



NICHOLAS SHABA
ASSOCIATE

nshaba@cmprealestategroup.com

ANDREW ROYE
ASSOCIATE

aroye@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	410 N Main Street
City/Township	Royal Oak
Building Size	16,000 SF
Space Available	4,418 SF
Land Size	3.51 AC
Asking Rental Rate	\$35.00 PSF
Estimated NNN'S	\$8.00 PSF
Parking	Surface, Garage & Municipal Parking

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 347,999 PEOPLE	 MEDIAN AGE 41 YEARS OLD
 HOUSEHOLDS 150,161	 CONSUMER SPENDING \$4.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$85,779/ANNUALLY	 DAYTIME POPULATION 187,837 PEOPLE

AREA TENANTS & EMPLOYERS



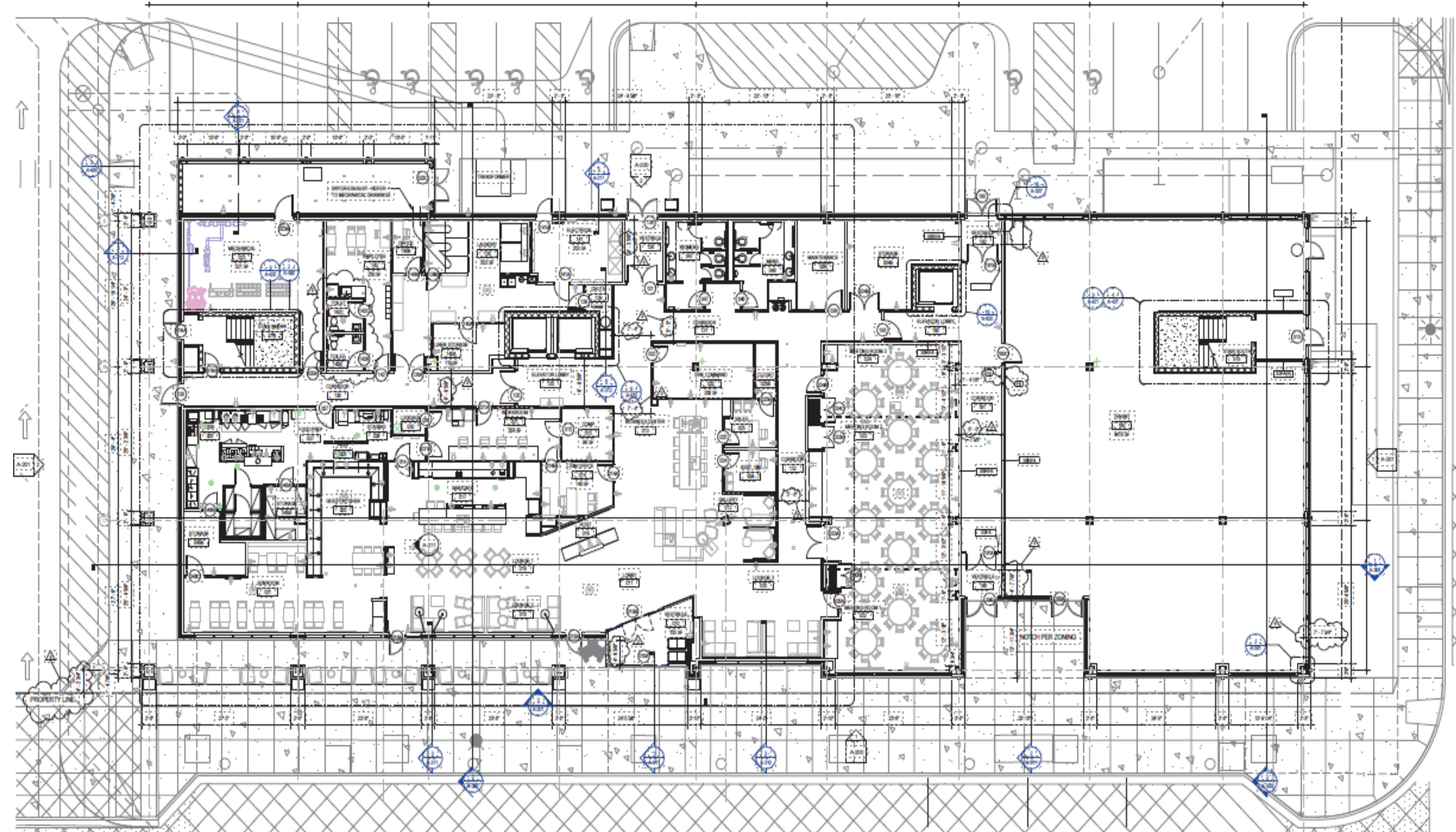
