

# 400 S MAIN STREET

ROYAL OAK, MI 48067

2,500 - 7,823 SF AVAILABLE

LEASE / SALE



**KATHLEEN GARMO**

248.356.8000 x111  
kgarmo@keystonecres.com

**MATTHEW BERKE**

248.356.8000 x101  
mberke@keystonecres.com



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## ADDITIONAL INFORMATION



**Availability:**  
2,500 - 7,823 SF Available  
on Main Street in  
Downtown Royal Oak!

### Features:

Historic three-story building available in the CBD Zoning District. Originally built in 1925 with extensive renovations and high-end finishes throughout. Private entrance off 4<sup>th</sup> street for the third-floor space. Proximity to several parking garages and bus stops.

### Area Tenants:



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## INTERIOR PHOTOS



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**MATTHEW BERKE**

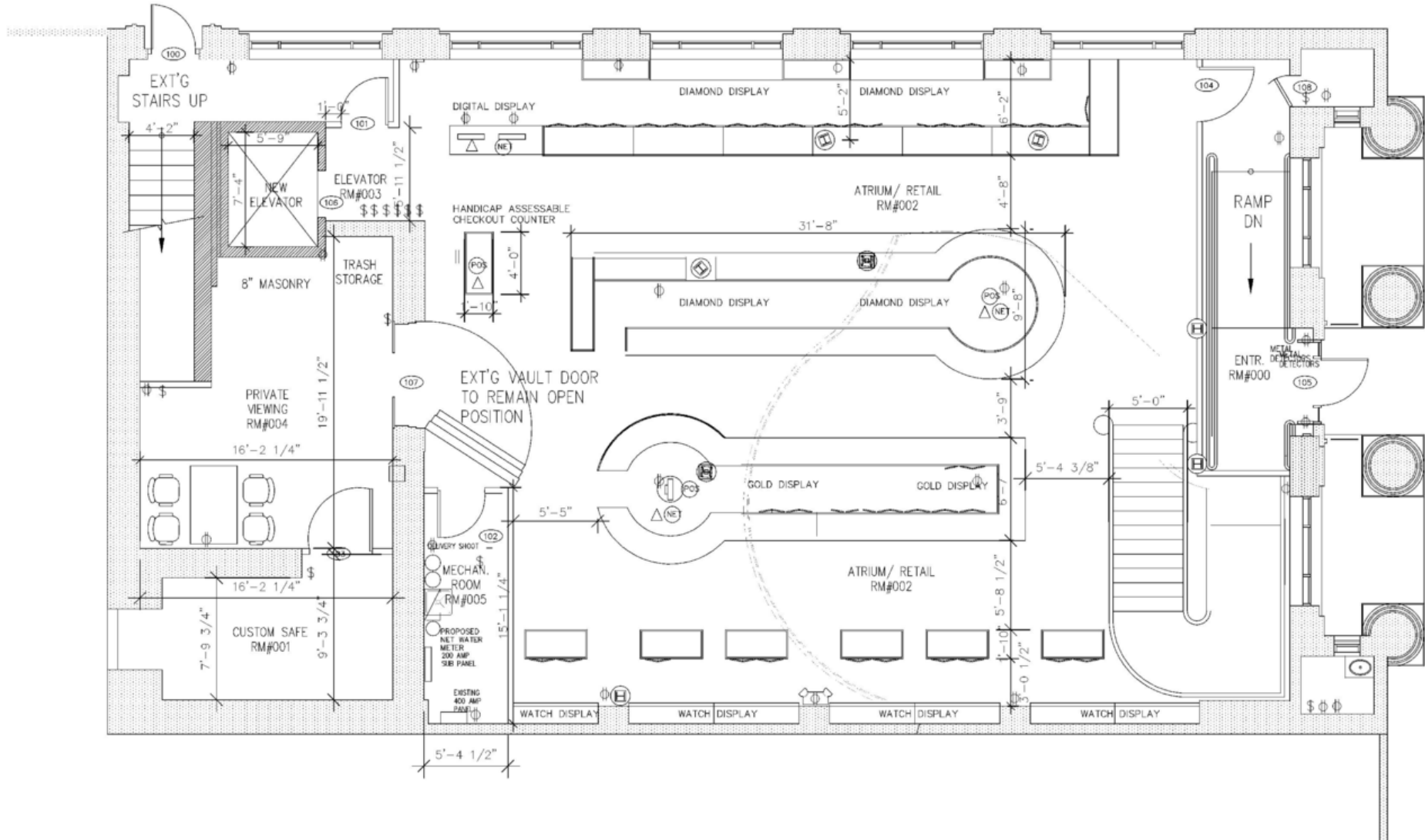
248.356.8000 x101  
mberke@keystonecres.com



