AVAILABLE

INVESTMENT / OWNER USER

RETAIL & OFFICE BUILDING

HISTORIC ROYAL OAK SAVINGS BANK BUILDING

400 SOUTH MAIN STREET, ROYAL OAK, MI

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OVERVIEW

ROYAL OAK SAVINGS BANK BUILDING

400 S. Main Street • Royal Oak, MI

5-MILE RADIUS

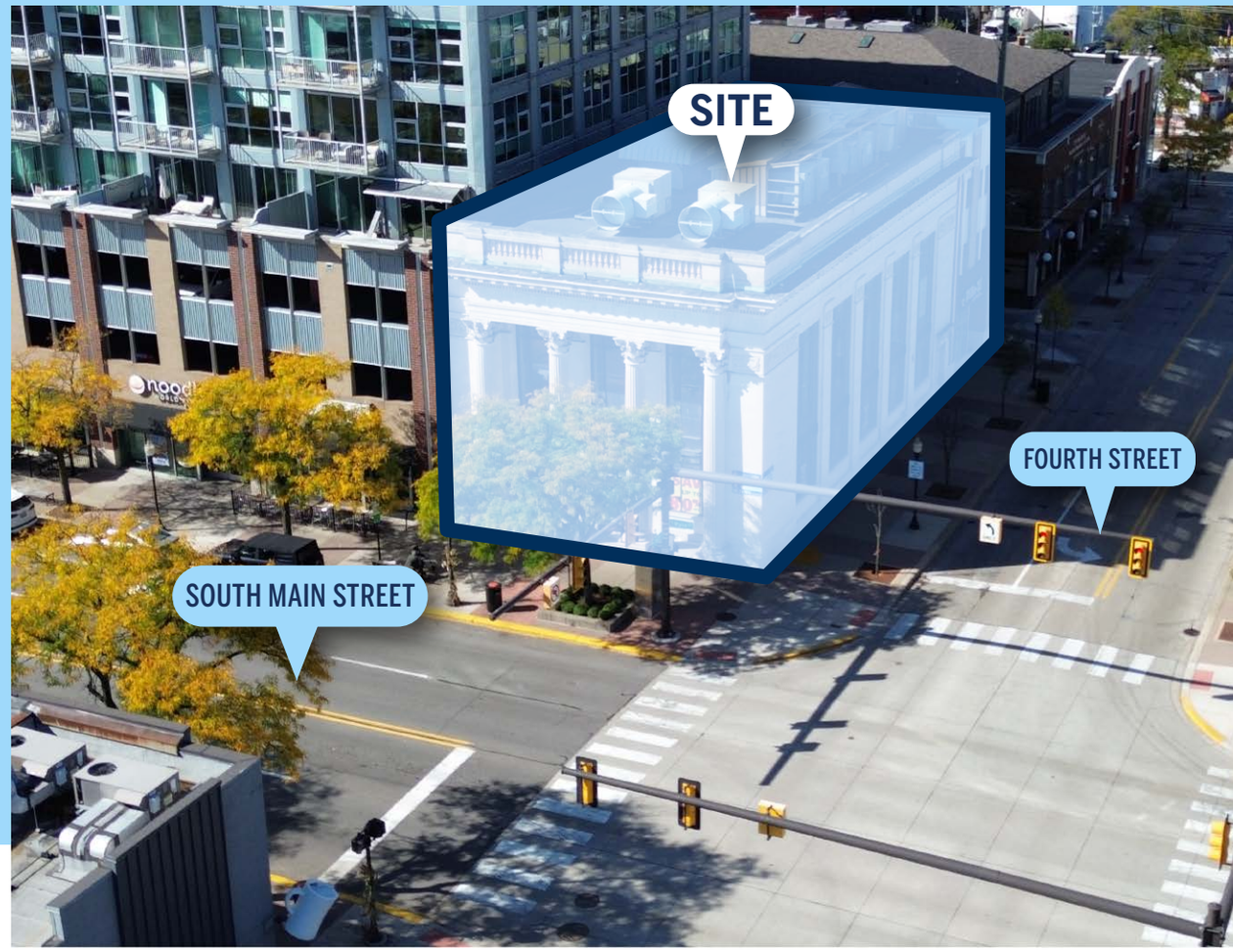
DEMOGRAPHICS

363,896
PEOPLE

161,756
HOUSEHOLDS

$96,424
AVG. HOUSEHOLD INCOME

$4.6 B
OF CONSUMER SPENDING



PROPERTY INFORMATION

Building Size	8,989 SF
Zoning	CBD - Central Business
Lot Size	0.08 Acres
Built/Renovated	1925/2007
Stories	3 Stories

AVAILABILITY

Asking Price	$2,200,000.00
For Lease	Contact Broker
Taxes	$62,000.00 (2025)

PROPERTY HIGHLIGHTS

PRIME DOWNTOWN ROYAL OAK OWNER/USER OPPORTUNITY

DOWNTOWN ROYAL OAK LOCATION

Prominent corner presence at Main Street and 4th Street delivering exceptional exposure, high pedestrian traffic, and prime signage opportunities in the heart of Downtown Royal Oak.

EXCEPTIONAL ARCHITECTURAL CHARACTER

A landmark 1925 structure featuring classic architectural detailing, high ceilings, and abundant natural light—tailor-made for creative office users, upscale retail, or boutique corporate headquarters.

MULTI-TENANT OR SINGLE-USE LAYOUT

8,989 SF total across three vertical floors, allowing a user to occupy the entire building or easily segregate operations (e.g., ground-floor retail/showroom paired with upper-floor executive offices).

SEAMLESS ACCESSIBILITY

Dual street-level access points from both Main and 4th support flexible ingress/egress configurations, employee separation, or multi-tenant division.

HIGHLY WALKABLE URBAN ENVIRONMENT

Positioned directly amidst Royal Oak's densest concentration of popular restaurants, cafes, fitness concepts, and luxury multi-family housing, offering immediate draw for clients and talent alike.

