

FOR SALE

100 S. Main Street, Royal Oak, MI 48067

Hard Corner Restaurant and Rooftop Patio with Liquor License



PROPERTY DETAILS

Prime Free-Standing Restaurant Opportunity

Located at a high-visibility, hard corner in the middle of Downtown Royal Oak corridor, this property offers unparalleled exposure at the intersection of 11 Mile and Main Street. Ideal for a thriving restaurant or hospitality venture, this location ensures consistent foot traffic, excellent visibility, and a vibrant urban atmosphere.

This prime property features a unique two-level layout, each floor designed for maximum functionality and flexibility:

Street/Lower Level (1st Floor)

Previously home to Diamond's Steakhouse, this floor includes:

- Two spacious bar areas
- Garage doors opening to Main Street for an indoor-outdoor dining experience
- Front and back-of-house restrooms
- Fully equipped commercial kitchen
- Walk-in cooler and freezer
- Office and back-of-house space
- Full basement with kitchen for additional storage or utility

Upper Level (2nd Floor)

Currently hosting Pearl's Deep Dive and Pinky's Rooftop, the second floor boasts:

- One bar area
- Indoor dining area
- Rooftop patio with stunning views
- Two restrooms
- Fully equipped commercial kitchen
- Convenient elevator and stair access to the main floor

Flexible Options:

Each floor is self-sufficient, complete with its own kitchen and restrooms, allowing for the option to separately demise the spaces. This property is a perfect opportunity for restaurateurs seeking a turnkey, high-profile location in the heart of Royal Oak's vibrant downtown district.



PROPERTY DETAILS

Hard Corner Restaurant and Rooftop Patio with Liquor License

Positioned in the heart of Downtown Royal Oak, this high-profile property offers unparalleled opportunities for restaurateurs. With its prime location, multi-level setup, and rooftop patio, it's an ideal space to make your culinary vision a reality.

PARCEL ID: 2521231012

SALE PRICE: \$3,895,000

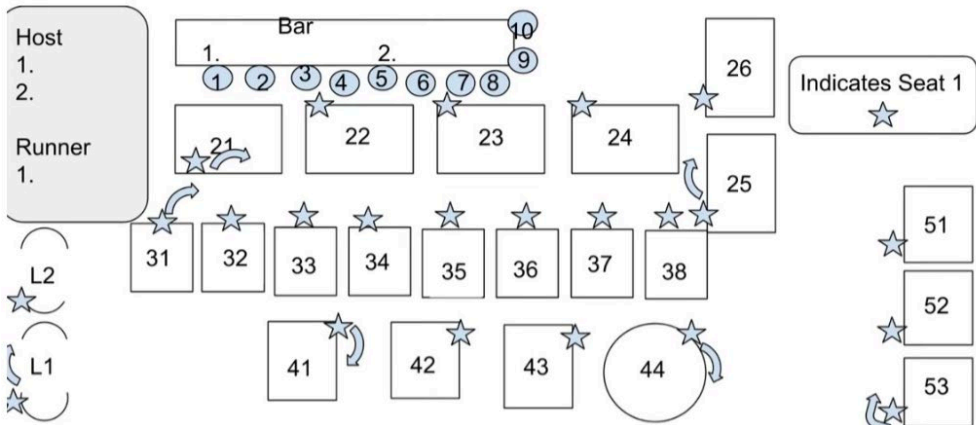
RENT: \$30.00 / SF, NNN

BUILDING SIZE: 10,200 SF GLA + PATIO
7,100 SF STREET LEVEL
3,100 SF UPPER LEVEL
1,000 SF PATIO

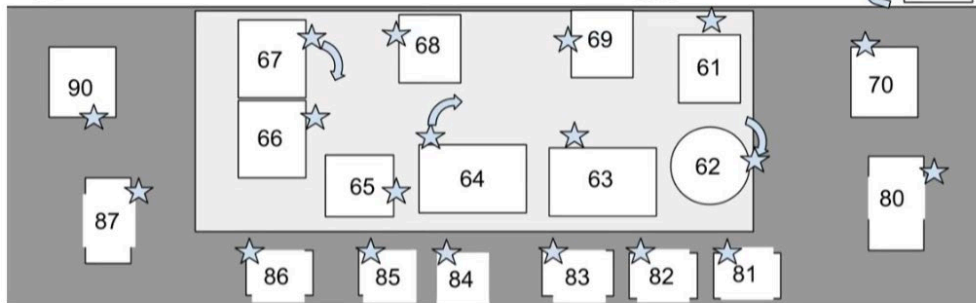
LOT SIZE: .15 ACRES (110' X 60')