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## CURRENT 1ST FLOOR PLAN



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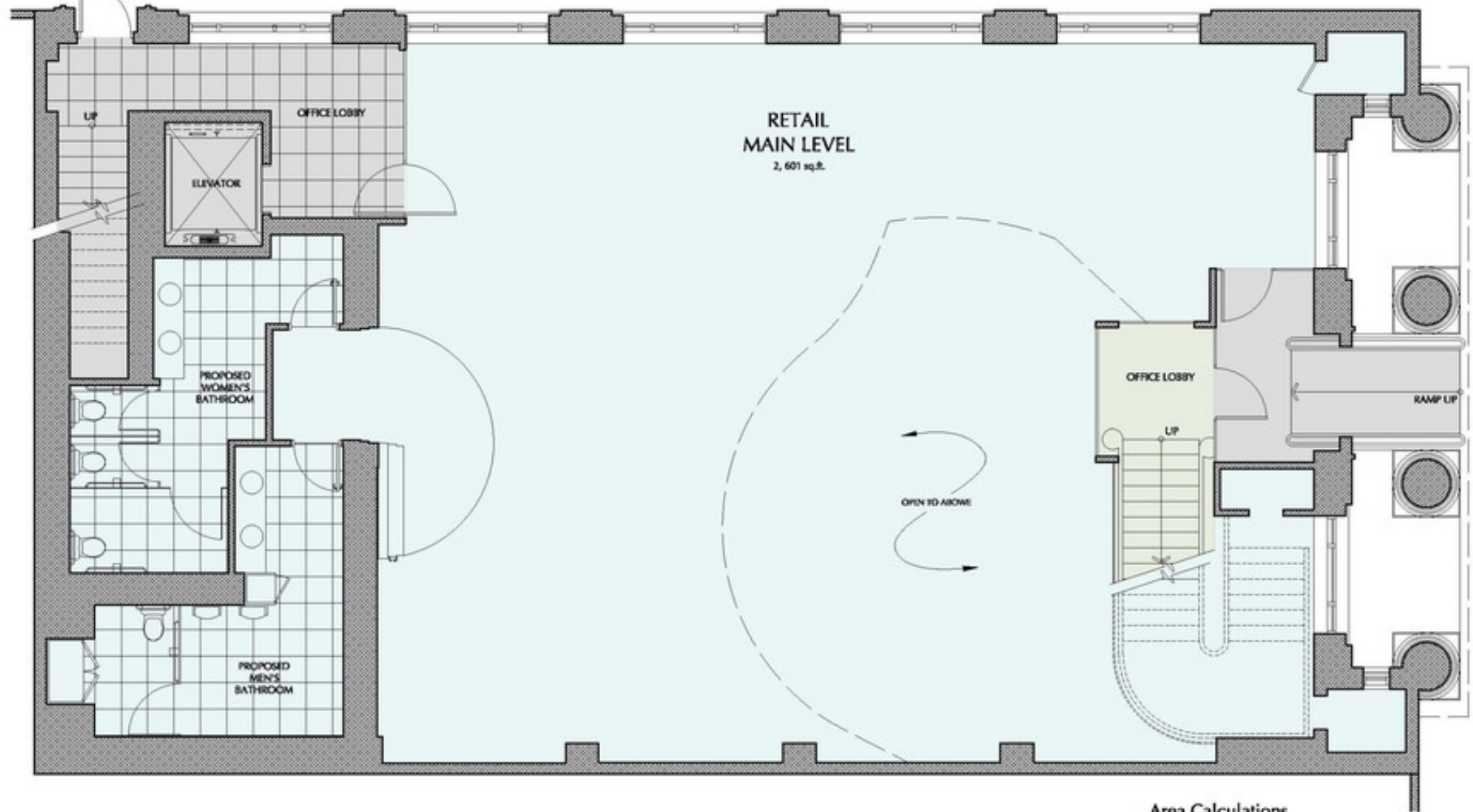
248.356.8000 x101  
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## PROPOSED 1ST FLOOR PLAN



### Area Calculations

Retail	2,601 sq.ft.
Vertical and Horizontal Circulations	352 sq.ft.
Net Usable Area	2,953 sq.ft.

