

FOR LEASE



31372 Woodward Ave | Royal Oak, MI

FREESTANDING RETAIL

LANCE NUMAN
SENIOR ASSOCIATE
lhuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
cjonna@cmprealestategroup.com

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	\$31.00 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

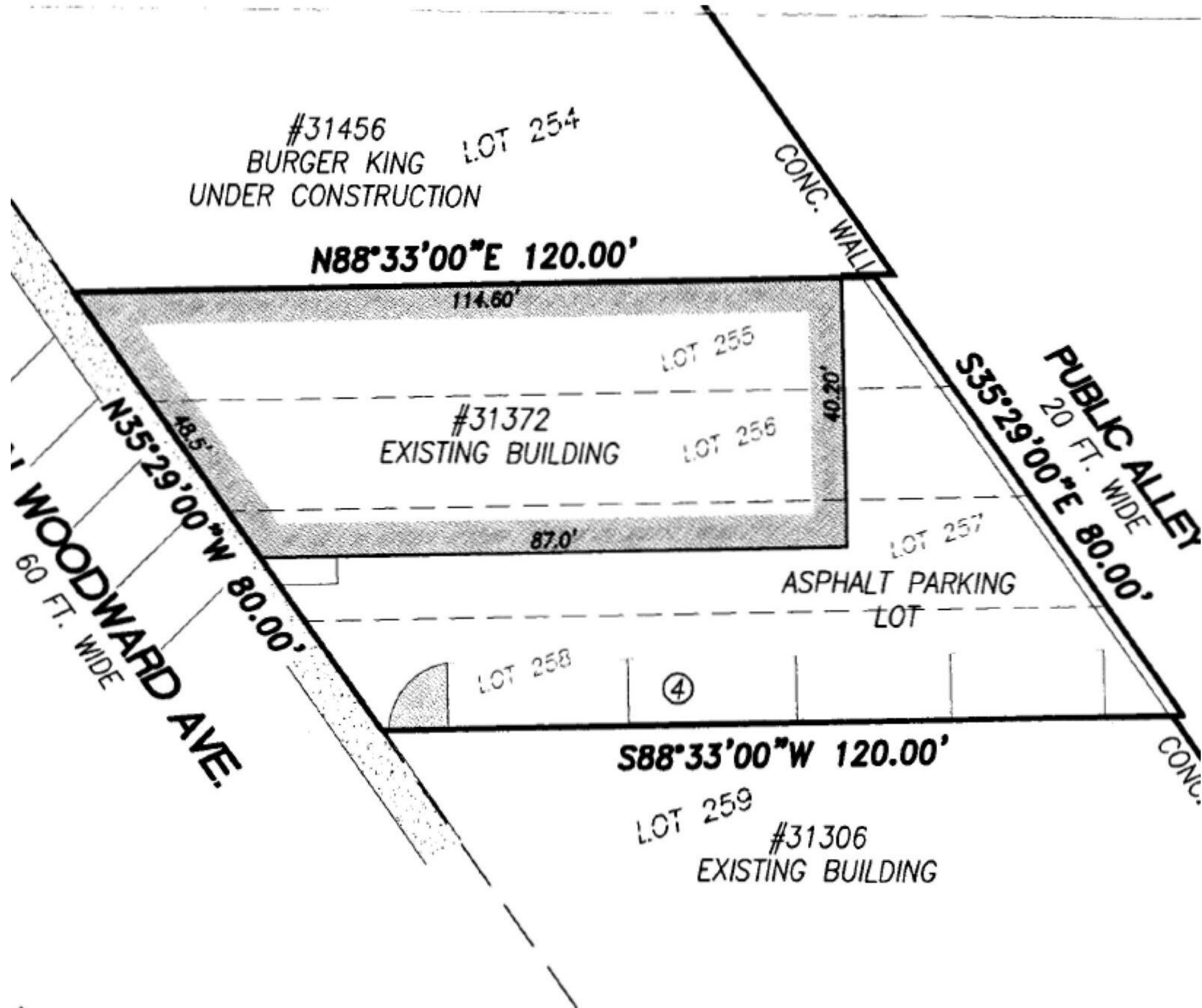
PROPERTY HIGHLIGHTS

- 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



PHOTOS



AERIAL



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

FOR LEASE | FREESTANDING RETAIL



LANCE NUMAN
SENIOR ASSOCIATE
248 538 2000
lnuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
248 538 2000
cjonna@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

The information contained in this Offering Memorandum 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 purchaser 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. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner (“Owner”) and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners 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 buyers. Neither Owner nor Broker nor any of their 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 Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to 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 Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased 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. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.