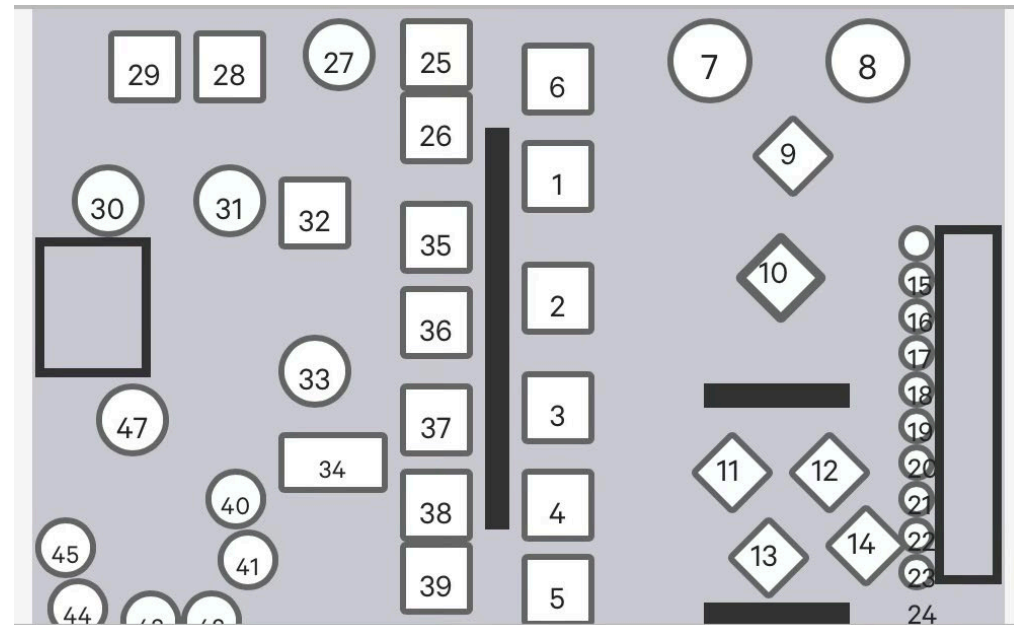
FLOOR PLANS



UPPER LEVEL
PEARL'S DEEP DIVE & PINKY'S ROOFTOP
3,100 SQ FT PLUS 1,000 SQ FT PATIO



STREET LEVEL
FORMER DIAMOND'S RESTAURANT
7,100 SQ FT



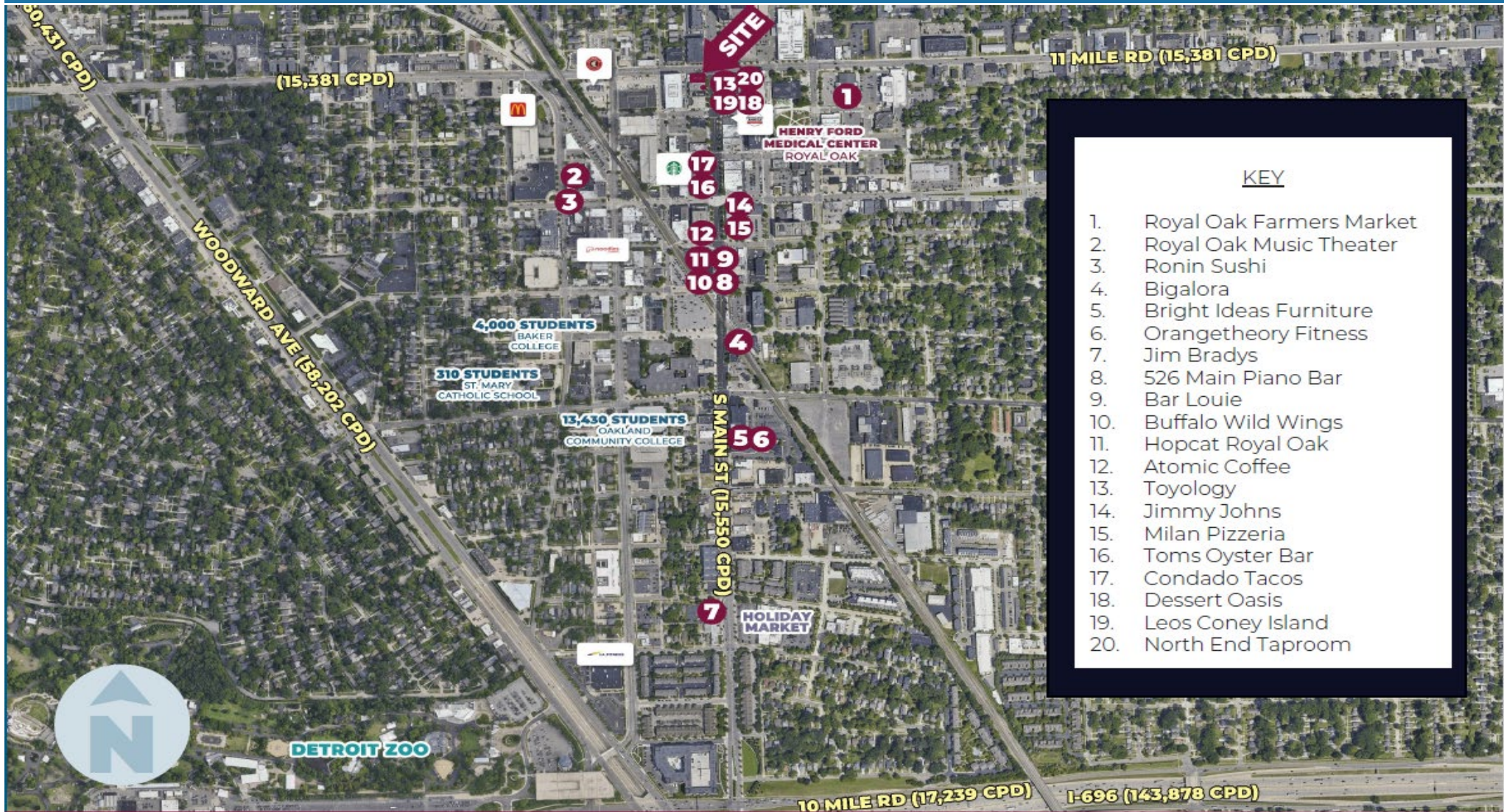
MICRO AERIAL



MACRO AERIAL



MACRO AERIAL



KEY

1. Royal Oak Farmers Market
2. Royal Oak Music Theater
3. Ronin Sushi
4. Bigalora
5. Bright Ideas Furniture
6. Orangetheory Fitness
7. Jim Bradys
8. 526 Main Piano Bar
9. Bar Louie
10. Buffalo Wild Wings
11. Hopcat Royal Oak
12. Atomic Coffee
13. Toyology
14. Jimmy Johns
15. Milan Pizzeria
16. Toms Oyster Bar
17. Condado Tacos
18. Dessert Oasis
19. Leos Coney Island
20. North End Taproom