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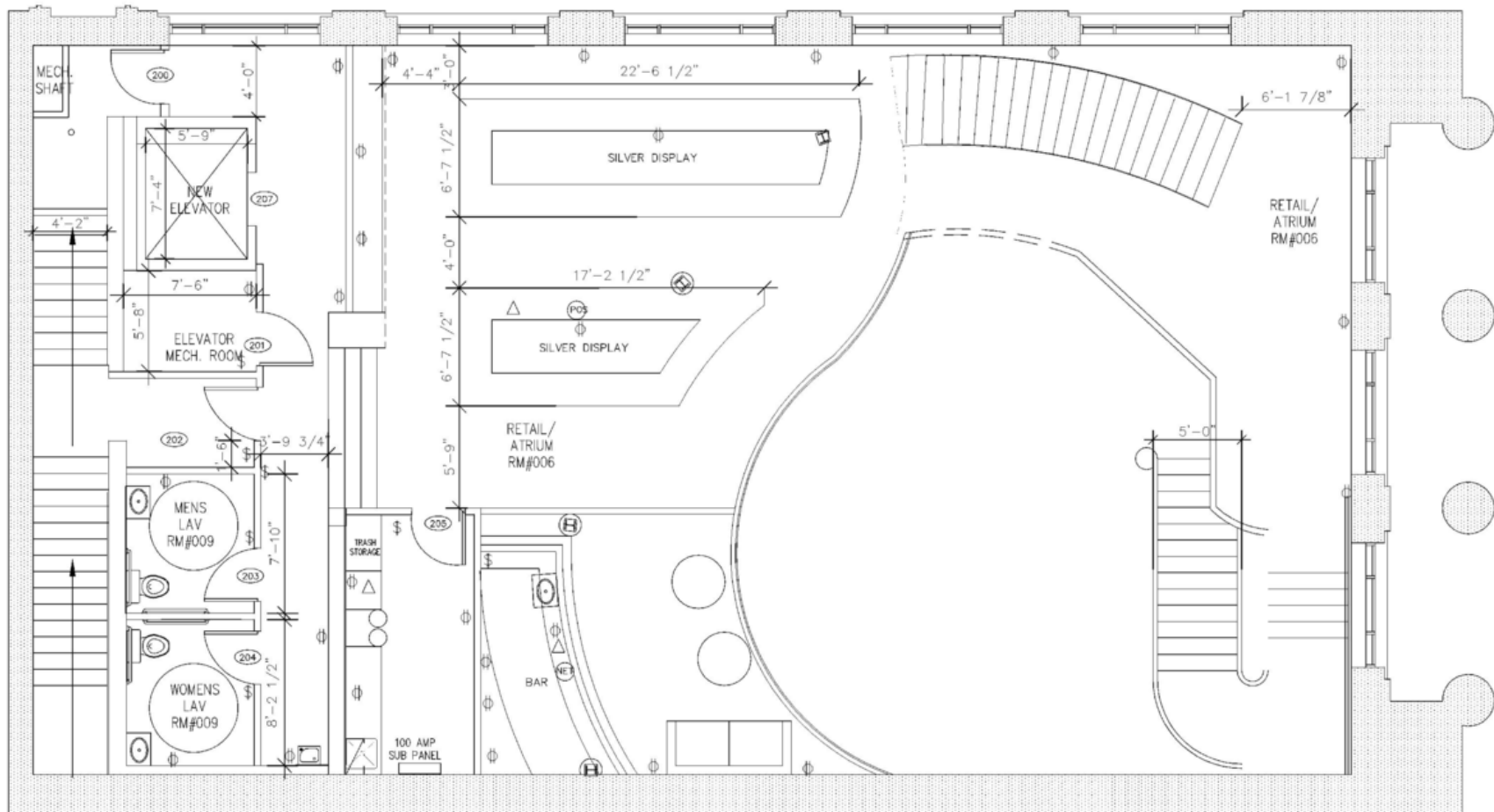
248.356.8000 x101  
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## CURRENT 2ND FLOOR PLAN



