

3302-3314 CROOKS ROAD

For Lease



Paul DeBono

Vice President of Brokerage & Client Services

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3302-3314 CROOKS ROAD

Royal Oak, MI 48073

Office Building For Lease



PROPERTY DESCRIPTION

Amazing opportunity for Professional, Medical, or Service Oriented Office in the center of Royal Oak, just minutes from the densely populated surrounding communities of Berkley, Birmingham, and Troy. An amazing opportunity for Salon's, MedSpas, Medical, and some Specialty Dental.

PROPERTY HIGHLIGHTS

- 2,000 SF of Professional Office Ideal for MedSpa, Medical or Professional Tenants
- Prestigious High Traffic Intersection of Crooks Rd & 13 Mile
- Ingress egress from both 13 Mile and Crooks Rd
- Planned Building Renovation to include new landscaping and signage
- Asking Rate: \$21 PSF Base Year Plus Utilities

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (MG)
Available SF:	2,000 SF
Lot Size:	0.49 Acres
Building Size:	6,161 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	655	2,208	8,078
Total Population	1,061	3,641	15,393
Average HH Income	\$67,930	\$72,444	\$88,286

TRAFFIC COUNTS

W 13 Mile Rd	22,282
Crooks Rd	19,894

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

3302	Available	2,000 SF	Modified Gross	\$21.00 SF/yr	Former Optimal Wellness Family Chiropractic space that would be ideal for Salon, MedSpa, Medical or Professional users. Dense and affluent surrounding population at a highly visible and easy to find location.
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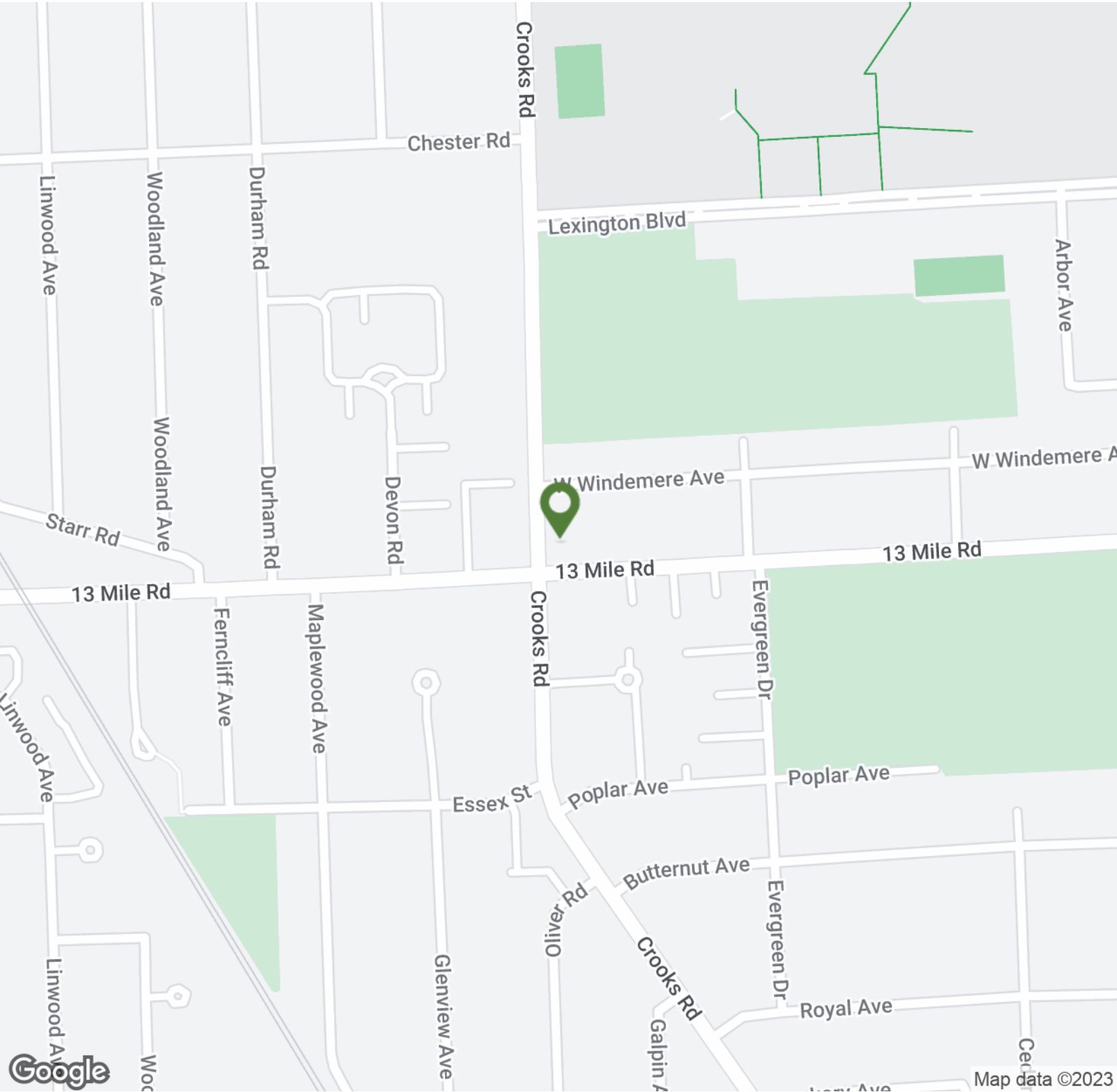


