

# FOR SALE OR LEASE

## DOWNTOWN ROYAL OAK OFFICE & RETAIL

400 S MAIN ST | ROYAL OAK, MI



**ALAN STERN**

SENIOR VICE PRESIDENT | BROKERAGE SERVICES

P: 248.848.4119 E: [ALAN.STERN@FREG.COM](mailto:ALAN.STERN@FREG.COM)

**ANDREW J. BOWER**

SENIOR ASSOCIATE | BROKERAGE SERVICES

P: 248.848.4193 E: [ANDREW.BOWER@FREG.COM](mailto:ANDREW.BOWER@FREG.COM)



## 400 S MAIN ST

### PROPERTY HIGHLIGHTS

- For Sale or Lease - 9,000 SF Office / Retail Building
- High exposure Downtown Royal Oak location at Main & 4th Street
- Unique branding opportunity for an Office or Retail user
- Floors 2 & 3 - Up to 6,500 SF, ideal for creative or professional service office users
- Floor 1 - 2,500 SF of retail space
- Dedicated office lobby entrance along Main Street and 4th Street
- Highly walkable location to numerous dining, shopping, entertainment venues, and parking garages

eCode	006
Building Size	9,000 SF
Property Type	Office & Retail
City	Royal Oak
Sale & Lease Rate	Contact Broker

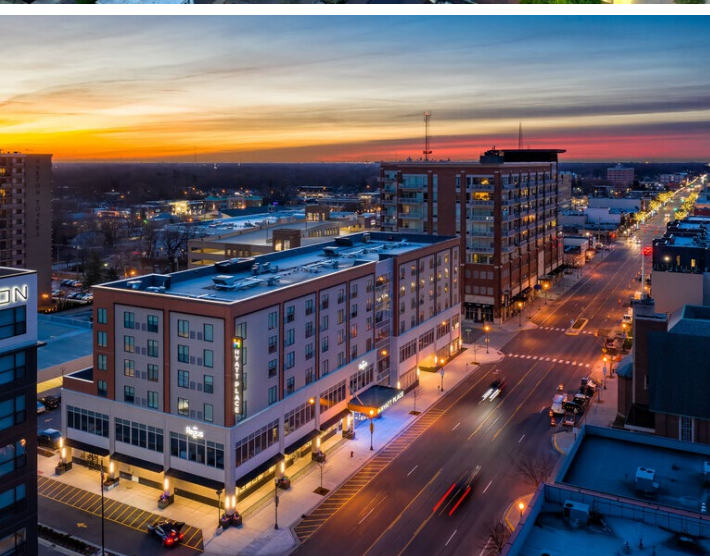






# NEARBY AMENITIES





## ROYAL OAK

Royal Oak is a suburban city located within Oakland County, Michigan. It is part of the Detroit metropolitan area and lies about 14 miles north of downtown Detroit. The city covers 11.8 square miles and is characterized by a mix of residential neighborhoods, parks, and a lively downtown area. Its central location in the region makes it an attractive area for those seeking suburban living with easy access to Detroit.

The city boasts a diverse economy driven by a blend of retail, dining, entertainment, healthcare, and professional services. Royal Oak's downtown district is a major economic hub, featuring a wide range of restaurants, bars, boutiques, and cultural attractions. The healthcare sector plays a significant role in the local economy, with Beaumont Hospital, Royal Oak being one of the largest employers in the area.

Royal Oak is well-connected by road, rail, and public transportation. It is served by major highways, including Interstate 75 and Interstate 696, which provide easy access to Detroit and other parts of southeastern Michigan. Woodward Avenue (M-1) runs through the city and is a major thoroughfare connecting Royal Oak to downtown Detroit and other northern suburbs. Public transportation options include bus services provided by SMART (Suburban Mobility Authority for Regional Transportation) and a train station with Amtrak service, which offers regional rail connections. Detroit Metropolitan Wayne County Airport, located about 30 miles south of the city, provides extensive domestic and international flight services.

