

# FOR LEASE

27862 WOODWARD AVE.  
ROYAL OAK, MICHIGAN

## WHITE BOX RETAIL NEXT TO TRADER JOE'S TERRIFIC WOODWARD SIGNAGE



### WOODWARD COMMERCIAL CENTER PROPERTY FEATURES

- 5,913 SF Available
- Prominent Woodward Signage on Building and Monument
- Newly Created Clear Span White Box Space
- 239 Shared Parking Spaces
- Woodward Avenue Traffic Counts: Over 65,000 VPD
- Located Next to Top Producing Trader Joe's, Ulta, Sherwin Williams, O'Reilly's, PPG and PetSmart
- Zoning Allows Many Possible Uses
- Immediate Occupancy

### FOR DETAILS CONTACT

Scott Lyons

scott.lyons@lee-associates.com

(248) 567-8002



### DEMOGRAPHICS

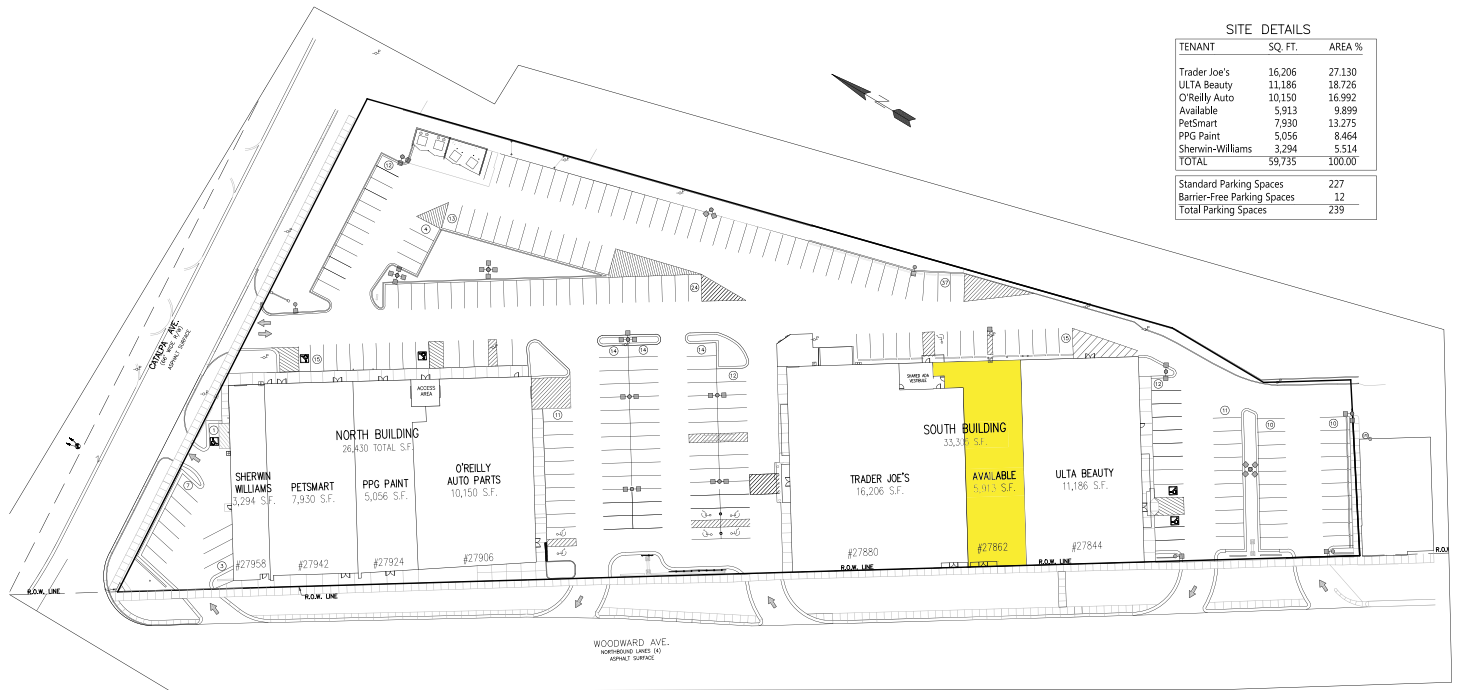
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POPULATION	66,078	340,307	1,167,501
AVG. INCOME	\$113,294	\$89,296	\$78,683
HOUSEHOLDS	30,311	147,453	465,696