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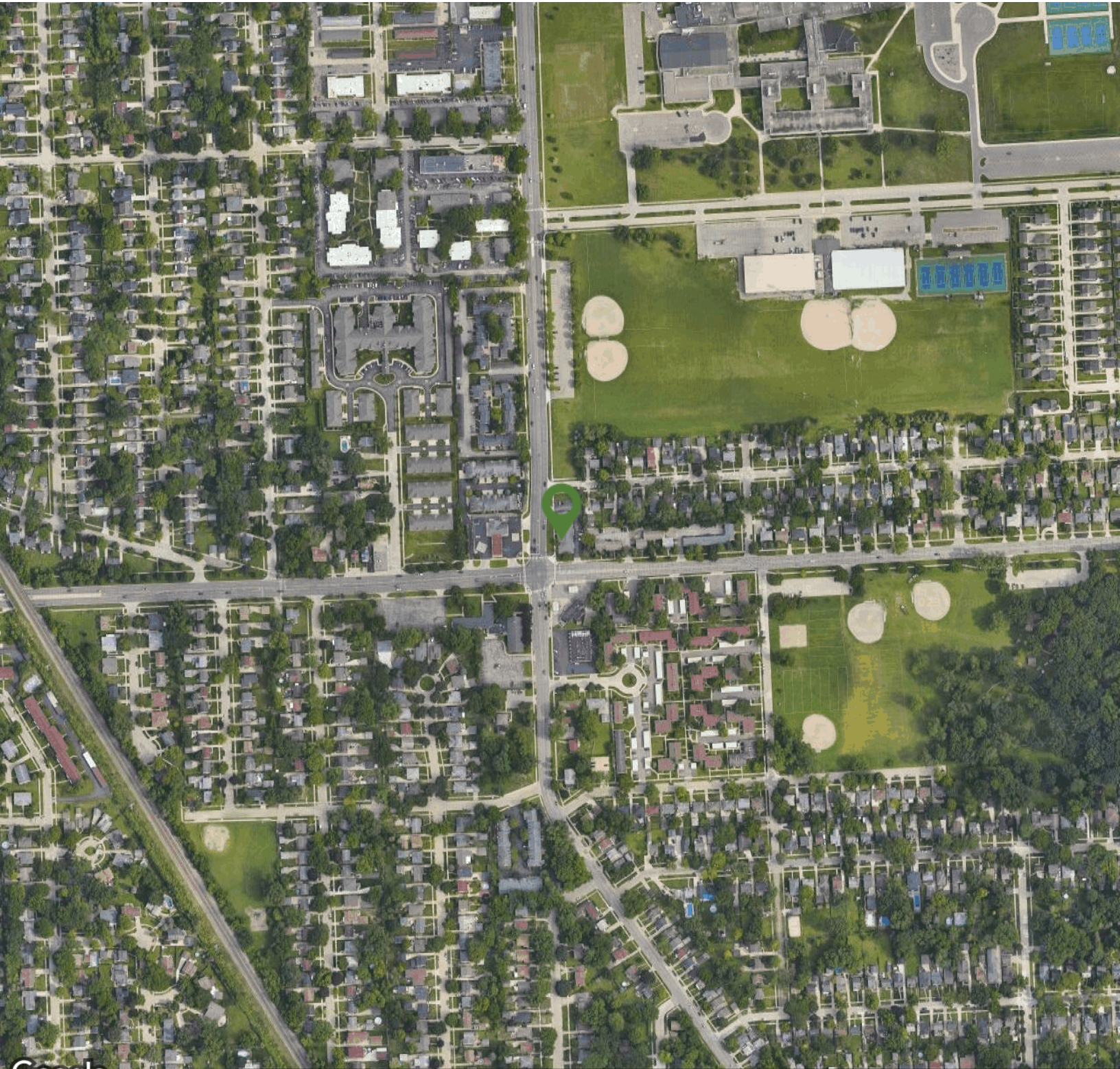