<b>ESTIMATED POPULATION (2022)</b>	±57,495
<b>HOUSEHOLDS (2022)</b>	±28,986
<b>MEDIAN HH INCOME (2022)</b>	±\$92,799
<b>POPULATION PER SQUARE MILE (2022)</b>	±4,936

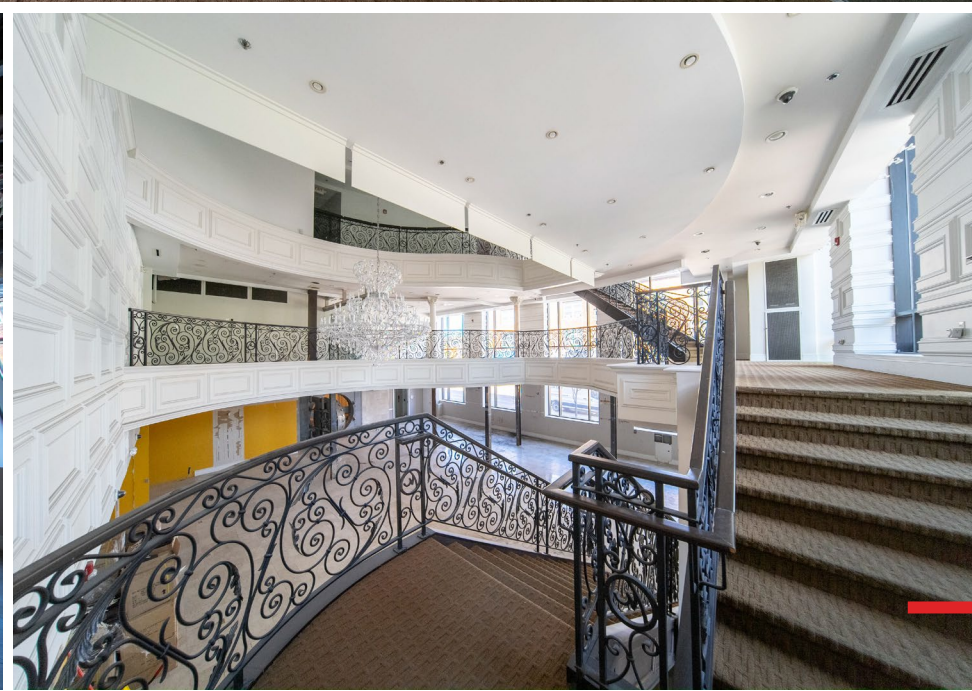
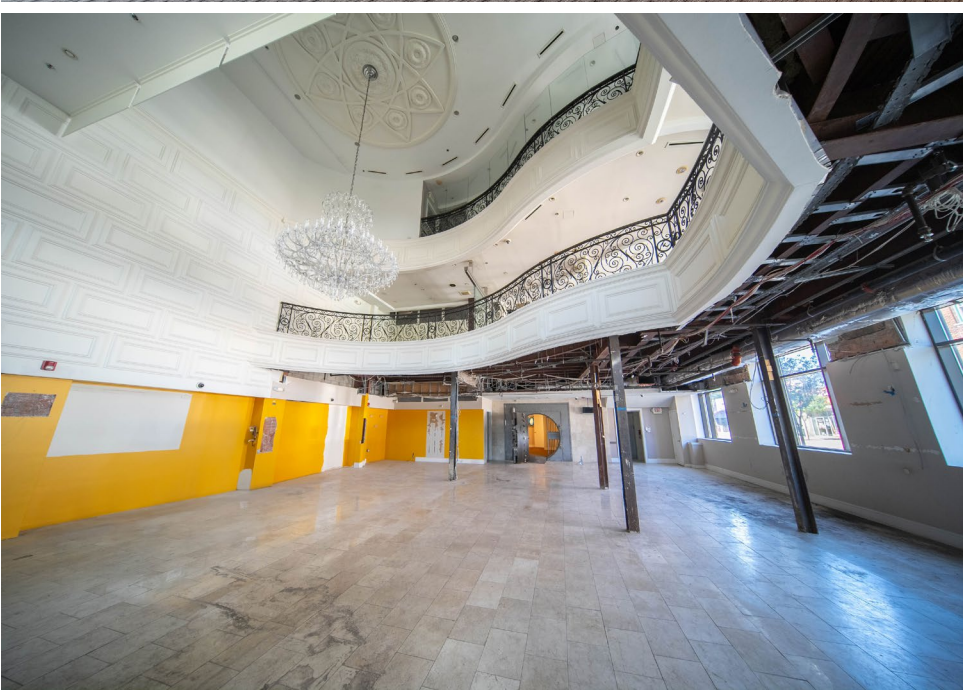






