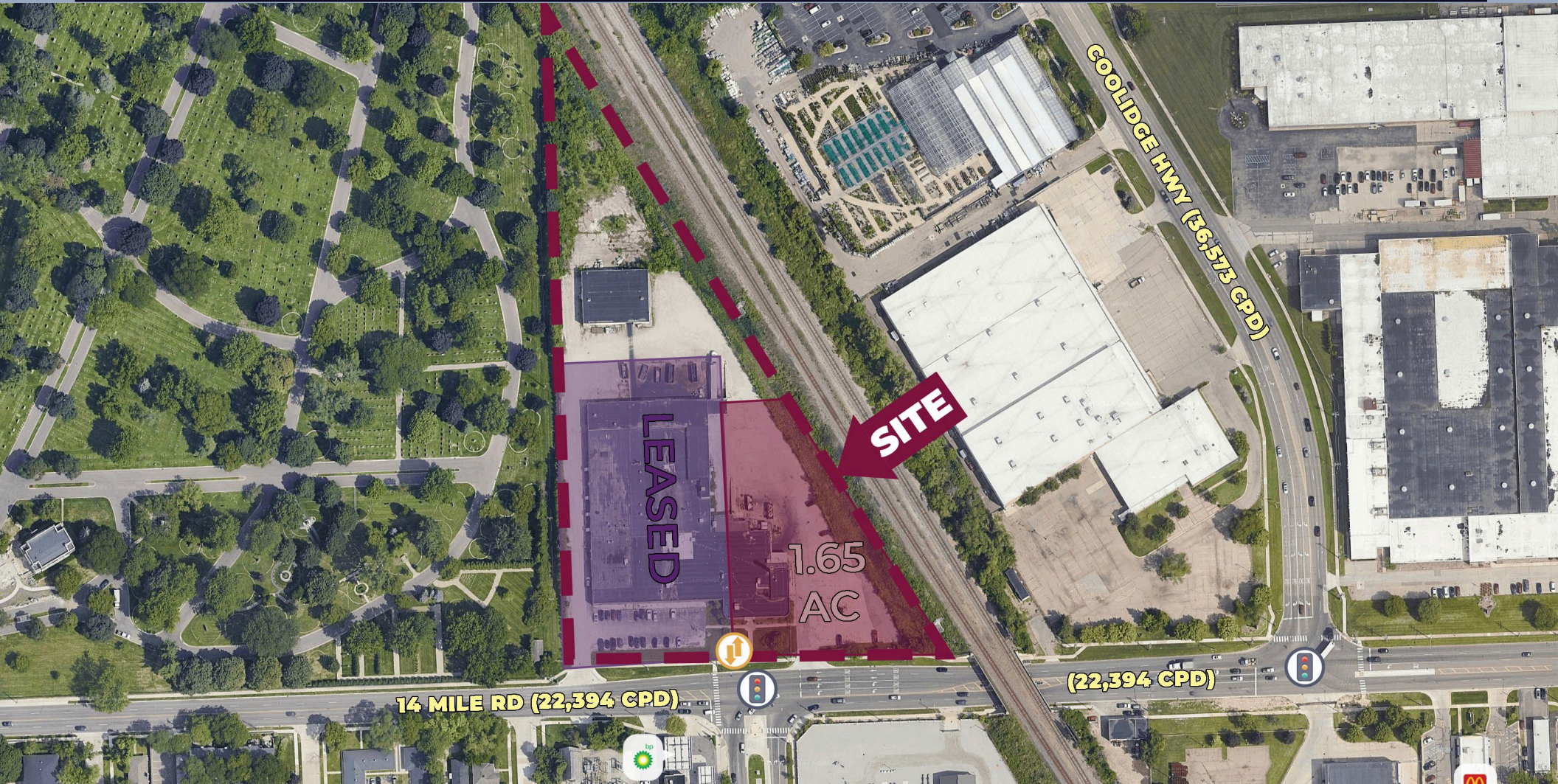


FOR LEASE/SALE
FUTURE DEVELOPMENT

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



PROPERTY DETAILS

LOCATION:	3200 W. 14 Mile Rd, Royal Oak, MI 48073
PROPERTY TYPE:	Vacant Land
SALES PRICE:	\$2,500,000.00
RENT:	\$150,000.00 (Land Lease)
PROPERTY TAXES:	TBD
LOT SIZE:	5.63 (Irregular)
ZONING:	Retail Industrial
GROSS LEASABLE AREA:	1.65 AC
TRAFFIC COUNT:	14 Mile Rd (22,394 CPD)

