CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR LEASE

32552 WOODWARD AVENUE | ROYAL OAK, MICHIGAN

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PROPERTY INFORMATION

Property Address	32552 Woodward Avenue
City/Township	Royal Oak
Building Size	7,114 SF
Space Available	2,812 SF
Asking Rental Rate	$26.00 PSF
Estimated NNN's	$6.50 PSF
Parking	27 Spaces

JOIN

AREA TENANTS & EMPLOYERS

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
135,993 PEOPLE

MEDIAN AGE
32.6 YEARS OLD

HOUSEHOLDS
50,000

CONSUMER SPENDING
$2.2 BILLION ANNUALLY

AVG HOUSEHOLD INCOME
$135,993/ANNUALLY

DAYTIME EMPLOYEES
135,993 EMPLOYEES

PROPERTY HIGHLIGHTS

- Retail/Office space available with high visibility on heavily traveled Woodward Avenue.
- Large daytime population within a three-mile radius of the property.
- Site is located south of 14 Mile Road within close proximity to Beaumont Hospital.
- Great site for any restaurant or service retailer looking for strong Woodward frontage.

N
Women's excellence
2,812 SF
AVAILABLE
taco bros
Woodward Avenue

Buckingham Rd.
Woodward Ave.
Women's Excellence
2,812 SF
AVAILABLE
taco bros
mexican street food

T··Mobile·
PORSCHE
Walgreens
Papa Joe's
Pizza Hut
Moosejaw
Massage Envy SPA
SHERWIN WILLIAMS
KFC
H&R BLOCK
StateFarm
DUNKIN' DONUTS
CVS pharmacy
Hollywood Feed
The UPS Store
Jersey Mike's SUBS
AT&T
bank of ann arbor
Woodward Ave
Benjamin Moore Paints
Little Caesars pizza!pizza!
FASTSIGNS More than fast. More than signs.
Brightmont ACADEMY
FedEx Office
E 14 Mile Rd
Comerica Bank
PEARLE VISION
SITE
taco bros
Women's excellence
Edward Jones
Troy Transit Center
N

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	11,832	109,564	258,015
2024 Population	12,374	113,613	264,977
2029 Population Projection	12,453	114,180	265,837
Annual Growth 2020-2024	0.4%	0.3%	0.2%
Annual Growth 2024-2029	0.1%	0.1%	0.1%
Median Age	41.8	42.7	42.5
Bachelor's Degree or Higher	61%	57%	53%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	5,524	48,938	111,613
2024 Households	5,742	50,660	114,585
2029 Household Projection	5,773	50,905	114,965
Owner Occupied Households	4,121	35,562	78,697
Renter Occupied Households	1,652	15,343	36,268
Avg Household Income	**$131,417**	**$120,003**	**$116,413**
Median Household Income	**$105,454**	**$93,736**	**$89,196**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,730	89,050	184,010
Black	801	13,074	51,832
American Indian/Alaskan Native	46	267	641
Asian	498	8,593	22,234
Hawaiian & Pacific Islander	2	58	92
Two or More Races	297	2,572	6,167
Hispanic Origin	390	3,174	7,098

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	539	7,071	16,843
$50,000 - 75,000	952	7,488	17,889
$75,000 - 100,000	659	7,616	15,686
$100,000 - 125,000	754	6,163	13,379
$125,000 - 150,000	518	4,148	8,865
$150,000 - 200,000	694	5,327	10,789
$200,000+	1,069	7,784	17,480

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	**5,508**	**997**	**6**	**26,335**	**3,781**	**7**	**85,120**	**9,993**	**9**
Trade Transportation & Utilities	18,595	2,699	7	77,981	9,939	8	186,596	21,542	9
Information	169	18	9	2,048	169	12	6,954	513	14
Financial Activities	699	101	7	7,734	1,092	7	25,127	2,704	9
Professional & Business Services	945	137	7	14,940	1,598	9	38,308	4,190	9
Education & Health Services	12,231	2,085	6	23,703	4,488	5	46,478	8,334	6
Leisure & Hospitality	1,085	86	13	9,042	584	15	20,636	1,316	16
Other Services	680	97	7	4,608	721	6	11,320	1,701	7
Public Administration	102	4	26	1,340	70	19	6,446	241	27
Goods-Producing Industries	**1,227**	**88**	**14**	**6,601**	**566**	**12**	**18,366**	**1,410**	**13**
Natural Resources & Mining	6	1	6	60	11	5	68	14	5
Construction	273	50	5	2,209	319	7	6,117	759	8
Manufacturing	948	37	26	4,332	236	18	12,181	637	19
Total	**19,822**	**2,787**	**7**	**84,582**	**10,505**	**8**	**204,962**	**22,952**	**9**

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EXCLUSIVELY LISTED BY:

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RETAIL LEASING
Landlord Representation & New Project Leasing

TENANT REPRESENTATION
Site Selection & Negotiations

INVESTMENT SALES
STNL & Multi-Tenant, Multi-Family, Carwashes, etc.

ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio Transactions

MARKET ANALYSIS
Market Research & Site Evaluations

NATIONAL RELATIONSHIPS
Retailers & Investors across the U.S.

TEAMWORK
Innovative Solutions

SHARED DATABASE
Retailers & Investors across the U.S.