DOWNTOWN ROYAL OAK BUSINESSES



STREET LEVEL – FORMER DIAMOND’S RESTAURANT AND BAR



FULL BAR AREA

GARAGE DOORS
OPENING TO MAIN
STREET

EXTENSIVE SEATING
AREA



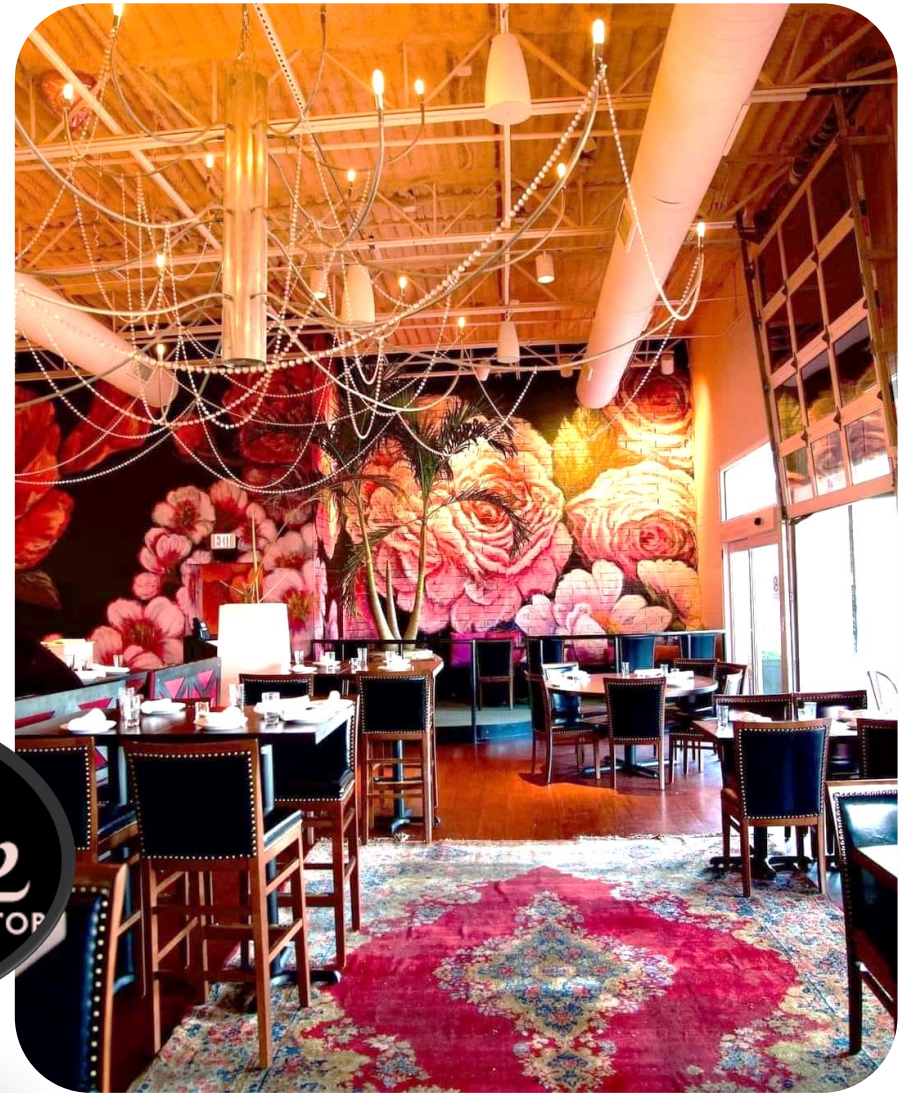
STREET LEVEL – FORMER DIAMOND’S RESTAURANT AND BAR



DIAMONDS
STEAK & SEAFOOD
ROYAL OAK, MI



UPPER LEVEL – PINKY'S ROOFTOP



UPPER LEVEL – PINKY'S ROOFTOP



SEPARATE ENTRANCE

INCREDIBLE VIEWS OF
DOWNTOWN ROYAL
OAK



UPPER LEVEL – PEARL'S DEEP DIVE



DEMOGRAPHICS

100 S Main St Royal Oak, MI 48067	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Population				
2024 Estimated Population	18,474	145,229	361,567	654,723
2029 Projected Population	19,005	144,780	358,550	648,348
2020 Census Population	17,788	145,393	361,711	649,006
2010 Census Population	17,308	146,149	359,467	656,569
Projected Annual Growth 2024 to 2029	0.6%	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.5%	-	-	-
2024 Median Age	37.3	38.2	38.8	38.6
Households				
2024 Estimated Households	9,656	70,194	164,118	279,824
2029 Projected Households	9,881	69,440	162,134	276,578
2020 Census Households	9,153	68,684	161,074	273,300
2010 Census Households	8,666	65,901	154,596	267,818
Projected Annual Growth 2024 to 2029	0.5%	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.8%	0.5%	0.4%	0.3%
Race and Ethnicity				
2024 Estimated White	87.9%	79.8%	58.7%	49.1%
2024 Estimated Black or African American	3.4%	12.1%	30.8%	40.1%
2024 Estimated Asian or Pacific Islander	4.1%	3.3%	6.1%	6.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%	0.1%
2024 Estimated Other Races	4.5%	4.7%	4.2%	3.9%
2024 Estimated Hispanic	3.6%	3.4%	2.8%	2.4%
Income				
2024 Estimated Average Household Income	\$155,716	\$120,125	\$106,535	\$103,689
2024 Estimated Median Household Income	\$114,668	\$96,198	\$83,863	\$80,768
2024 Estimated Per Capita Income	\$81,419	\$58,082	\$48,411	\$44,414

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