

FOR SALE OR LEASE

Iconic Flagship Opportunity

400 SOUTH MAIN
ROYAL OAK, MICHIGAN



savills

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Premier Flagship Opportunity

Main & Main

For Sale or Lease

400 South Main, Royal Oak, MI

Unleash the full potential of your business in the heart of Royal Oak's dynamic downtown! This prime, three story retail/office opportunity is your gateway to a bustling urban environment that thrives on energy and creativity. Nestled amidst the trendy boutiques, gourmet restaurants, and vibrant cultural scene, your storefront will be part of a destination that draws in residents and visitors alike. The foot traffic is unparalleled, providing an ideal setting for your business to flourish. With a mix of historic charm and contemporary flair, Royal Oak offers a unique backdrop that will enhance your brand's identity.

On the corner of 4th and Main Street, one of the main intersections in Downtown Royal Oak, this space is strategically located for maximum visibility. This location ensures your business captures the attention of the diverse and discerning clientele that frequents the area. Join the thriving community of those who have already discovered the unparalleled opportunities that await in Royal Oak's downtown. Elevate your brand and make a lasting impression in this dynamic and coveted location. Welcome to your new storefront in Royal Oak, where success meets sophistication!





Property Overview

Location	400 South Main, Royal Oak, MI	
Lease / Sale Price	Contact Broker	
Property Type	Retail / Office	
Available Square Feet	9,000 Rentable Square Feet	
Floors	2,600 - 9,000 SF Available	
Building Highlights	<ul style="list-style-type: none"> ■ Three-story retail / office building ■ Private entrance off 4th Street for 2nd and 3rd Floor Spaces ■ 40 feet frontage on Main Street 	<ul style="list-style-type: none"> ■ 100 feet frontage on 4th Street ■ Neoclassical limestone exterior detail ■ Zoned CBD
Interior Finishes	<ul style="list-style-type: none"> ■ Interior extensively renovated and modernized with high-end finishes including: marble floors, plastered moldings, decorative pillars, wall and ceiling tiles, a grand staircase with intricate wrought iron handrail on all levels of mezzanines and a massive crystal chandelier as the centerpiece. 	<ul style="list-style-type: none"> ■ ADA Compliant with existing ramp and operational elevator accessing all 3 levels. ■ Multi-story windows wrapping 140+ SF of prime real estate frontage creating unbeatable merchandising and branding opportunities as well as gorgeous interior natural light.
Key Highlights	<ul style="list-style-type: none"> ■ Located at “Main & Main” in walkable Downtown Royal Oak, this site offers easy access to shops, restaurants, cafes, bars, entertainment venues, and other service businesses in the area, providing convenience and a variety of options for tenants and their employees. ■ Situated in the Social District 	<ul style="list-style-type: none"> ■ Close proximity to municipal parking and public transportation ■ Centrally located with immediate access to all expressways serving Metro-Detroit ■ Annual community events drawing millions of visitors from around the world