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## EXTERIOR PHOTOS AND SIGNAGE



SITE DETAILS		
TENANT	SQ. FT.	AREA %
Trader Joe's	16,206	27.130
ULTA Beauty	11,186	18.726
O'Reilly Auto	10,150	16.992
Available	5,913	9.899
PetSmart	7,930	13.275
PPG Paint	5,056	8.464
Sherwin-Williams	3,294	5.514
<b>TOTAL</b>	<b>59,735</b>	<b>100.000</b>

Standard Parking Spaces	227
Barrier-Free Parking Spaces	12
<b>Total Parking Spaces</b>	<b>239</b>

WOODWARD COMMERCIAL CENTER  
ROYAL OAK, MICHIGAN  
SITE PLAN  
11/30/23

■ AVAILABLE

PREPARED BY:  
BOSS ENGINEERING  
3121 E. GRAND RIVER AVE  
HOWELL, MI 48843  
517.546.4836

PREPARED FOR LANDLORD:  
BERMAN COMPANY  
1564 HENRIETTA STREET  
BIRMINGHAM, MICHIGAN 48009  
248.977.7212

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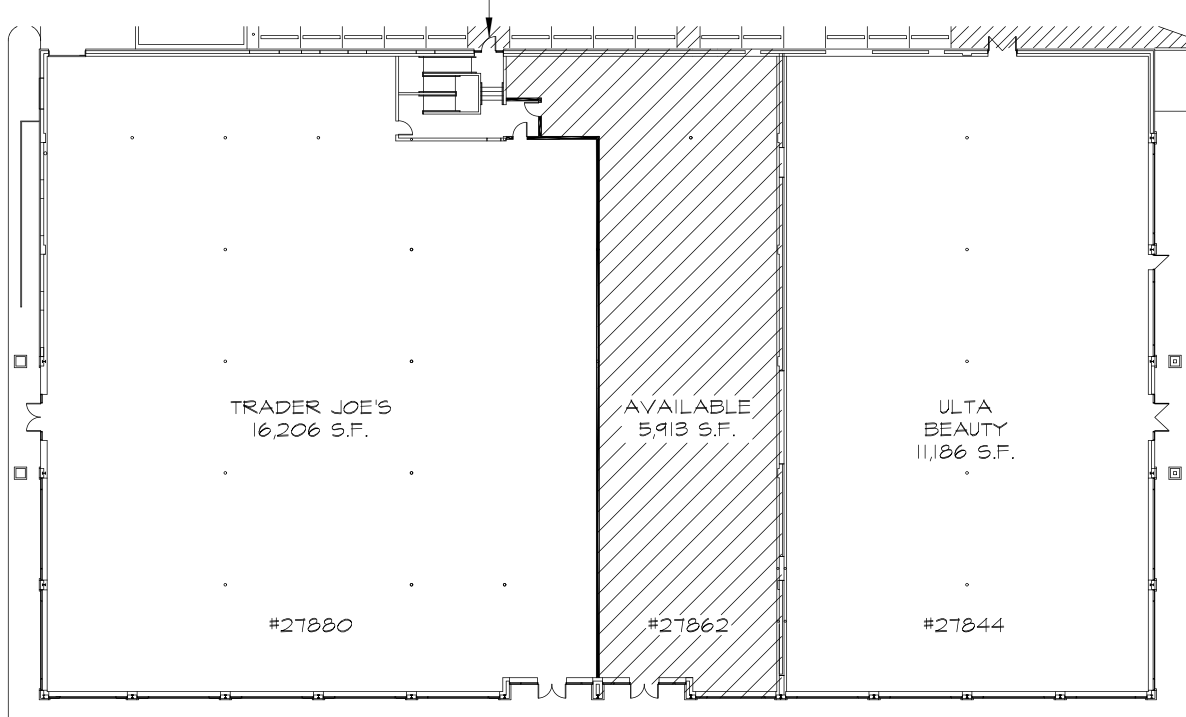
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## NEWLY CREATED WHITE BOX AVAILABLE IMMEDIATELY