USE
RETAIL /OFFICE

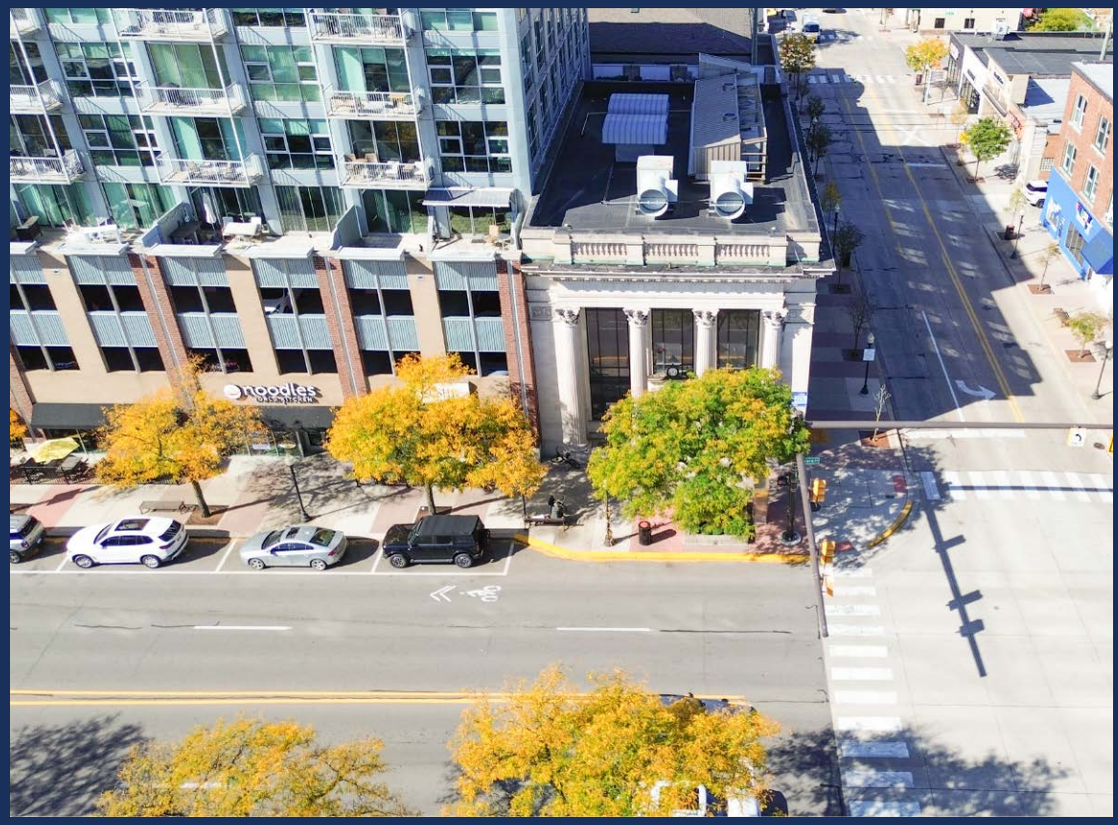
STORIES
THREE FLOORS

PROPERTY TYPE
FORMER BANK

CORNER LOCATION
MAIN ST & 4TH ST

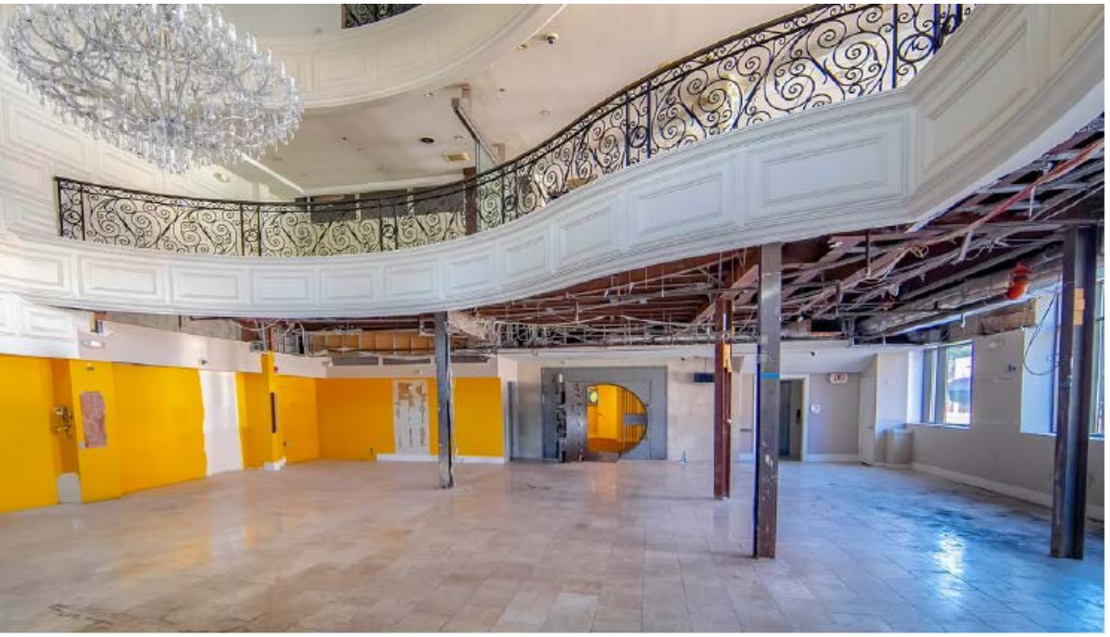






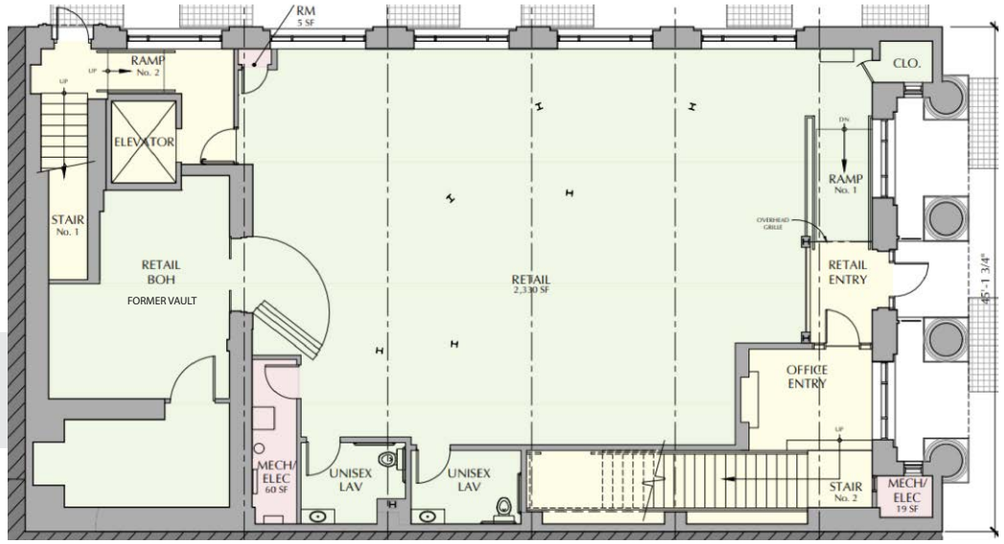
FLOOR PLANS

TOTAL
±8,989 SF

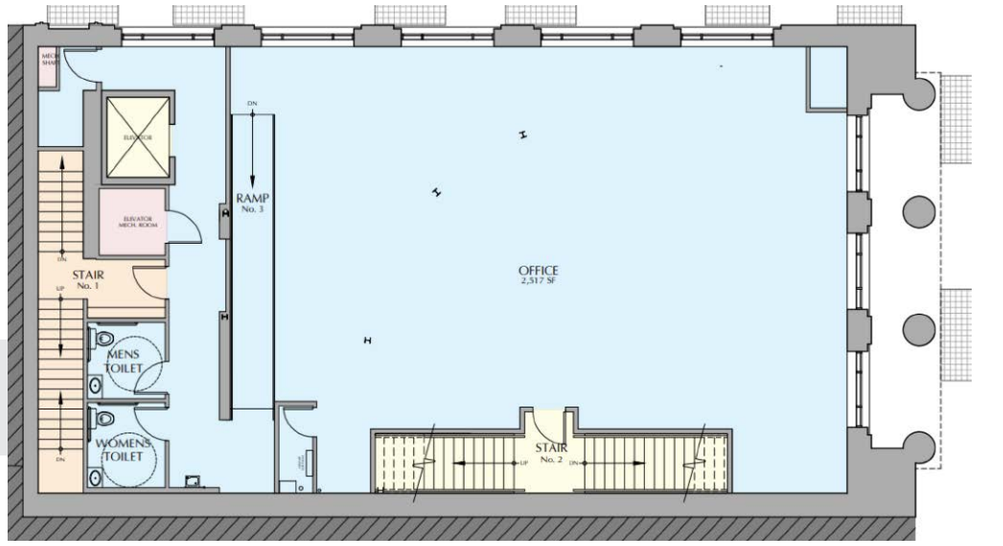




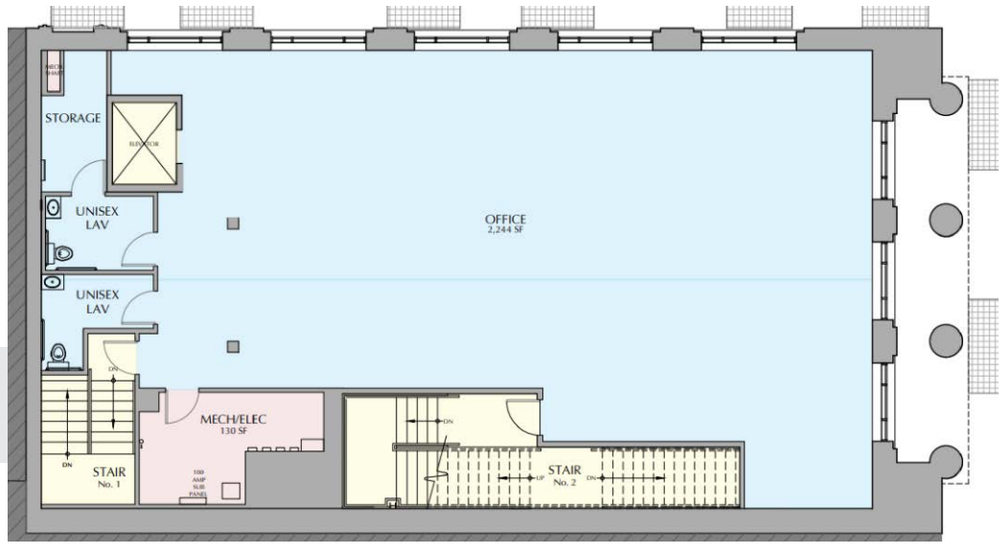
FIRST FLOOR
±3,558 SF



SECOND FLOOR
±2,702 SF



THIRD FLOOR
±2,729 SF



LOCATION OVERVIEW



AERIAL VIEW

AREA TENANTS

OAKLAND COMMUNITY COLLEGE

HENRY FORD HEALTH

JIMMY JOHN'S Since 1983 GOURMET SANDWICHES

STARBUCKS COFFEE

Bar Louie

BUFFALO WILD WINGS

CONDADO TACOS · TEQUILA · MARGARITAS

1-MILE MARKET DATA

+2.59%
'25–'30 POP. GROWTH

+2.82%
HOUSEHOLD GROWTH