EXCLUSIVELY LISTED BY:



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

\$2,500,000.00

SALES PRICE

\$150,000.00
(LAND LEASE)

RENT

ANCHORS/ TENANT ROSTER



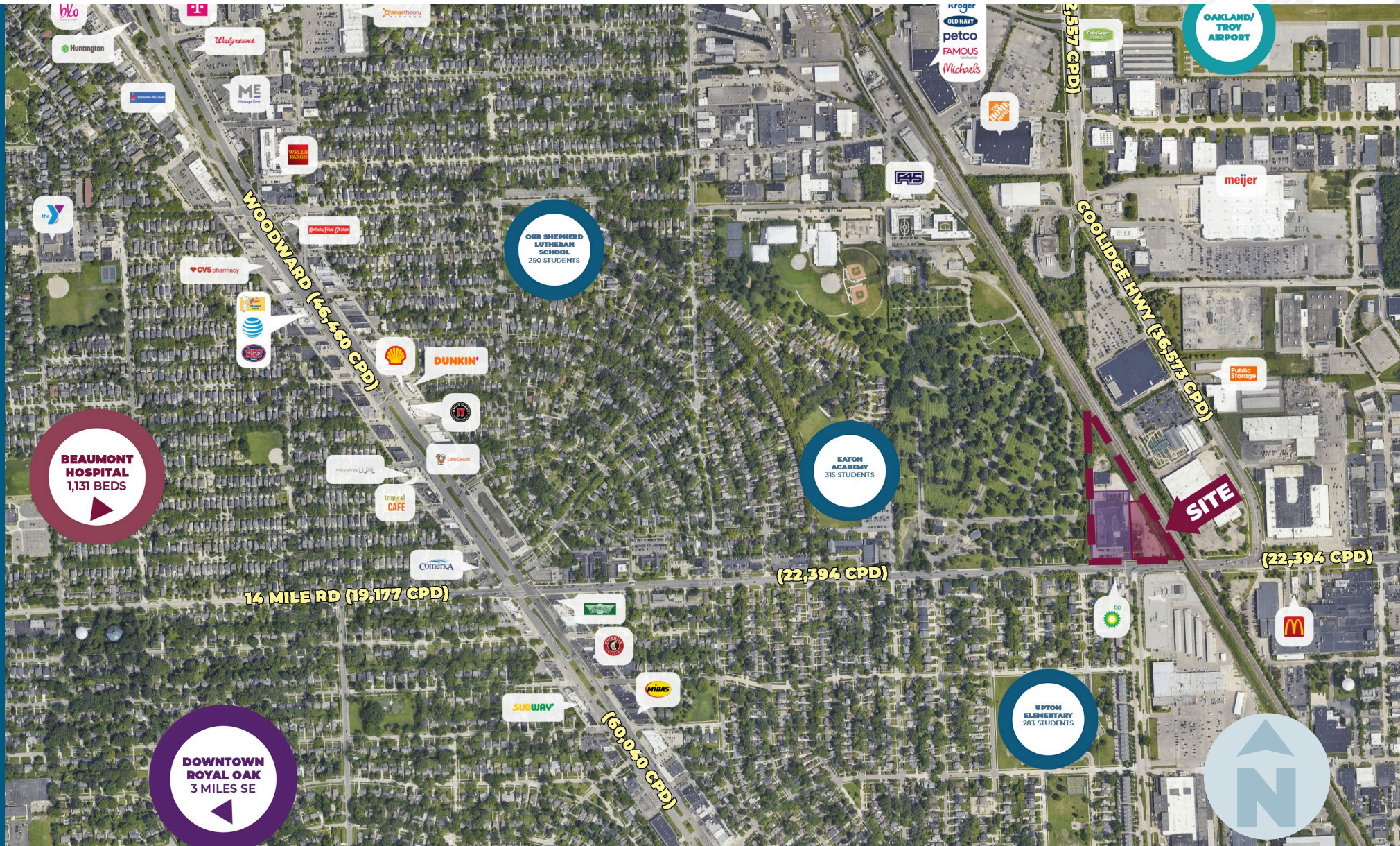
HIGHLIGHTS

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

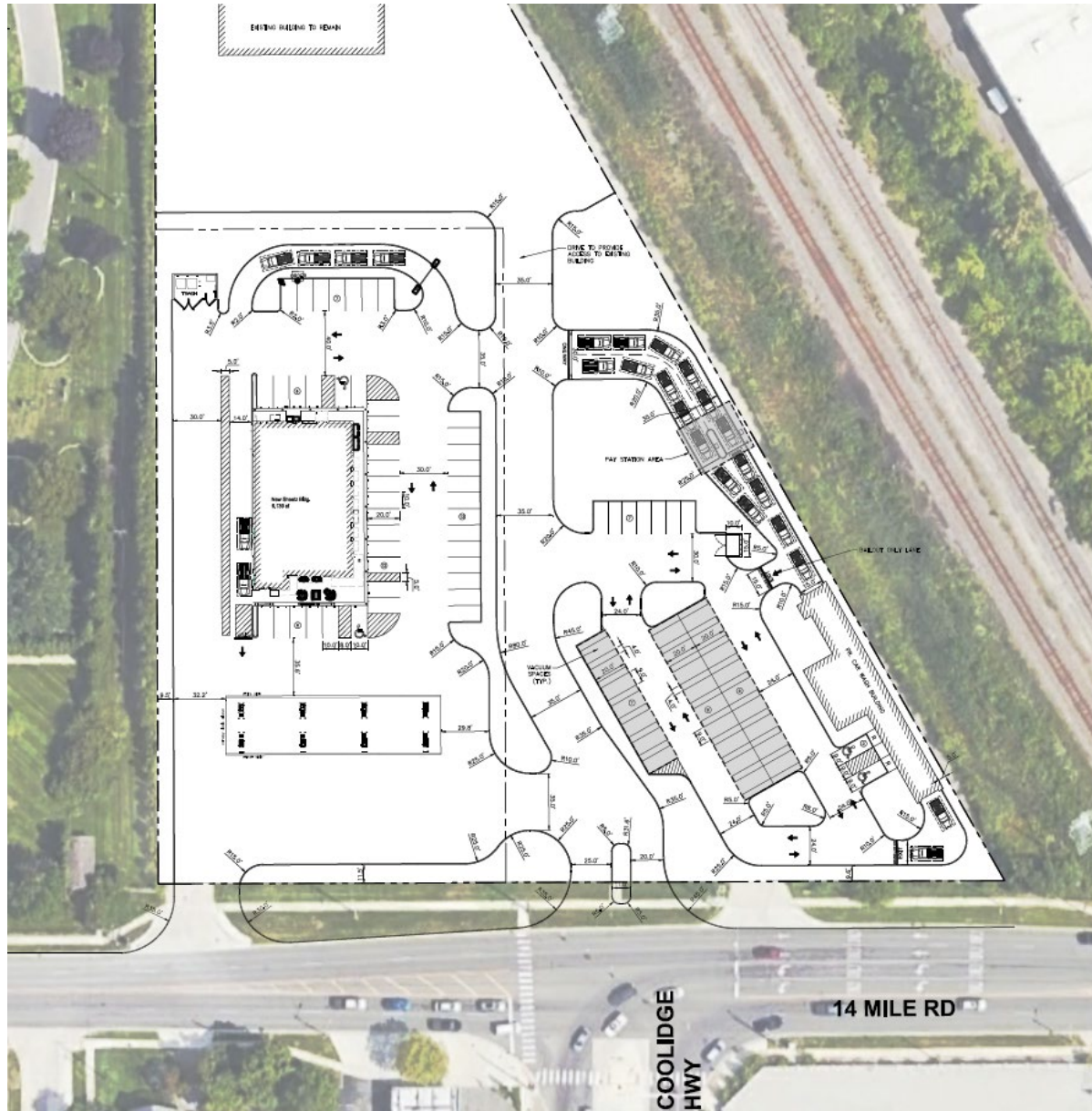
MICRO AERIAL



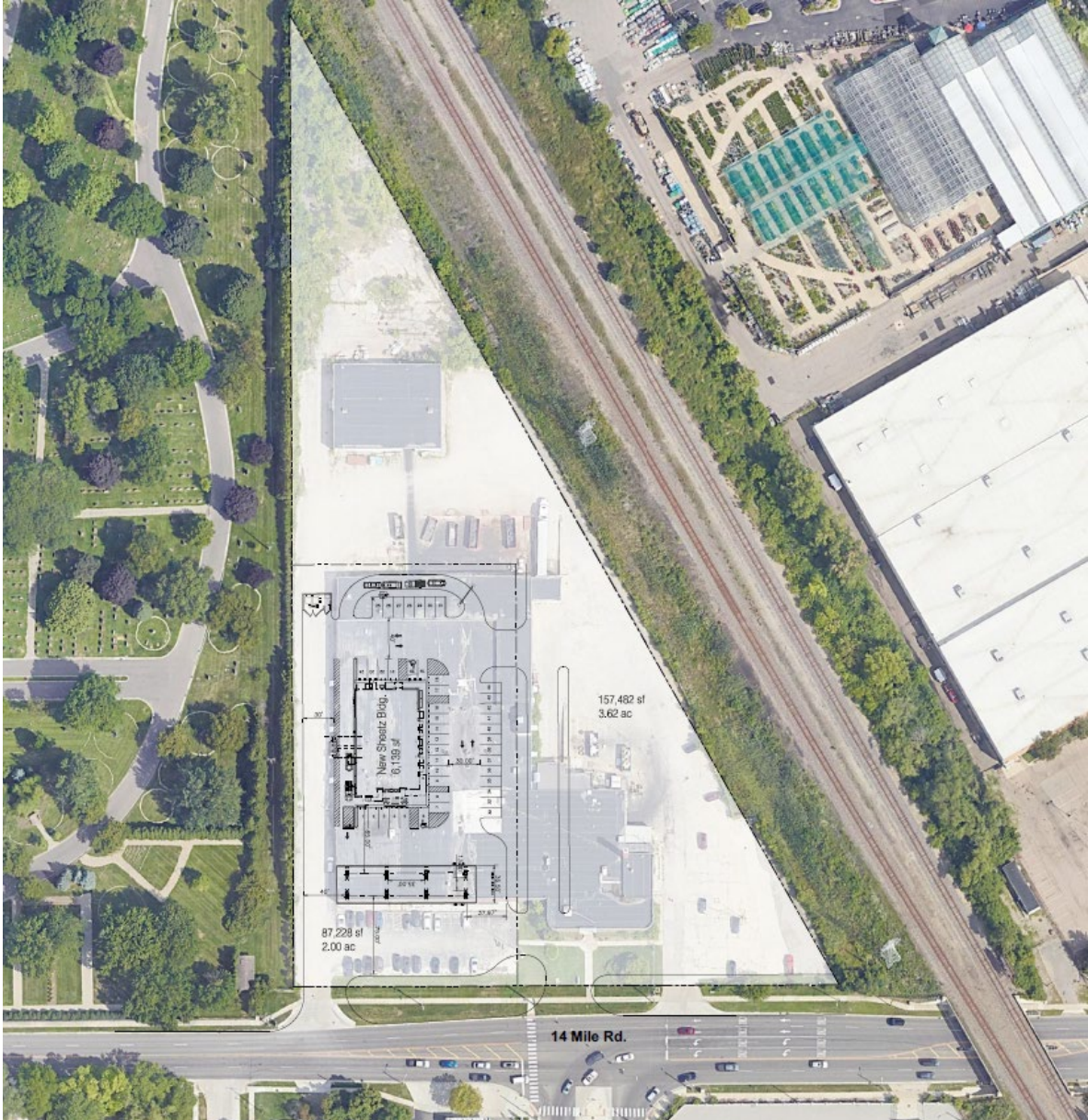
MACRO AERIAL



POTENTIAL LAYOUT



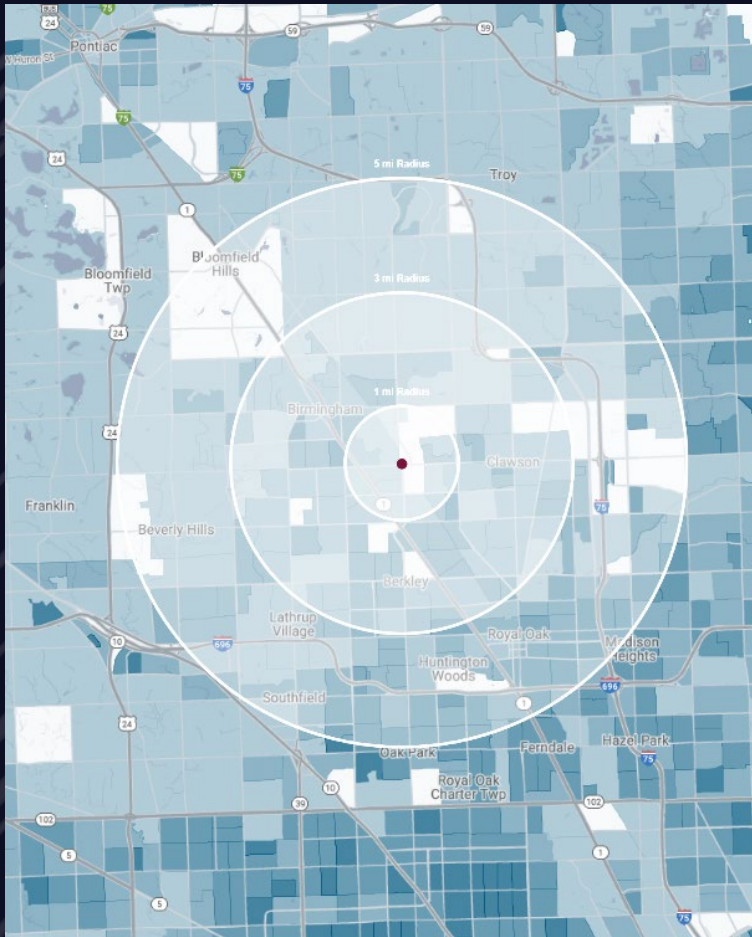
POTENTIAL LAYOUT