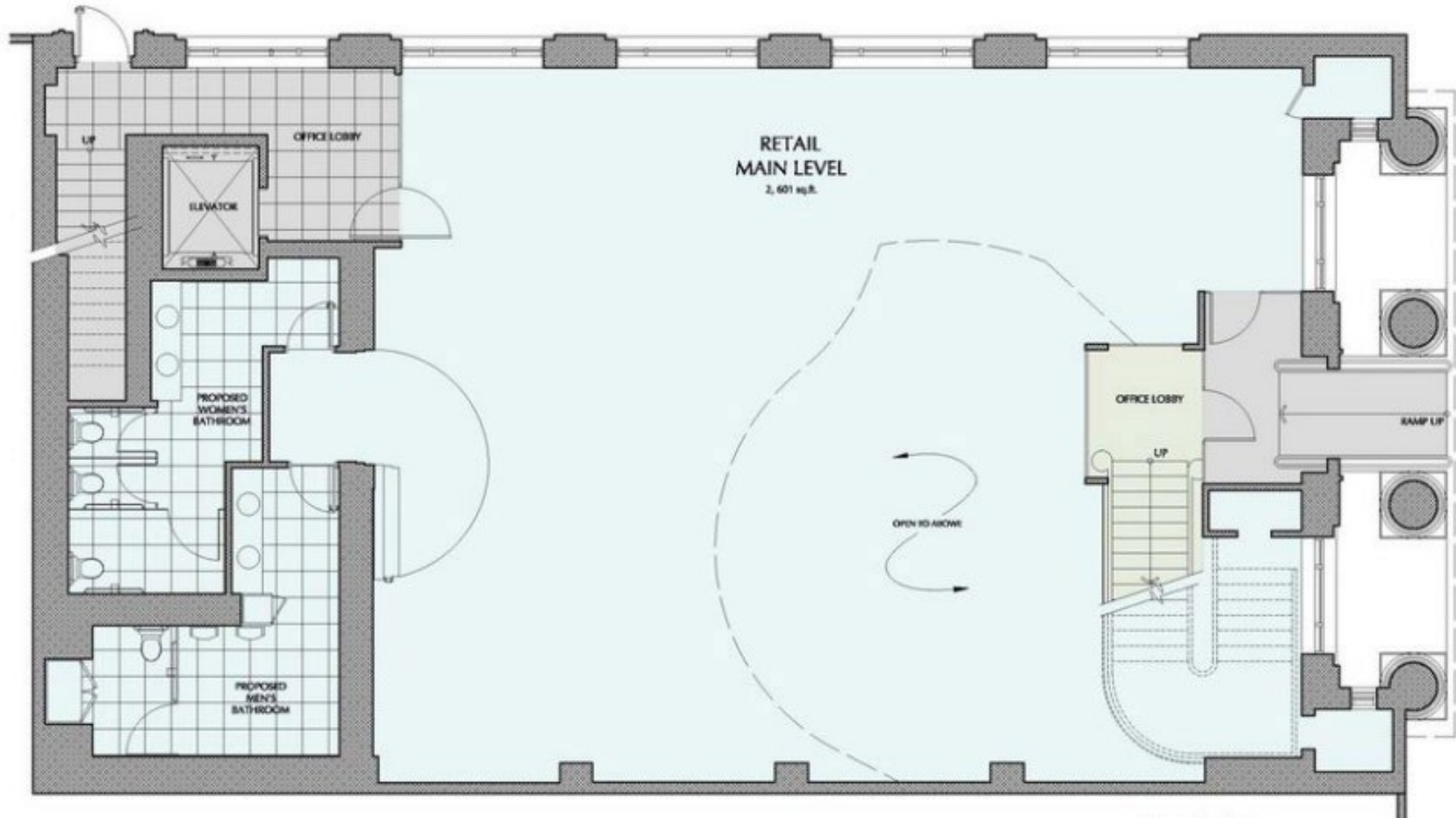




Floor Plans

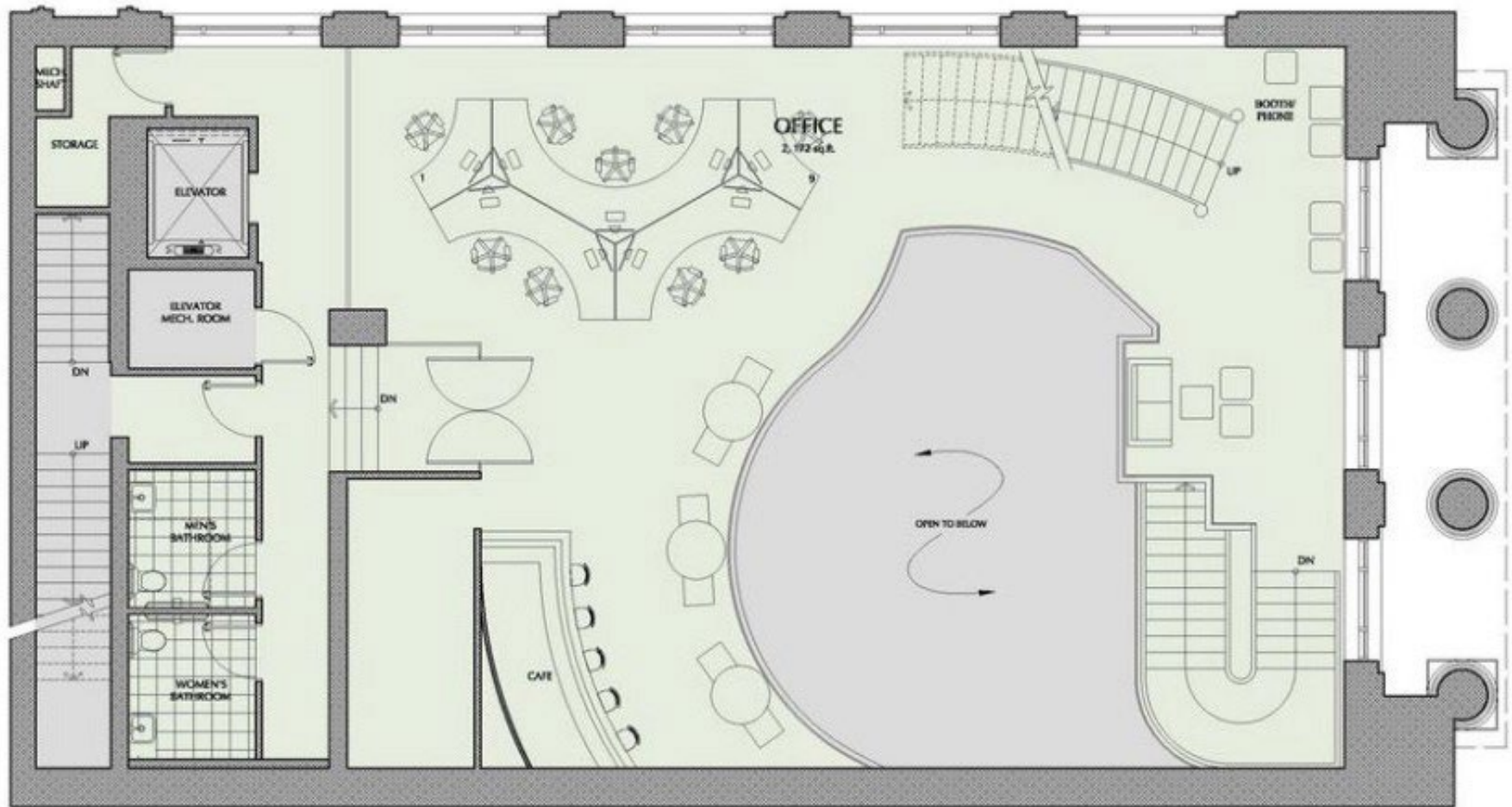
Retail/Office Space

First Floor



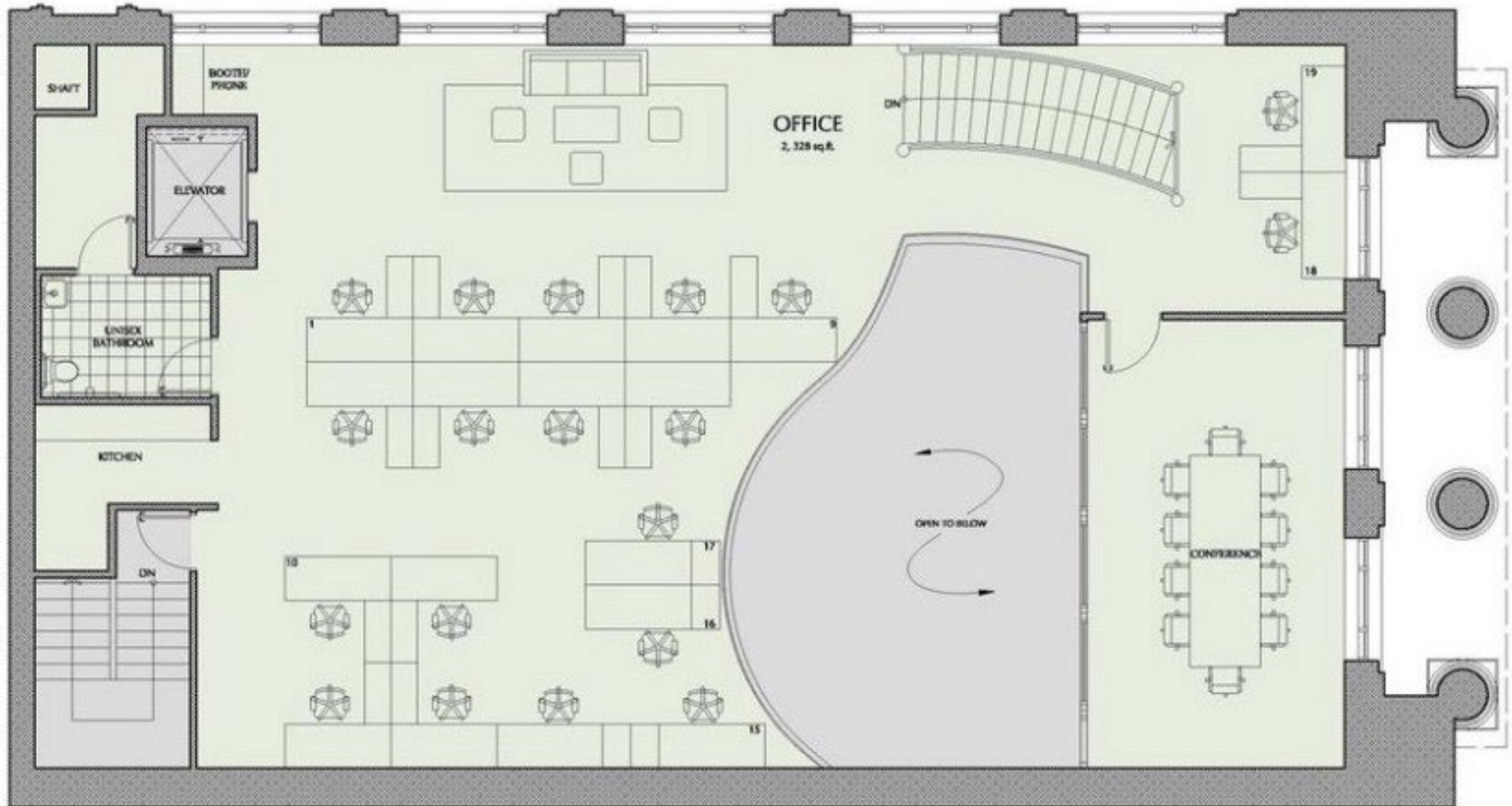
2,601 SF

Second Floor



2,172 SF

Third Floor



2,328 SF

Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	17,126	129,336	216,801
Households	8,906	60,164	92,969
Avg Household Income	\$145,554	\$104,132	\$84,414



Retail Map - Market



Royal Oak

Where East Meets West

The City of Royal Oak is recognized as a destination for entertainment, shopping, recreation, business, art and culture. Royal Oak is located approximately 2 miles North of Detroit in one of the wealthiest communities in the United States, Oakland County. Positioned along historic Woodward Ave and bordered by I-696 to the South and I-75 to the East, the community enjoys easy access to all MI Highway systems.



Photo Credit: The City of Royal Oak



Social District

The Royal Oak Social District allows participating businesses to sell alcoholic beverages to go! These beverages can be consumed in the common areas of the social district highlighted on the map below.

