888		
Primary Leasing	Lee & Associates	Southfield, MI 48076	(248) 351-3500
Contacts	Scott Lyons (248) 909-8180		

## Property Notes

City of Royal Oak.



# Royal Oak Retail for Lease\_February 2026

31

28074 Woodward Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	5,964 SF (0.0%)
Built	1952
Tenancy	Single
Available	5,964 SF
Max Contiguous	5,964 SF
Asking Rent	\$20.00 SF/Year/NNN
Frontage	53' on Woodward Ave
Parking Spaces	Surface Spaces Available



## Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	B-1
Building FAR	0.98	Parcel	25-17-279-005

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,964 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	5,964 SF	Service Type	Triple Net
Vacant	5,964 SF	Retail Available	5,964 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,964	5,964	5,964	\$20.00 NNN	Vacant	Negotiable

## Amenities

- Signage

## Transportation

Parking Details	Surface Spaces Available
Traffic Volume	61,232 on Catalpa Dr (2025); 8,213 on Woodward Ave (2025); 67,795 on Sunset Blvd (2025); 58,088 on Woodward Ave (2025); 64,033 on Beverly Blvd (2024); 66,384 on Beverly Blvd (2025); 72,921 on Beverly Blvd (2020); 16,531 on Linwood Ave (2025); 73,633 on 12 Mile Rd (2025); 70,205 on Northwood Blvd (2025)
Frontage	53' on Woodward Ave
Commuter Rail	5 min drive 10 min drive
Airport	Windsor International 46 min drive Detroit Metro Wayne County 49 min drive
Walk Score ®	Very Walkable (76)



# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	Woodward 2024 Llc	Birmingham, MI 48009	-

## Property Notes

High profile location on one of Oakland Counties busiest thoroughfare. Loading with overhead door at rear.



# Royal Oak Retail for Lease\_February 2026

32

30211-30295 Woodward Ave - Woodward Oaks

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

### Property Summary

Center Type	Strip Center
GLA (% Leased)	29,968 SF (95.7%)
Built	1989
Tenancy	Multiple
Available	1,300 SF
Max Contiguous	1,300 SF
Asking Rent	\$30.00 SF/Year/NNN
Frontage	226' on Trafford Rd
Frontage	420' on Woodward Ave
Parking Spaces	2.40/1,000 SF; 72 Surface Spaces



### Property Details

Land Area	2.24 AC (97,574 SF)	Zoning	GB, Royal Oak
Building FAR	0.31	Parcel	25-08-154-003

### For Lease Summary

Number of Spaces	1	% Leased	95.7%
Smallest Space	1,300 SF	Asking Rent	\$30.00 SF/Year
Max Contiguous	1,300 SF	Service Type	Triple Net
Vacant	1,300 SF	Retail Available	1,300 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,300	1,300	1,300	\$30.00 NNN	Vacant	Negotiable

### Amenities

- Bus Line
- Pylon Sign
- Signage

### Transportation

Parking Details	2.40/1,000 SF; 72 Surface Spaces
Traffic Volume	69,705 on Bembridge Rd (2025); 21,164 on Trafford Rd (2025); 20,855 on W Webster Rd (2025); 4,343 on Benjamin Ave (2025); 13,985 on Merrill Ave (2025); 16,994 on Edwards Ave (2025); 59,732 on Coolidge Hwy (2025); 16,518 on Coolidge Hwy (2021); 16,447 on Coolidge Hwy (2024); 14,099 on Coolidge Hwy (2025)
Frontage	226' on Trafford Rd; 420' on Woodward Ave
Commuter Rail	7 min drive
	9 min drive
Airport	Windsor International
	Detroit Metro Wayne County
	48 min drive
	50 min drive
Walk Score ®	Very Walkable (79)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tennis & Golf Company	1	18,600	40	Jan 2001	-
Orangetheory Fitness	1	4,840	-	Dec 2021	Dec 2031
FireSide Hearth & Home	1	3,900	25	May 2015	-
Medical Weight Lost Clinic	1	2,397	3	May 2015	-
Lady Janes Haircuts For Men	1	1,485	4	Dec 2011	-

