FOR LEASE

CMP

31372 Woodward Ave | **Royal Oak, MI**

FREESTANDING RETAIL

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	31372 Woodward Ave
City/Township	Royal Oak, MI
Building Size	4,050 SF
Land Size	0.20 AC
Parking	Surface – 11 Spaces
Zoning	B1
Asking Rental Rate	$29.00 PSF
Estimated NNN's	Contact Broker

DEMOGRAPHICS *(5-MILE RADIUS)*

283,191
PEOPLE

$166,077
AVG. HOUSEHOLD INCOME

125,227
HOUSEHOLDS

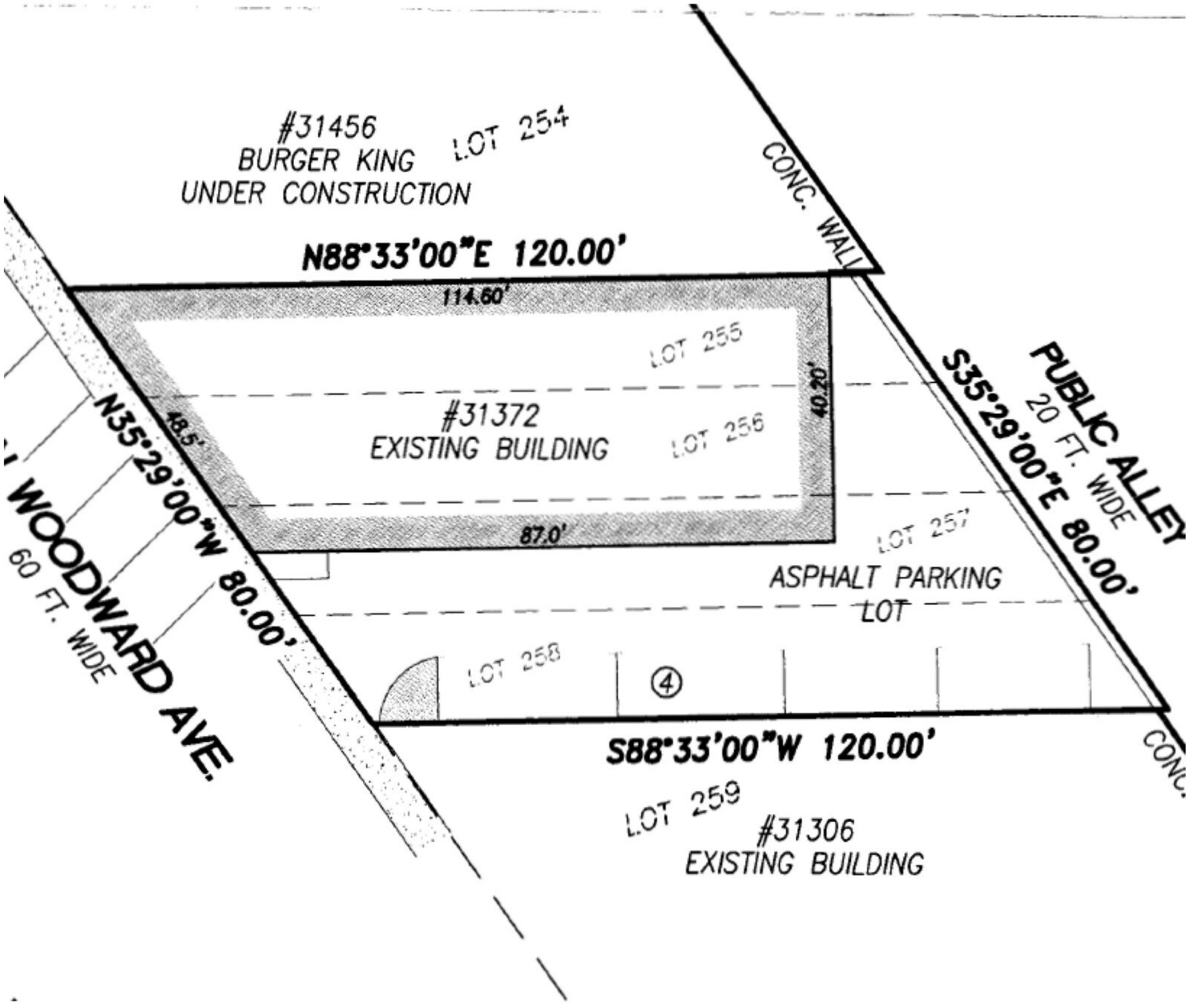
$4.2 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Situated on one of Metro Detroit's busiest and most visible commercial corridors with strong daily traffic counts and high exposure.
- 4,050 SF of space suitable for retail, office, or service-based tenants.
- Offers prominent Woodward frontage and high visibility signage potential to attract customers and increase brand recognition.
- 11 On-site surface parking spaces and quick access to major roadways (including M-1, I-696 & I-75), enhancing convenience for customers and employees.

