# Retail / Office Availability

For Lease



409 S. Center Street Royal Oak, MI 48067

Sale Price :	\$1.500.000	Shell Condo		
Lease Rate :	-	Undisclosed		
Gross Sq Ft:		34,341		
Total Available	Sq Ft	15.059		
Min Available S	Sq Ft:	3,000		
Max Contiguou	s Sq Ft:	15,059		
% Occupied:		44%		
Date Built/Reh	<b>ab:</b> 2008	/		
T I Allowance:				
Pass Thrus:				
Property Taxes/Year:				
Parking:	15 Surface Spaces			

# For more information, contact:



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2 Corporate Drive, Suite 300 Southfield, MI 48076 248 540 1000 400 E. Washington St. Ann Arbor, MI 48104 734 994 3100 County: Oakland Crossroads: Fourth Street & Center Street Within 200 Feet of Available Municipal Parking. 3,000 – 15,059 Square Feet Available. Join Royal Oak's Thriving Companies Including Vector Form, Marvel Apps, Crowdrise & Hour Magazine. Turnkey Build Out Included with Lease. Ideal Open Ceiling Design. Abundance of Window Line. Walking Distance to Town Tavern, Bastone, Andiamo's and More.

Site Status:	Existing
Acres:	0.45
Zoning:	A1
Sub-Type:	Mixed Use
Floors:	2
Basement:	
Loading Docks:	

### Traffic Count:

Main Street	18.000
Eleven Mile Road	17,000

### Demographics:

5 Miles	
Population:	366,661
DT Population:	201.367
# Households:	158,958
HH Income:	\$61,720

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