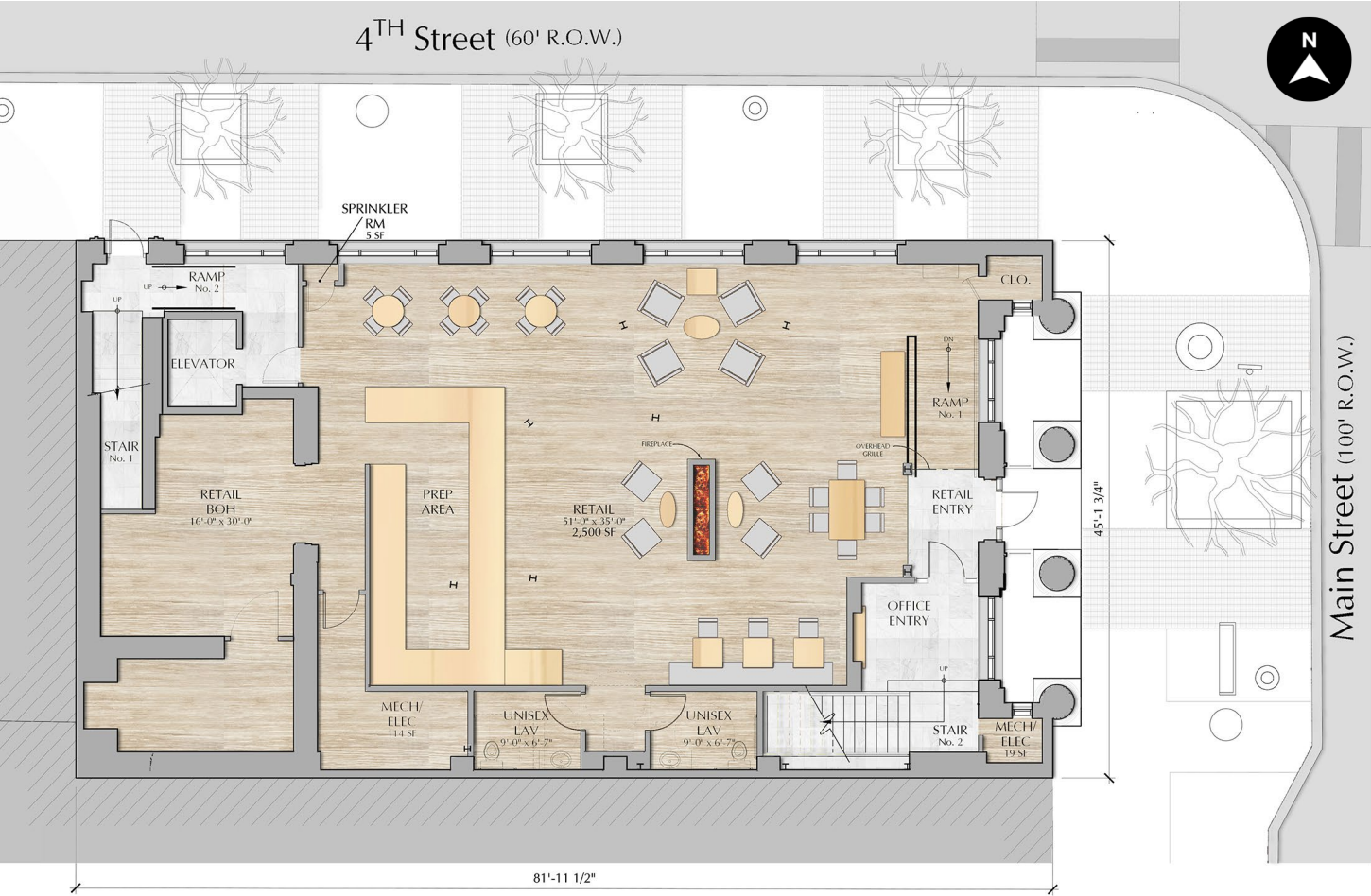






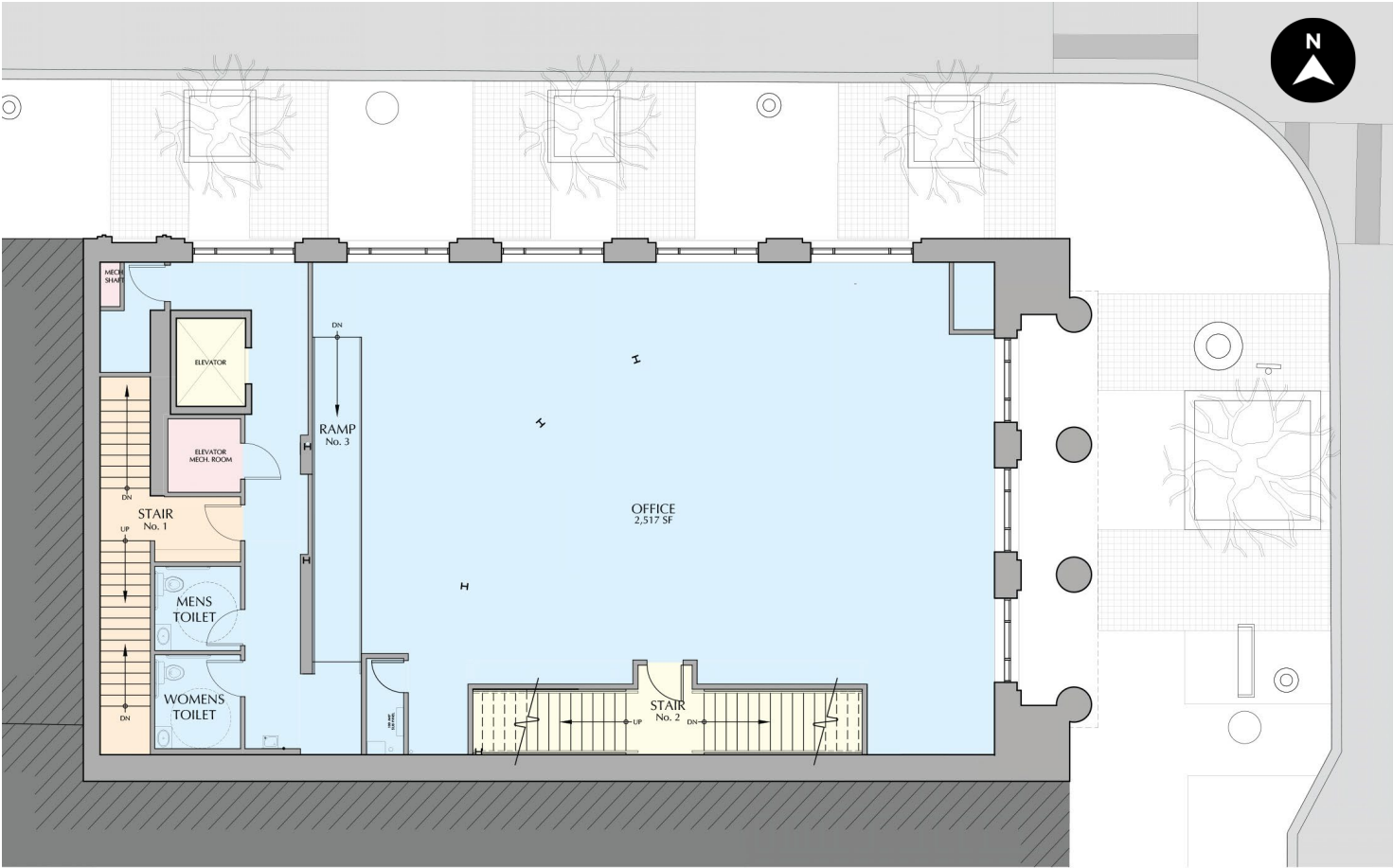


400 S MAIN ST  
1ST FLOOR - RETAIL





400 S MAIN ST  
2ND FLOOR - OFFICE

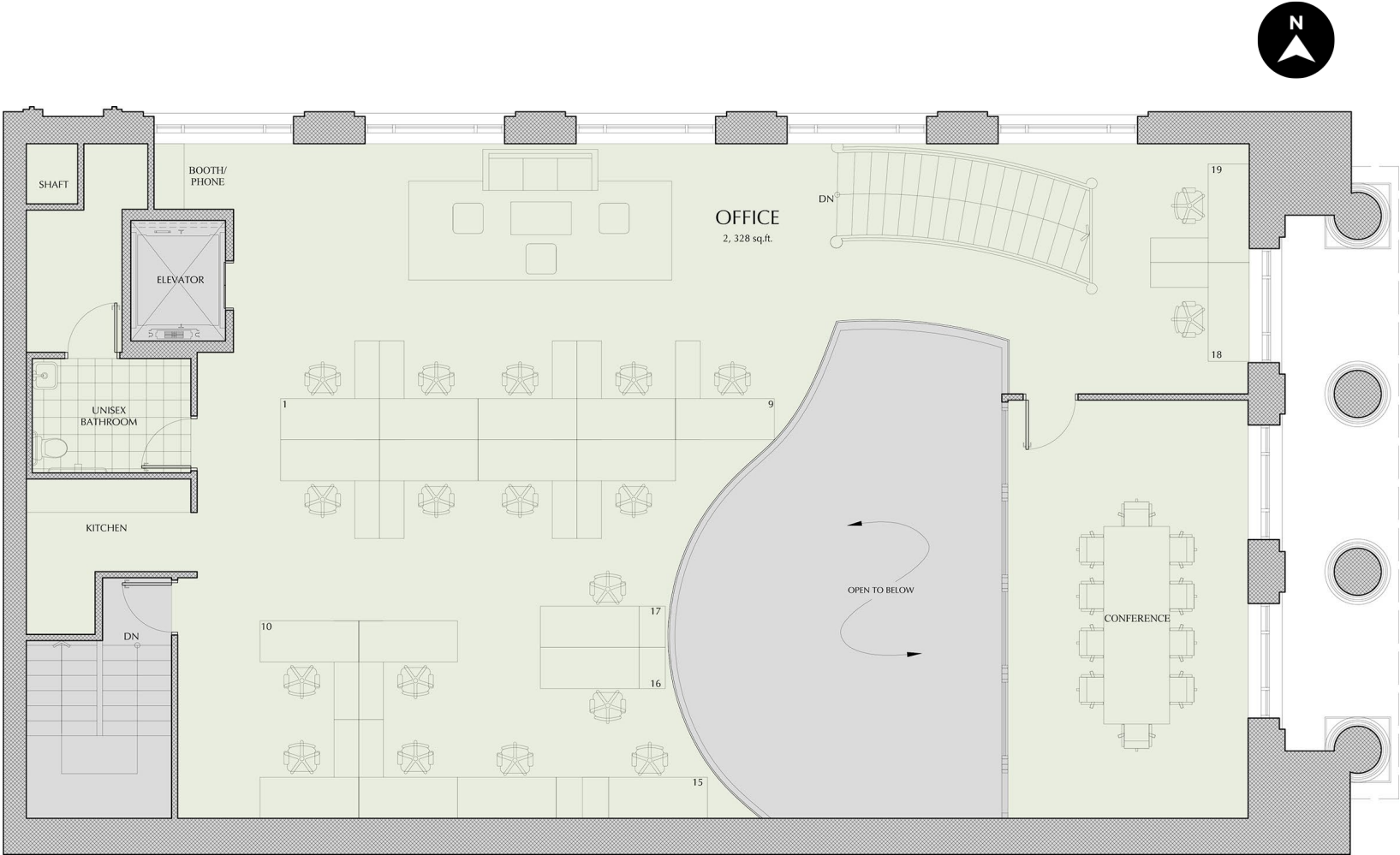


SECOND FLOOR LEGEND

	OFFICE
	RETAIL
	ANCILLARY
	EGRESS
	CIRCULATION
	MECHANICAL



400 S MAIN ST  
3RD FLOOR - OFFICE



Area Calculations	
Office	2, 328 sq.ft.
Vertical and Horizontal Circulations	154 sq.ft.
Atrium	503 sq.ft.
Net Usable Area	2, 482 sq.ft.



# CREATING VALUE BEYOND REAL ESTATE



**ALAN STERN** | SENIOR VICE PRESIDENT | BROKERAGE SERVICES

**ANDREW J. BOWER** | SENIOR ASSOCIATE | BROKERAGE SERVICES

FRIEDMAN REAL ESTATE | 34975 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48331 | FRIEDMANREALESTATE.COM