PROPERTY HIGHLIGHTS

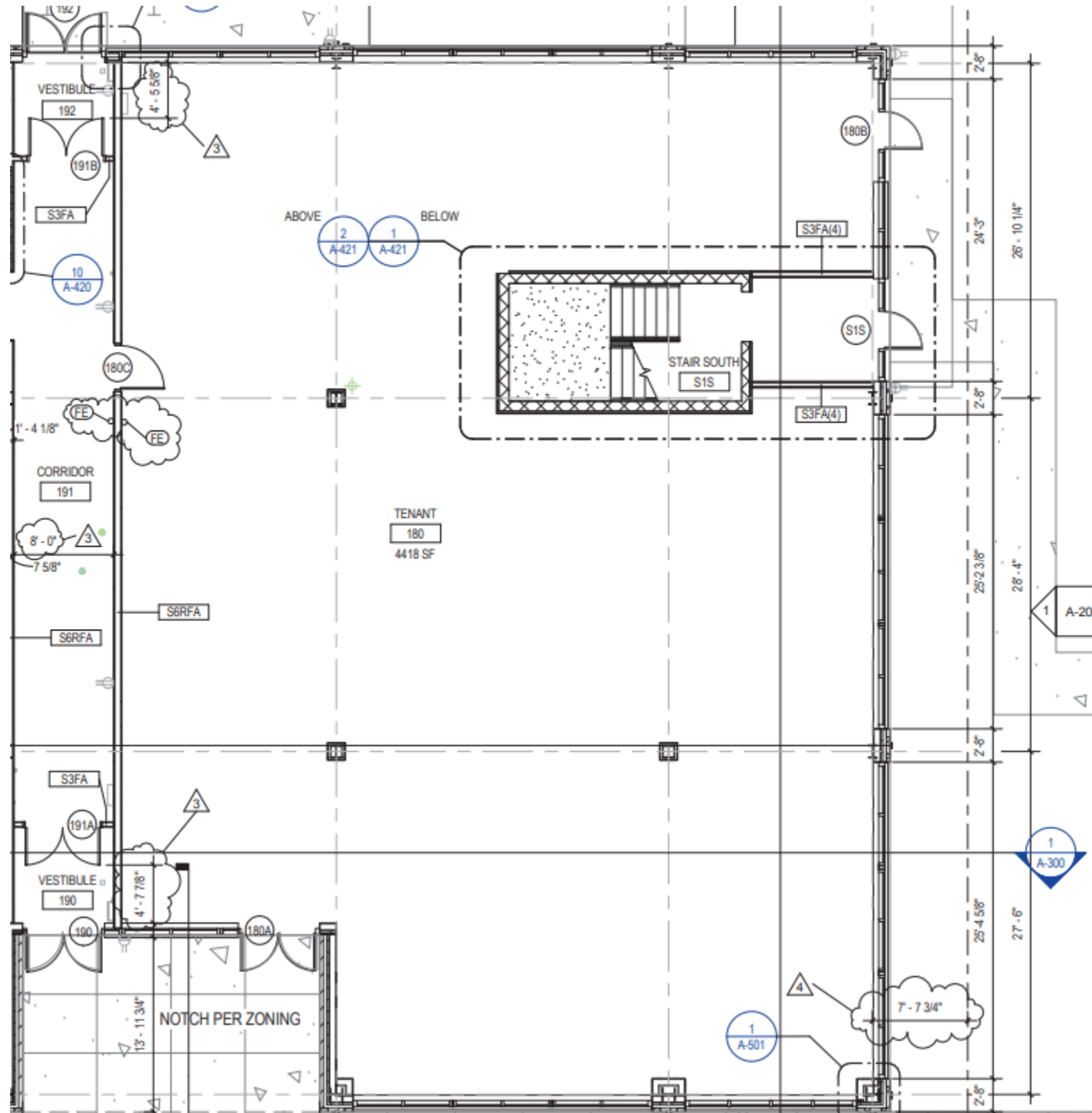
- Brand new 4,418 SF of prime first floor retail, restaurant or medical space.
- The site is located one block from the corner of 11 Mile and Main Street and positioned on the first floor of the Hyatt Place Hotel which is home to 123 state of the art hotel rooms.
- Conveniently located near several major thoroughfares, downtown Royal Oak's location is prime.
- The site offers ample street and public parking including a parking garage located directly on site.
- Take advantage of tremendous visibility and easy access off Main Street.
- The site also approved for an 1,800 SF outdoor patio.