◀ Click map to enlarge and view on Royal Oak's website

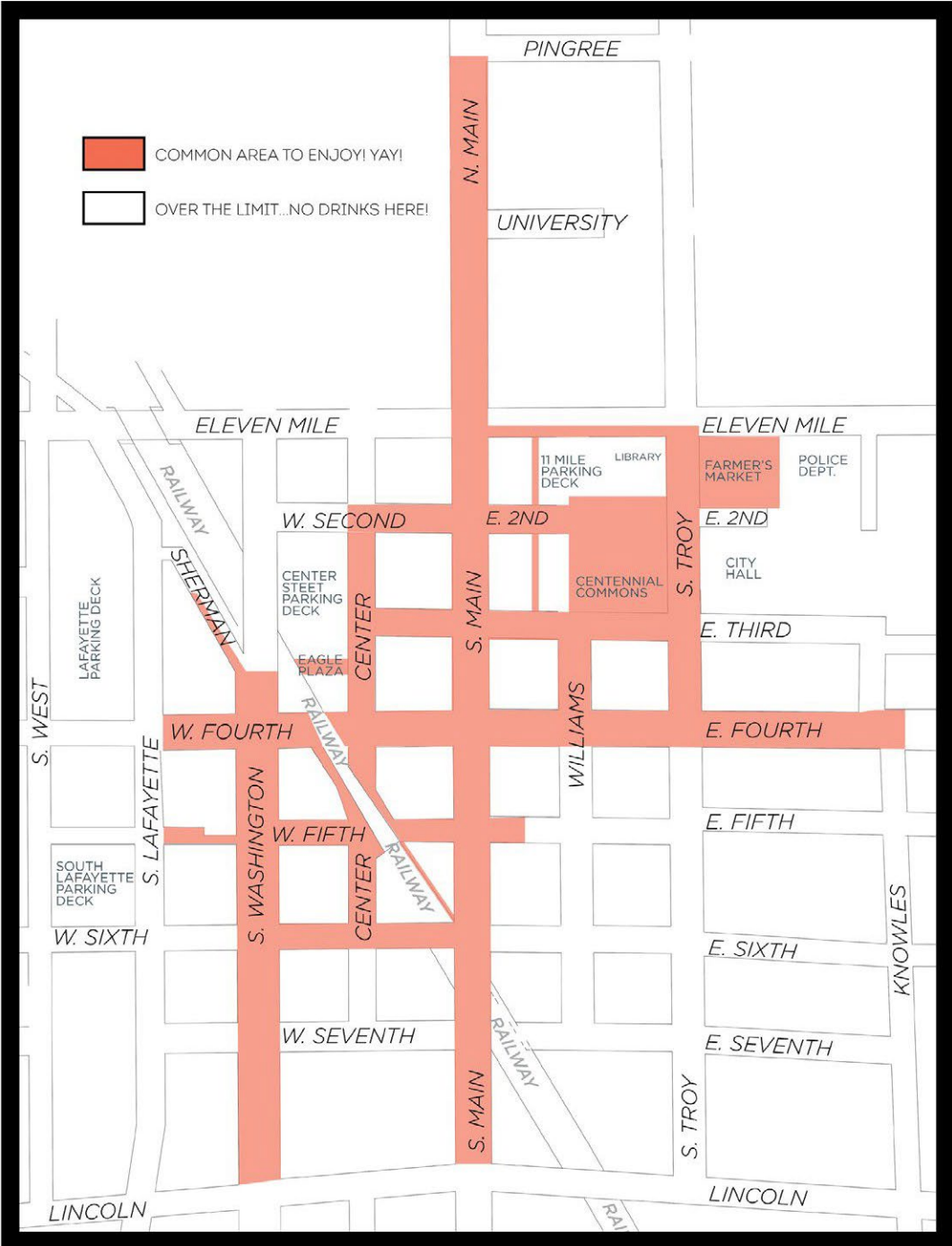




Photo Credit: The City of Royal Oak



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