Showing 5 of 7 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Ludwig & Seeley, Inc.	Southfield, MI 48076	(248) 750-1700
True Owner	Ludwig & Seeley, Inc.	Southfield, MI 48076	(248) 750-1700
Primary Leasing	Keystone Commercial Real Estate	Farmington Hills, MI 48334	(248) 356-8000
Contacts	Greg Newman (248) 444-0600, Kathleen Garmo (248) 420-1361		

## Property Notes

2,240 Square Foot Space Available

Traffic Counts of 71,000

Perfect for Resale Shop, Jewelry, Beauty Supply or Similar Use

Join: The Tennis & Golf Co., Fireside, Lady Jane's, LUV Nails & Medical Weight Loss



# Royal Oak Retail for Lease\_February 2026

33

31372 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	4,050 SF (0.0%)
Built	1968
Tenancy	Single
Available	4,050 SF
Max Contiguous	4,050 SF
Asking Rent	\$31.00 SF/Year/NNN
Frontage	80' on Woodward Ave
Parking Spaces	2.72/1,000 SF; 11 Surface Spaces



## Property Details

Land Area	0.20 AC (8,712 SF)	Zoning	BI
Building FAR	0.46	Parcel	25-06-432-004

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	4,050 SF	Asking Rent	\$31.00 SF/Year
Max Contiguous	4,050 SF	Service Type	Triple Net
Vacant	4,050 SF	Retail Available	4,050 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	4,050	4,050	4,050	\$31.00 NNN	Vacant	3 - 10 Years

## Transportation

Parking Details	2.72/1,000 SF; 11 Surface Spaces
Traffic Volume	64,886 on Rockingham Rd (2018); 19,563 on Starr Rd (2025); 21,924 on Woodward Ave (2023); 25,067 on Coolidge Hwy (2025); 25,811 on Coolidge Hwy (2021); 25,279 on Coolidge Hwy (2024); 65,379 on W 13 Mile Rd (2025); 27,820 on Kensington Dr (2025); 28,225 on Kensington Dr (2024); 28,874 on Coolidge Hwy (2025)
Frontage	80' on Woodward Ave
Commuter Rail	6 min drive 8 min drive
Airport	Windsor International 49 min drive Detroit Metro Wayne County 49 min drive
Walk Score ®	Very Walkable (81)

## Contacts

Type	Name	Location	Phone
Recorded Owner	Tradewinds Realty LLC	Royal Oak, MI 48073	-





# Royal Oak Retail for Lease\_February 2026

## Contacts (Continued)

Type	Name	Location	Phone
True Owner	Alan Lucia	Commerce Township, MI 48382	(248) 669-9463
Contacts	Alan Lucia (248) 669-9463 X7		
Primary Leasing	CMP Real Estate Group	West Bloomfield, MI 48322	(248) 538-2000
Contacts	Lance Numan (248) 388-2442, Christopher Jonna (248) 939-7866		

## Property Notes

Fantastic Woodward Exposure



# Royal Oak Retail for Lease\_February 2026

34

32538-32552 Woodward Ave

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	7,114 SF (60.5%)
Built/Renovated	1983/2013
Tenancy	Multiple
Available	2,812 SF
Max Contiguous	2,812 SF
Asking Rent	\$26.00 SF/Year/NNN
Frontage	165' on Woodward Ave
Parking Spaces	3.80/1,000 SF; 27 Surface Spaces; Covered Spaces Available



## Property Details

Land Area	0.43 AC (18,731 SF)	Zoning	BI
Building FAR	0.38	Parcel	25-06-129-015

## For Lease Summary

Number of Spaces	1	Asking Rent	\$26.00 SF/Year
Smallest Space	2,812 SF	Service Type	Triple Net
Max Contiguous	2,812 SF	CAM	\$6.50/SF
Vacant	2,812 SF	Office/Retail Available	2,812 SF
% Leased	60.5%		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	32552	Office/Retail	Direct	2,812	2,812	2,812	\$26.00 NNN	Vacant	1 - 10 Years

