

ICONIC RETAIL SITE AVAILABLE | FOR ABSOLUTE NET/GROUND LEASE



FOR LEASE

31555 Woodward Ave
Royal Oak, MI 48073

Property Highlights

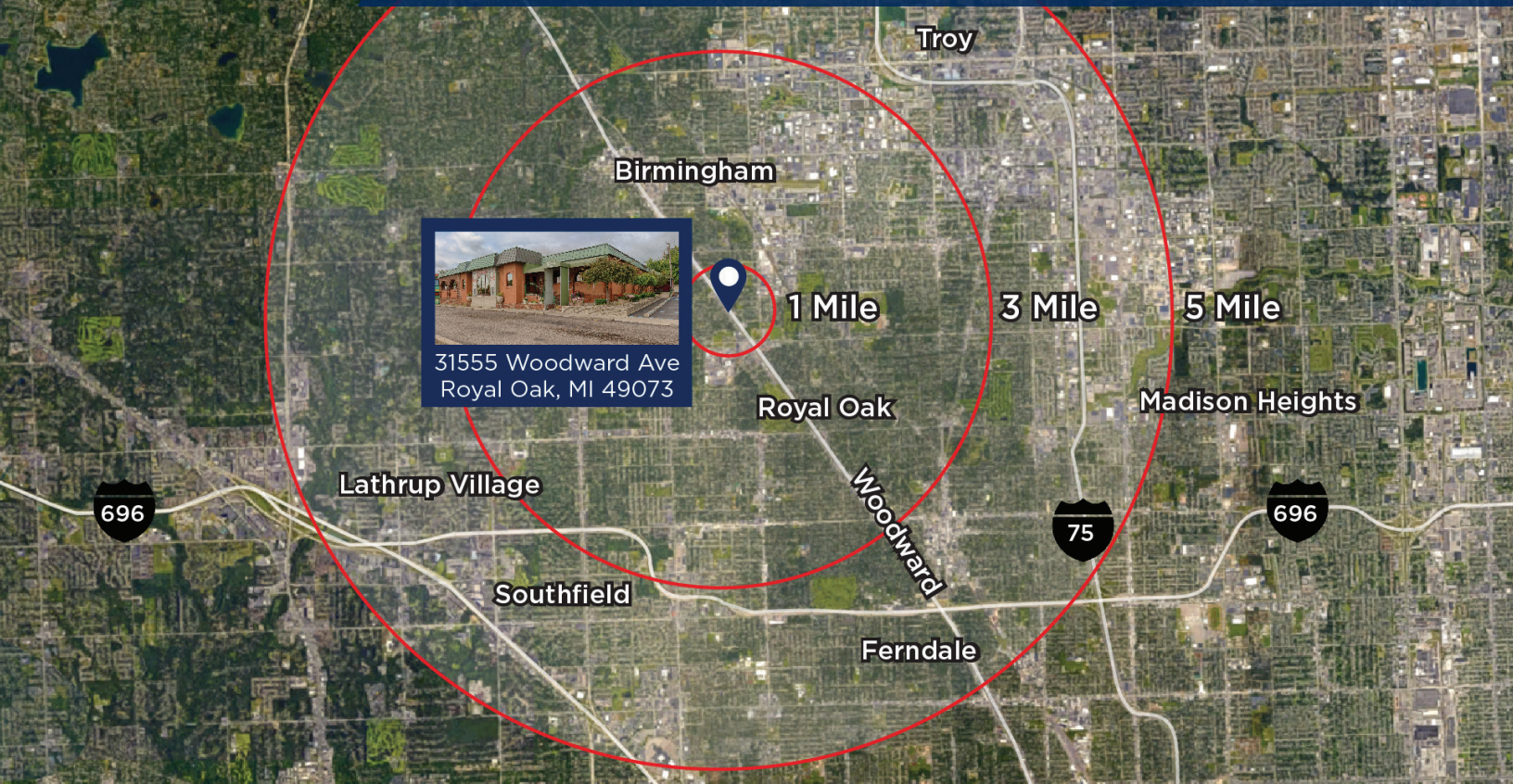
- Unparalleled opportunity to occupy or redevelop the most iconic site on Woodward north of New Center!
- +/- 7,587 SF restaurant w/ full basement and 190 parking spaces
- Over 460' of frontage on Woodward Ave (70,200 VPD)
- Class C liquor license + all FF&E available
- 2017 Winter + 2018 Summer Taxes = \$55,254.12
- Inquire with listing broker for rate/terms
Operating business, please do not disturb



Ryan Cohn, Managing Broker
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Demographics Chart

Population	1 Mile	3 Mile	5 Mile
2017 Total Population	14,649	107,403	180,498
2022 Projected Population	15,172	110,208	185,132
Pop Growth 2017-2022	0.70%	0.52%	0.51%
Households			
2018 Total Households	6,356	56,039	121,763
2017 Median Household Inc	\$55,583	\$70,936	\$68,628
2017 Average Household Inc	\$73,795	\$96,708	\$101,910

Traffic Counts - VPD

VPD - Vehicle Per Day

Woodward N of 13 mile - 70,200
13 Mile W of Woodward - 19,200
13 Mile E of Woodward - 24,800

Education Level

HS Grad - 8,318 - 18.57%
Undergrad - 16,527 - 36.89%
Grad/Post-Grad - 9,065 - 20.24%