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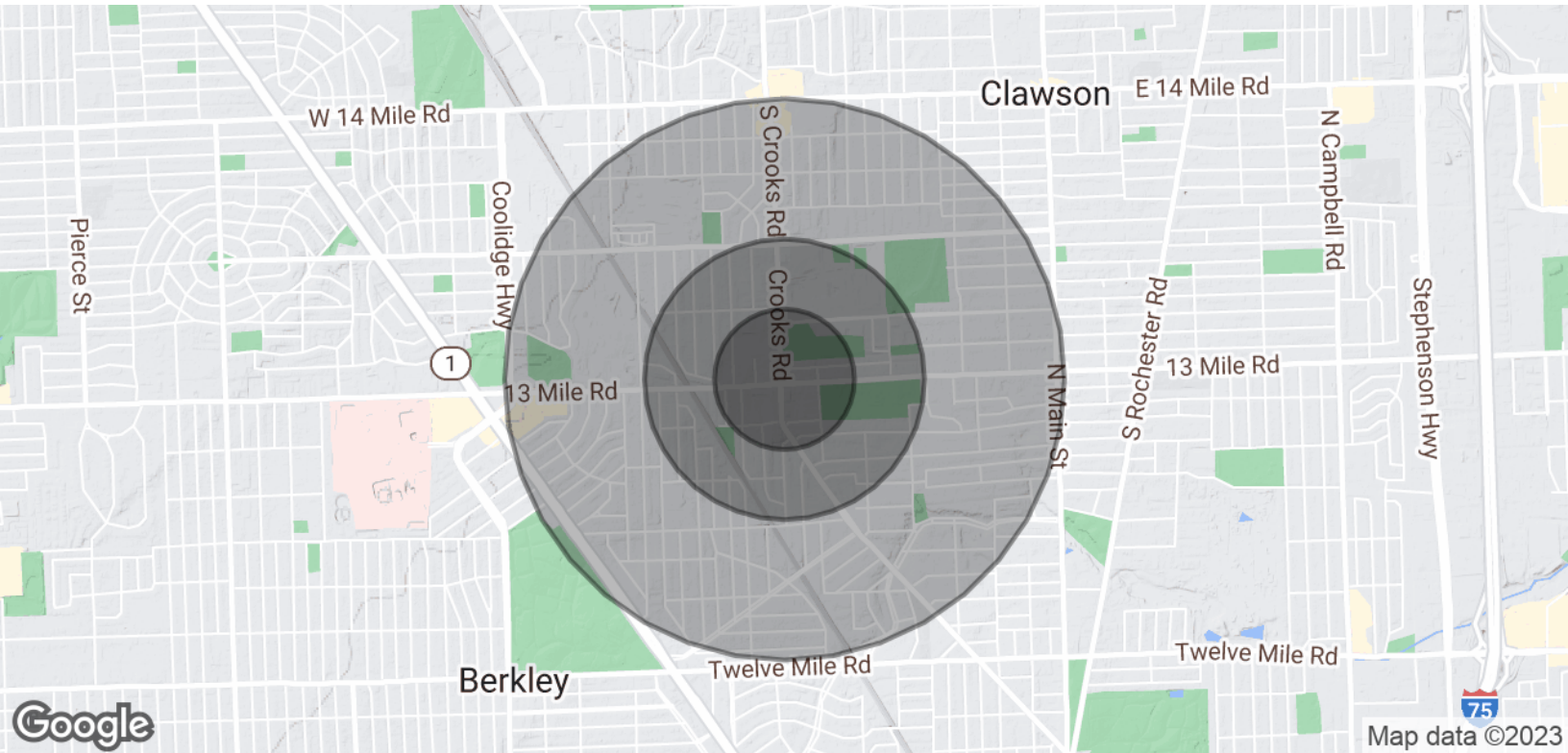


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,061	3,641	15,393
Average Age	37.5	39.4	41.6
Average Age (Male)	37.1	38.0	40.3
Average Age (Female)	38.1	40.3	42.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	655	2,208	8,078
# of Persons per HH	1.6	1.6	1.9
Average HH Income	\$67,930	\$72,444	\$88,286
Average House Value	\$118,819	\$152,119	\$219,014

* Demographic data derived from 2020 ACS - US Census

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