## Amenities

• Restaurant	• Signage	• Storage Space	• Storage Space
• Tenant Controlled HVAC			

## Transportation

Parking Details	3.80/1,000 SF; 27 Surface Spaces; Covered Spaces Available
Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025); 64,278 on E 14 Mile Rd (2023); 64,368 on Normandy Rd (2025); 22,507 on Robinwood Ave (2024); 23,294 on Robinwood Ave (2025); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 20,283 on E 14 Mile Rd (2024)
Frontage	165' on Woodward Ave
Commuter Rail	6 min drive 9 min drive
Airport	Windsor International Detroit Metro Wayne County 52 min drive 49 min drive



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Walk Score ®	Very Walkable (84)
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## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Taco Bros	1	4,000	-	Aug 2024	Aug 2029
Women's Excellence	1	2,151	-	Nov 2023	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	AFA Royal Oak LLC	Detroit, MI 48228	-
Recorded Owner	Afa Royal Oak Llc	Detroit, MI 48228	-
True Owner	Martin & Snyder Product Sales	Detroit, MI 48228	(313) 272-4900
Contacts	George Daiza (248) 866-7000		
Primary Leasing	CMP Real Estate Group	West Bloomfield, MI 48322	(248) 538-2000
Contacts	Lance Numan (248) 388-2442, Christopher Jonna (248) 939-7866		



# Royal Oak Retail for Lease\_February 2026

35

**32778-32782 Woodward Ave - 32778 - 32782 Woodward Ave**  
Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

Center Type	Strip Center
GLA (% Leased)	12,100 SF (13.2%)
Built/Renovated	1946/1972
Tenancy	Multiple
Available	4,000 - 10,500 SF
Max Contiguous	6,500 SF
Asking Rent	\$22.00 SF/Year/NNN
Frontage	69' on Woodward Ave
Parking Spaces	2.47/1,000 SF; 30 Surface Spaces



## Property Details

Land Area	0.57 AC (24,829 SF)	Zoning	BI
Building FAR	0.49	Parcel	25-06-128-004

## For Lease Summary

Number of Spaces	2	% Leased	13.2%
Smallest Space	4,000 SF	Asking Rent	\$22.00 SF/Year
Max Contiguous	6,500 SF	Service Type	Triple Net
Vacant	10,500 SF	Retail Available	10,500 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	32778	Retail	Direct	6,500	6,500	6,500	\$22.00 NNN	Vacant	Negotiable
P 1	-	Retail	Direct	4,000	4,000	4,000	Withheld	Vacant	Negotiable

## Amenities

- Bus Line
- Corner Lot
- Signage

## Transportation

Parking Details	2.47/1,000 SF; 30 Surface Spaces
Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,278 on E 14 Mile Rd (2023); 64,727 on E 14 Mile Rd (2025); 22,507 on Robinwood Ave (2024); 23,294 on Robinwood Ave (2025); 22,338 on Robinwood Ave (2020); 23,909 on Robinwood Ave (2022); 20,283 on E 14 Mile Rd (2024); 19,158 on E 14 Mile Rd (2021)
Frontage	69' on Woodward Ave
Commuter Rail	6 min drive 10 min drive
Airport	Windsor International 49 min drive Detroit Metro Wayne County 49 min drive



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Walk Score ®	Very Walkable (85)
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## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dry Clean Depot	1	3,663	10	Jul 2010	-
Savin Thach Nails	Unkwn	1,500	-	Apr 2018	-
Mister Vapor	1	-	2	Sep 2016	-
Vin Beauty Nails & Spa	1	-	2	Nov 2018	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Royal Oak Kitchens	Royal Oak, MI 48073	(248) 549-2944
True Owner	Royal Oak Kitchens	Royal Oak, MI 48073	(248) 549-2944
Contacts	Tim Holton (248) 549-2944		
Sales	Keystone Commercial Real Estate	Farmington Hills, MI 48334	(248) 356-8000
Contacts	Jason Orow (248) 217-5544		