AREA TENANTS

SITE PLAN


#31456
BURGER KING
UNDER CONSTRUCTION
LOT 254
CONC. WALL
N88°33'00"E 120.00'
114.60'
LOT 255
#31372
EXISTING BUILDING
LOT 256
40.20'
87.0'
LOT 257
ASPHALT PARKING
LOT
PUBLIC ALLEY
20 FT. WIDE
S35°29'00"E 80.00'
N35°29'00"W 80.00'
48.5'
WOODWARD AVE.
60 FT. WIDE
LOT 258
④
S88°33'00"W 120.00'
LOT 259
#31306
EXISTING BUILDING

PHOTOS

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AERIAL

tropical SMOOTHIE CAFE
DUNKIN' DONUTS
Kroger
Michaels
THE HOME DEPOT
TARGET
petco
KOHL'S
OLD NAVY
FAMOUS footwear
meijer
N
PIERCE ELEMENTARY
ComericA
FedEx
14 MILE RD
FALAFEL KING
MIDAS
SUBWAY
WOODWARD AVE
Buddy's
STARBUCKS COFFEE
POTBELLY SANDWICH SHOP
Tim Hortons
SAROKI'S CRISPY CHICKEN & PIZZA
64,886 VDP
SITE
THE HONEY BAKED Ham Co
Great Clips
T.J.maxx
Greenfield Elementary School
BUCHAREST GRILL
BROWN IRON
Corewell Health
Panera BREAD
meijer
13 MILE RD
CVS pharmacy
SMOOTHIE KING CENTER

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	12,592	126,775	283,191
2024 Population	12,686	125,001	279,535
2029 Population Projection	12,613	123,804	276,936
Annual Growth 2020-2024	0.2%	-0.3%	-0.3%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%

HOUSEHOLDS			
2020 Households	6,405	58,276	125,227
2024 Households	6,445	57,532	123,838
2029 Household Projection	6,407	56,991	122,719
Annual Growth 2020-2024	0.6%	0.1%	0.2%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
Avg Household Size	1.90	2.10	2.20
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$104,497	$119,276	$116,077
Median Household Income	$81,978	$93,947	$90,547

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$284,822	$289,497	$282,748
Median Year Built	1957	1958	1960
Owner Occupied Households	4,291	38,559	82,145
Renter Occupied Households	2,117	18,432	40,574

HOUSING COMPOSITION			
1-Person Households	2,778	22,010	44,775
2-Person Households	2,198	18,504	40,527
3-Person Households	773	7,853	17,375
4-Person Households	547	6,524	14,173
5-Person Households	127	1,999	4,981
6-Person Households	15	479	1,362
7-Person Households	7	163	645

EMPLOYMENT			
Civilian Employed	7,741	72,033	155,658
Civilian Unemployed	138	1,607	4,076
Civilian Non-Labor Force	2,901	30,149	73,024