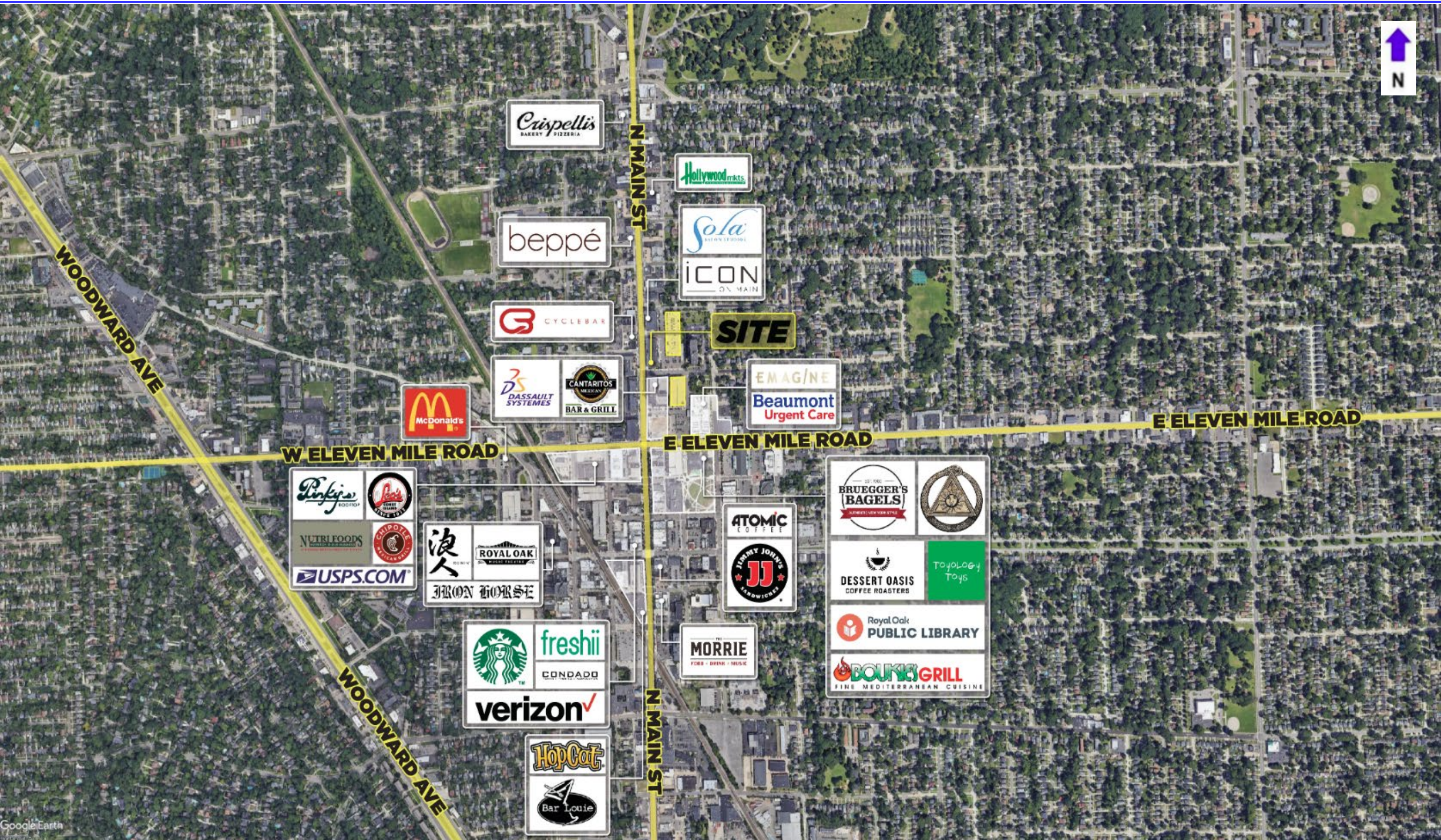












POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	17,643	144,446	354,230
2023 Population	18,182	142,278	347,999
2028 Population Projection	18,251	141,660	346,842
Annual Growth 2010-2023	0.2%	-0.1%	-0.1%
Annual Growth 2023-2028	0.1%	-0.1%	-0.1%
Median Age	41.1	41.2	41
Bachelor's Degree or Higher	61%	43%	37%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	16,495	116,597	212,952
Black	593	16,172	102,995
American Indian/Alaskan Native	41	501	1,170
Asian	640	4,996	21,046
Hawaiian & Pacific Islander	10	84	162
Two or More Races	402	3,928	9,674
Hispanic Origin	580	4,350	9,466

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	8,883	65,504	152,777
2023 Households	9,167	64,560	150,161
2028 Household Projection	9,205	64,294	149,655
Owner Occupied Households	5,627	44,089	98,706
Renter Occupied Households	3,578	20,205	50,949
Avg Household Income	\$118,185	\$94,875	\$85,779
Median Household Income	\$92,082	\$75,968	\$66,940

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,130	11,293	29,917
\$50,000 - 75,000	1,545	10,991	26,908
\$75,000 - 100,000	1,492	9,851	21,520
\$100,000 - 125,000	966	7,475	15,476