## Property Notes

12,100 square foot building part of strip center in Royal Oak



# Royal Oak Retail for Lease\_February 2026

**36 32844-32858 Woodward Ave**  
Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket

★★★★★  
Retail

## Property Summary

GLA (% Leased)	1,432 SF (37.2%)
Built	1963
Tenancy	Multiple
Available	900 SF
Max Contiguous	900 SF
Asking Rent	\$33.33 SF/Year/FS
Frontage	40' on Woodward Ave
Parking Spaces	4.89/1,000 SF; 7 Surface Spaces



## Property Details

Land Area	0.10 AC (4,356 SF)	Zoning	BI
Building FAR	0.33	Parcel	25-06-127-002

## For Lease Summary

Number of Spaces	1	% Leased	37.2%
Smallest Space	900 SF	Asking Rent	\$33.33 SF/Year
Max Contiguous	900 SF	Service Type	Full Service
Vacant	900 SF	Office/Retail Available	900 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Retail	Direct	900	900	900	\$33.33 FS	Vacant	Negotiable

## Amenities

- Signage

## Transportation

Parking Details	4.89/1,000 SF; 7 Surface Spaces
Traffic Volume	76,954 on E 14 Mile Rd (2025); 60,069 on E 14 Mile Rd (2020); 64,727 on E 14 Mile Rd (2025); 64,278 on E 14 Mile Rd (2023); 20,283 on E 14 Mile Rd (2024); 20,607 on E 14 Mile Rd (2023); 19,158 on E 14 Mile Rd (2021); 20,849 on E 14 Mile Rd (2025); 60,691 on Taunton Rd (2025); 23,294 on Robinwood Ave (2025)
Frontage	40' on Woodward Ave
Commuter Rail	6 min drive
	9 min drive
Airport	Windsor International
	49 min drive
	Detroit Metro Wayne County
	49 min drive
Walk Score ®	Very Walkable (86)



# Royal Oak Retail for Lease\_February 2026

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Angel Nails	1	716	4	Jul 2010	-
Babbie Repair Inc	1	-	4	Jan 2019	-
Metro Detroit Phone Repair	1	-	4	Jul 2016	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Woodward 14 Associates Llc	Royal Oak, MI 48073	-
True Owner	Weiss Samona Land Development	Royal Oak, MI 48073	(248) 549-3600
Primary Leasing	CMP Real Estate Group	West Bloomfield, MI 48322	(248) 538-2000
Contacts	TJ Yaldo (248) 798-8405, Anthony Sesi (248) 225-0105		



# Royal Oak Retail for Lease\_February 2026



## 2533 Crooks Rd

Royal Oak, Michigan 48073 (Oakland County) - Royal Oak Submarket



Retail

### Property Summary

GLA (% Leased)	1,150 SF (0.0%)
Built	1953
Tenancy	Single
Available	1,150 SF
Max Contiguous	1,150 SF
Asking Rent	Withheld
Frontage	118' on Crooks Rd
Frontage	95' on Webster Rd
Parking Spaces	10.43/1,000 SF; 12 Surface Spaces



### Property Details

Land Area	0.25 AC (10,890 SF)	Zoning	BI
Building FAR	0.11	Parcel	25-09-152-026

### For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,150 SF	Asking Rent	Withheld
Max Contiguous	1,150 SF	Retail Available	1,150 SF
Vacant	1,150 SF		


### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	1,150	1,150	1,150	Withheld	Vacant	5 Years

### Amenities

- Signage

### Transportation

Parking Details	10.43/1,000 SF; 12 Surface Spaces
Traffic Volume	4,160 on Galpin Ave (2025); 17,039 on Royal Ave (2025); 21,288 on Galpin Ave (2025); 4,276 on Woodland Ave (2024); 4,248 on Woodland Ave (2025); 20,911 on Hilldale Dr (2025); 13,360 on Crooks Rd (2025); 4,343 on Benjamin Ave (2025); 16,531 on Linwood Ave (2025); 20,148 on Marywood Dr (2025)
Frontage	118' on Crooks Rd; 95' on Webster Rd
Commuter Rail	Royal Oak Amtrak  5 min drive
	Troy Amtrak Station  8 min drive
Airport	Windsor International 45 min drive
	Detroit Metro Wayne County 49 min drive
Walk Score ®	Somewhat Walkable (56)





# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	Vns Holdings L L C	KEEGO HARBOR, MI 48320	-
True Owner	Ronald E Hodess	Garden City, MI 48135	(248) 709-8466
Contacts	Ronald Hodess		



# Royal Oak Retail for Lease\_February 2026

38

401 S Lafayette Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	9,393 SF (9.0%)
Built	1965
Tenancy	Multiple
Available	3,544 - 8,544 SF
Max Contiguous	8,544 SF
Asking Rent	Withheld
Frontage	47' on 4th St
Frontage	83' on Lafayette Ave
Parking Spaces	Surface Spaces Available; Covered Spaces Available



## Property Details

Land Area	0.15 AC (6,534 SF)	Zoning	CBD
Building FAR	1.44	Parcel	25-21-236-011

## For Lease Summary

Number of Spaces	2	% Leased	9.0%
Smallest Space	3,544 SF	Asking Rent	Withheld
Max Contiguous	8,544 SF	Retail Available	5,000 SF
Total Available	8,544 SF	Office/Retail Available	3,544 SF
Vacant	8,544 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,000	5,000	8,544	Withheld	Vacant	Negotiable
E 2	-	Office/Retail	Direct	3,544	3,544	8,544	Withheld	Vacant	Negotiable

## Amenities

- Bus Line
- Commuter Rail

## Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available
Traffic Volume	4,663 on 5th Ave (2025); 5,050 on 5th Ave (2021); 5,189 on S Washington Ave (2025); 4,432 on 5th Ave (2020); 4,793 on 5th Ave (2024); 4,747 on S West St (2020); 11,286 on W 5th St (2025); 352 on S West St (2024); 350 on S West St (2025); 354 on S West St (2023)
Frontage	47' on 4th St; 83' on Lafayette Ave
Commuter Rail	3 min walk 12 min drive



# Royal Oak Retail for Lease\_February 2026

## Transportation (Continued)

Airport	Windsor International	43 min drive
	Detroit Metro Wayne County	47 min drive
Walk Score ®	Walker's Paradise (97)	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Imagine Restaurant	1	500	-	Nov 2025	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	401 S. Lafayette, LLC	Berkley, MI 48072	(248) 629-9221
True Owner	AFB Investments	Berkley, MI 48072	(248) 629-9221
Contacts	Aaron Belen (248) 885-8589		
Primary Leasing	AFB Investments LLC	Royal Oak, MI 48073	(248) 216-1112
Contacts	Aaron F. Belen (248) 496-4175		



# Royal Oak Retail for Lease\_February 2026



## 25090 Woodward Ave - The Griffin

Royal Oak, Michigan 48067 (Oakland County) - Downtown Royal Oak Submarket



Apartments

### Property Summary

Units	245
Built	2021
Stories	5
Market Segment	All
Vacancy %	3.3
Asking Rent Per Unit	\$2,858
Commercial Available	2,150 - 5,150 SF
Commercial Asking Rent	Withheld
Parking Spaces	61 Surface Spaces



### Property Details

Land Area	4.20 AC (182,952 SF)	Average Unit Size	1,047 SF
Building FAR	1.50	Construction Type	Metal
Number of Buildings	1	Zoning	B1
Units Per Area	58/AC	Parcel	25-21-479-031

### Commercial For Lease Summary

Number of Spaces	2	Vacant	5,150 SF
Smallest Space	2,150 SF	Asking Rent	Withheld
Max Contiguous	3,000 SF	Retail Available	5,150 SF

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	25020 (Former Spa)	Retail	Direct	3,000	3,000	3,000	Withheld	Vacant	Negotiable
P 1	Vacant; New	Retail	Direct	2,150	2,150	2,150	Withheld	Vacant	Negotiable