PLAT



DEMOGRAPHICS



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

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	10,918	112,897	268,361
2028 Projected Population	10,474	105,108	254,141
2020 Census Population	11,178	115,209	273,739
2010 Census Population	10,634	110,932	264,907
Projected Annual Growth 2023 to 2028	-0.8%	-1.4%	-1.1%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.1%

HOUSEHOLDS

2023 Estimated Households	5,820	51,349	116,543
2028 Projected Households	5,571	47,507	109,709
2020 Census Households	5,882	52,678	119,341
2010 Census Households	5,535	50,216	113,568
Projected Annual Growth 2023 to 2028	-0.9%	-1.5%	-1.2%
Historical Annual Growth 2010 to 2023	0.4%	0.2%	0.2%

RACE

2023 Est. White	80.0%	77.8%	70.6%
2023 Est. Black	7.3%	9.4%	15.8%
2023 Est. Asian or Pacific Islander	7.7%	8.3%	9.3%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%
2023 Est. Other Races	4.8%	4.3%	4.2%

INCOME

2023 Est. Average Household Income	\$125,254	\$163,581	\$159,966
2023 Est. Median Household Income	\$99,845	\$114,753	\$113,332
2023 Est. Per Capita Income	\$66,783	\$74,445	\$69,558

BUSINESS

2023 Est. Total Businesses	863	9,100	19,019
2023 Est. Total Employees	17,686	108,952	252,246

CONTACT US



**LOUIS J.
CIOTTI**

Managing Director

lciotti@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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