\$125,000 - 150,000	871	5,022	9,792
\$150,000 - 200,000	969	5,250	10,068
\$200,000+	1,305	5,064	9,640

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	10,279	1,503	7	57,093	8,096	7	164,257	20,997	8
Trade Transportation & Utilities	1,056	152	7	10,047	1,047	10	35,651	3,192	11
Information	618	35	18	1,789	138	13	5,619	478	12
Financial Activities	1,379	195	7	3,780	642	6	13,964	1,956	7
Professional & Business Services	2,112	333	6	5,889	989	6	26,117	3,158	8
Education & Health Services	2,271	478	5	21,066	3,746	6	44,034	8,322	5
Leisure & Hospitality	1,837	144	13	8,159	620	13	21,051	1,501	14
Other Services	688	141	5	3,664	763	5	11,231	2,107	5
Public Administration	318	25	13	2,699	151	18	6,590	283	23
Goods-Producing Industries	445	87	5	6,664	606	11	23,581	1,816	13
Natural Resources & Mining	0	0	-	17	7	2	65	19	3
Construction	225	55	4	2,281	344	7	6,314	909	7
Manufacturing	220	32	7	4,366	255	17	17,202	888	19
Total	10,724	1,590	7	63,757	8,702	7	187,838	22,813	8

EXCLUSIVELY LISTED BY:

NICHOLAS SHABA

ASSOCIATE

nshaba@cmprealestategroup.com

ANDREW ROYE

ASSOCIATE

aroye@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



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.*