1,721
BUSINESSES

179
HOTEL ROOMS

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	17,082	145,726	362,609
2025 Population	17,755	146,134	363,896
2030 Population Projection	18,215	148,743	368,944
Annual Growth 2020-2025	**0.8%**	**0.1%**	**0.1%**
Annual Growth 2025-2030	**0.5%**	**0.4%**	**0.3%**

HOUSEHOLDS			
2020 Households	8,741	68,442	160,640
2025 Households	9,157	68,975	161,756
2030 Household Projection	9,415	70,321	164,260
Annual Growth 2020-2025	**0.7%**	**0.2%**	**0.3%**
Annual Growth 2025-2030	**0.6%**	**0.4%**	**0.3%**
Avg Household Size	1.9	2.1	2.2
Avg Household Vehicles	2	2	2

HOUSEHOLD INCOME			
Avg Household Income	$135,262	$110,769	$96,424
Median Household Income	$106,517	$87,115	$72,185

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$374,458	$272,182	$239,306
Median Year Built	1952	1954	1956
Owner Occupied Households	5,920	47,076	103,623
Renter Occupied Households	3,495	23,245	60,637

HOUSING COMPOSITION			
1-Person Households	4,075	26,716	60,380
2-Person Households	3,045	23,628	51,807
3-Person Households	1,057	9,228	22,971
4-Person Households	716	6,298	16,195
5-Person Households	213	2,203	6,593
6-Person Households	40	623	2,401
7-Person Households	10	279	1,409

EMPLOYMENT			
Civilian Employed	11,151	84,443	190,436
Civilian Unemployed	387	3,299	9,543
Civilian Non-Labor Force	3,381	33,231	99,139

AVAILABLE | HISTORIC ROYAL OAK SAVINGS BANK BUILDING

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