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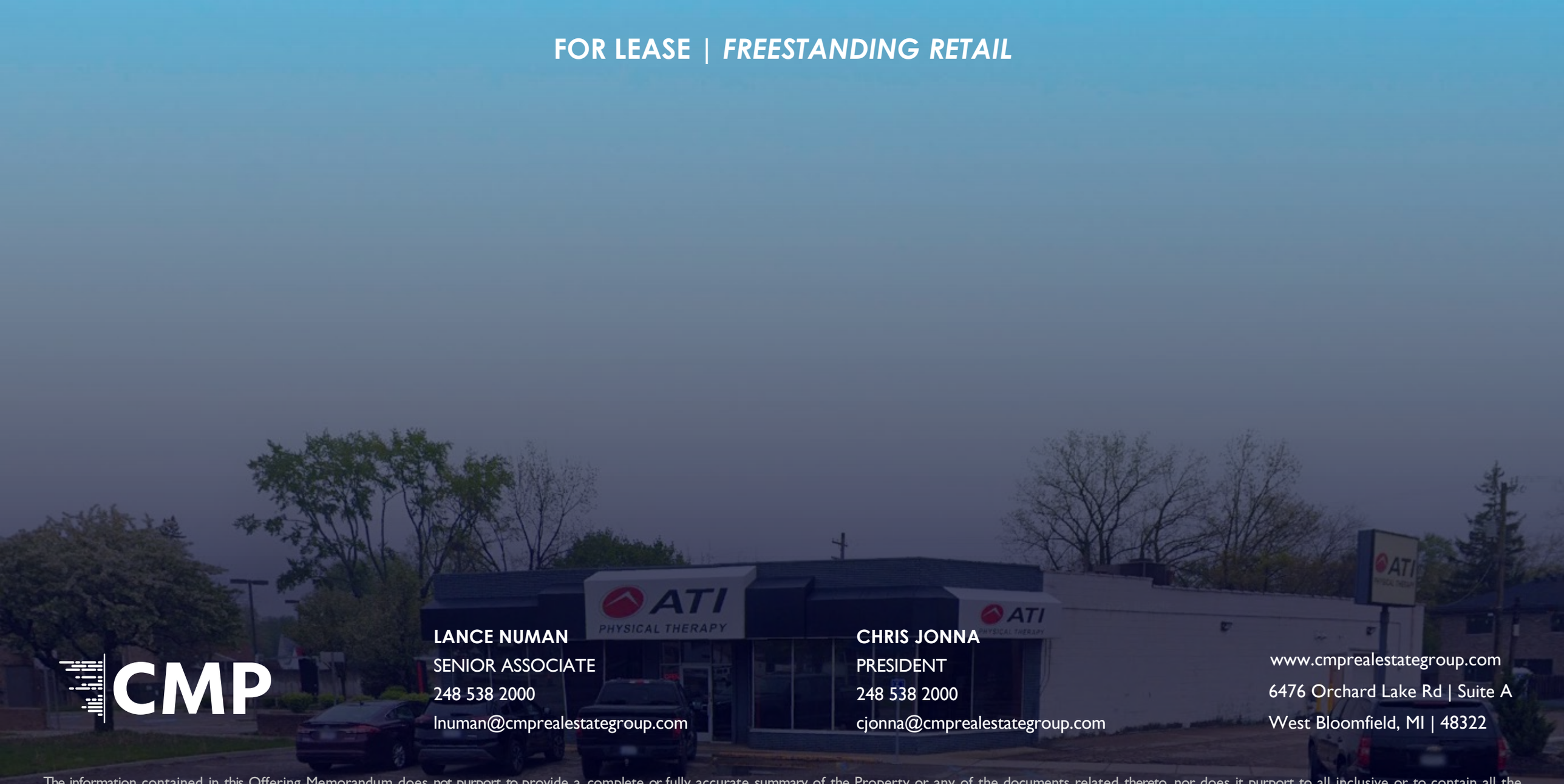

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