SQUARE FOOTAGE ALLOCATION OF SHARED VESTIBULE			
TENANT	STORE SF	VESTIBULE SF	RENTABLE SF
TRADER JOE'S	15,832	374	16,206
AVAILABLE	5,716	137	5,913
TOTAL	21,608	511	22,119

SHARED ADA VESTIBULE



SOUTH BUILDING FLOOR PLAN  
(PREMISES SHOWN AS CROSS HATCHED)

### AVAILABLE

WOODWARD COMMERCIAL CENTER  
27862 WOODWARD AVE, ROYAL OAK, MI 48067  
1129.23

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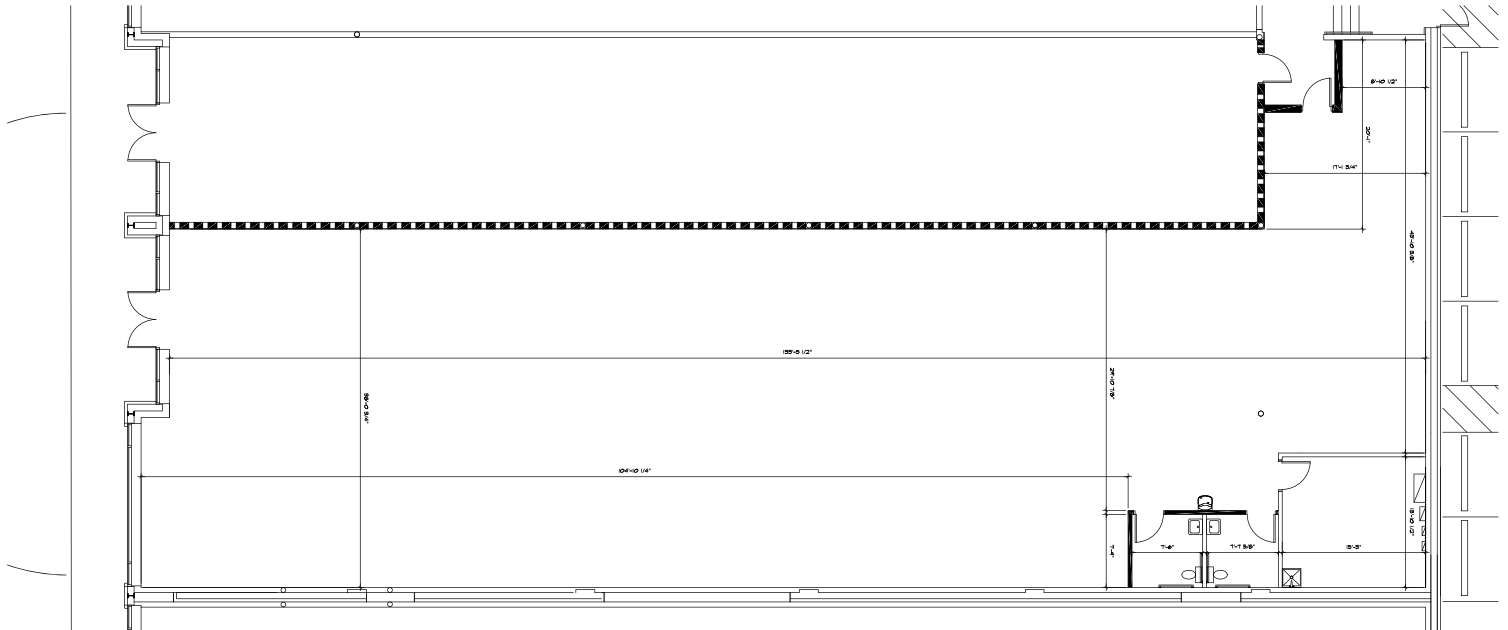
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COMMERCIAL REAL ESTATE SERVICES



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