# Royal Oak Retail for Lease\_February 2026

## Amenities

Unit Amenities			
• Air Conditioning	• Grill	• Hardwood Floors	• Island Kitchen
• Kitchen	• Microwave	• Range	• Refrigerator
• Stainless Steel Appliances	• Tile Floors	• Washer/Dryer	• Wi-Fi
Site Amenities			
• Air Conditioning	• Bicycle Storage	• Business Center	• Cabana
• Car Charging Station	• Clubhouse	• Community-Wide WiFi	• Courtyard
• Fitness Center	• Grill	• Pool	• Sundeck
• Wi-Fi			

## Transportation

Parking Details	61 Surface Spaces		
Traffic Volume	62,525 on W 10 Mile Rd (2025); 22,142 on I- 696 (2025); 16,164 on Woodward Ave (2020); 18,729 on Woodward Ave (2023); 14,115 on Woodward Ave (2025); 6,256 on Woodward Ave (2025); 24,161 on Kensington Blvd (2025); 25,502 on W 10 Mile Rd (2024); 12,598 on Kensington Blvd (2023); 12,561 on Kensington Blvd (2025)		
Airport	Windsor International		41 min drive
	Detroit Metro Wayne County		46 min drive
Walk Score ®	Very Walkable (79)		

## Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Royal Oak Roast	1	2,600	-	Aug 2025	-
Alloy Personal Training	1	1,500	-	Aug 2025	-
Body20	1	1,500	-	Aug 2025	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Griffin Singh Llc	West Bloomfield, MI 48322	-
True Owner	Singh Development Company	West Bloomfield, MI 48322	(248) 865-1600
Contacts	Jessica Howard (248) 865-1600		
Primary Leasing	Gerdome Realty & Investment	Northville, MI 48167	(248) 242-6766
Contacts	Michael Murphy (248) 520-0524, Owen Kelly (586) 789-5665		

## Property Notes

Soaring sophistication meets the perfect retail location. Be a part of Royal Oak's finest residential development. Offering exceptional retail services on the ground floor. Your business can be part of it.



# Royal Oak Retail for Lease\_February 2026

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27452 Woodward Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Retail

## Property Summary

GLA (% Leased)	1,727 SF (0.0%)
Built	1946
Tenancy	Single
Available	1,727 SF
Max Contiguous	1,727 SF
Asking Rent	Withheld
Frontage	59' on Forestdale Rd
Frontage	53' on Woodward Ave
Parking Spaces	3.47/1,000 SF; Covered Spaces Available; 6 Surface Spaces



## Property Details

Land Area	0.07 AC (3,049 SF)	Zoning	BI
Building FAR	0.57	Parcel	25-16-355-001

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,727 SF	Asking Rent	Withheld
Max Contiguous	1,727 SF	Retail Available	1,727 SF
Vacant	1,727 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	1,727	1,727	1,727	Withheld	Vacant	Negotiable

## Amenities

- Signage

## Transportation

Parking Details	3.47/1,000 SF; Covered Spaces Available; 6 Surface Spaces
Traffic Volume	58,088 on Woodward Ave (2025); 57,765 on Alfred Ave (2025); 13,726 on Woodward Ave (2025); 15,985 on Baker St (2025); 55,319 on 11 Mile Rd (2025); 11,708 on Oak St (2023); 11,686 on Oak St (2024); 11,651 on Oak St (2025); 8,213 on Woodward Ave (2025); 10,695 on Oak St (2025)
Frontage	59' on Forestdale Rd; 53' on Woodward Ave
Commuter Rail	17 min walk 10 min drive
Airport	Windsor International 43 min drive Detroit Metro Wayne County 47 min drive
Walk Score ®	Very Walkable (77)



# Royal Oak Retail for Lease\_February 2026

## Contacts

Type	Name	Location	Phone
Recorded Owner	Sign Of The Beefcarver	Birmingham, MI 48009	(248) 645-6444
True Owner	Sign of the Beefcarver, Inc	Royal Oak, MI 48067	(248) 645-6444
Contacts	Dennis Brinker (248) 645-6444		
Primary Leasing	Iconic Real Estate	Bloomfield Hills, MI 48304	(313) 603-4266
Contacts	Jacob Sworski (248) 890-7413		