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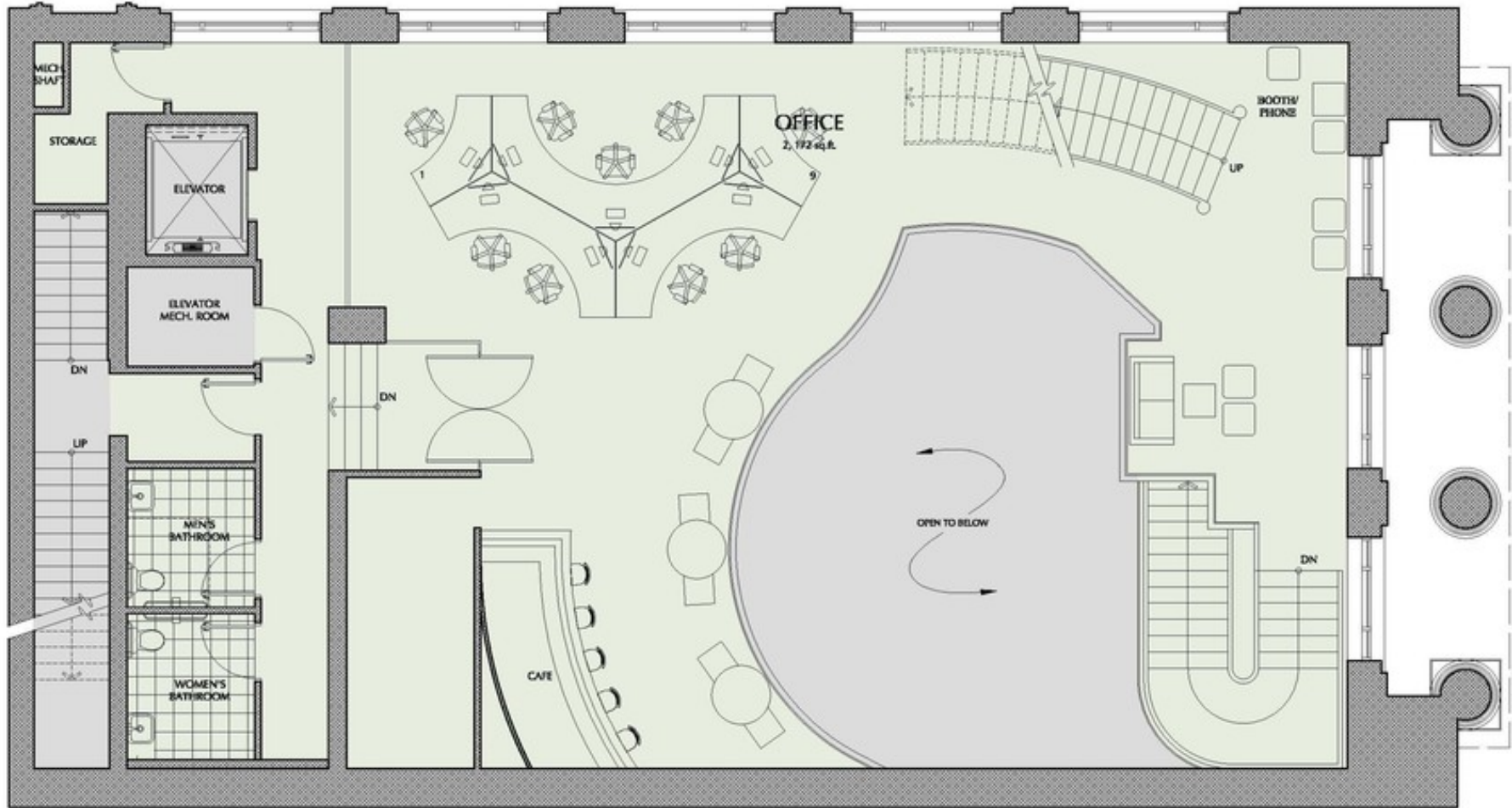
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## PROPOSED 2ND FLOOR PLAN



### Area Calculations

Office	2,192 sq.ft.
Vertical and Horizontal Circulations	216 sq.ft.
Atrium	590 sq.ft.
Net Usable Area	2,388 sq.ft.

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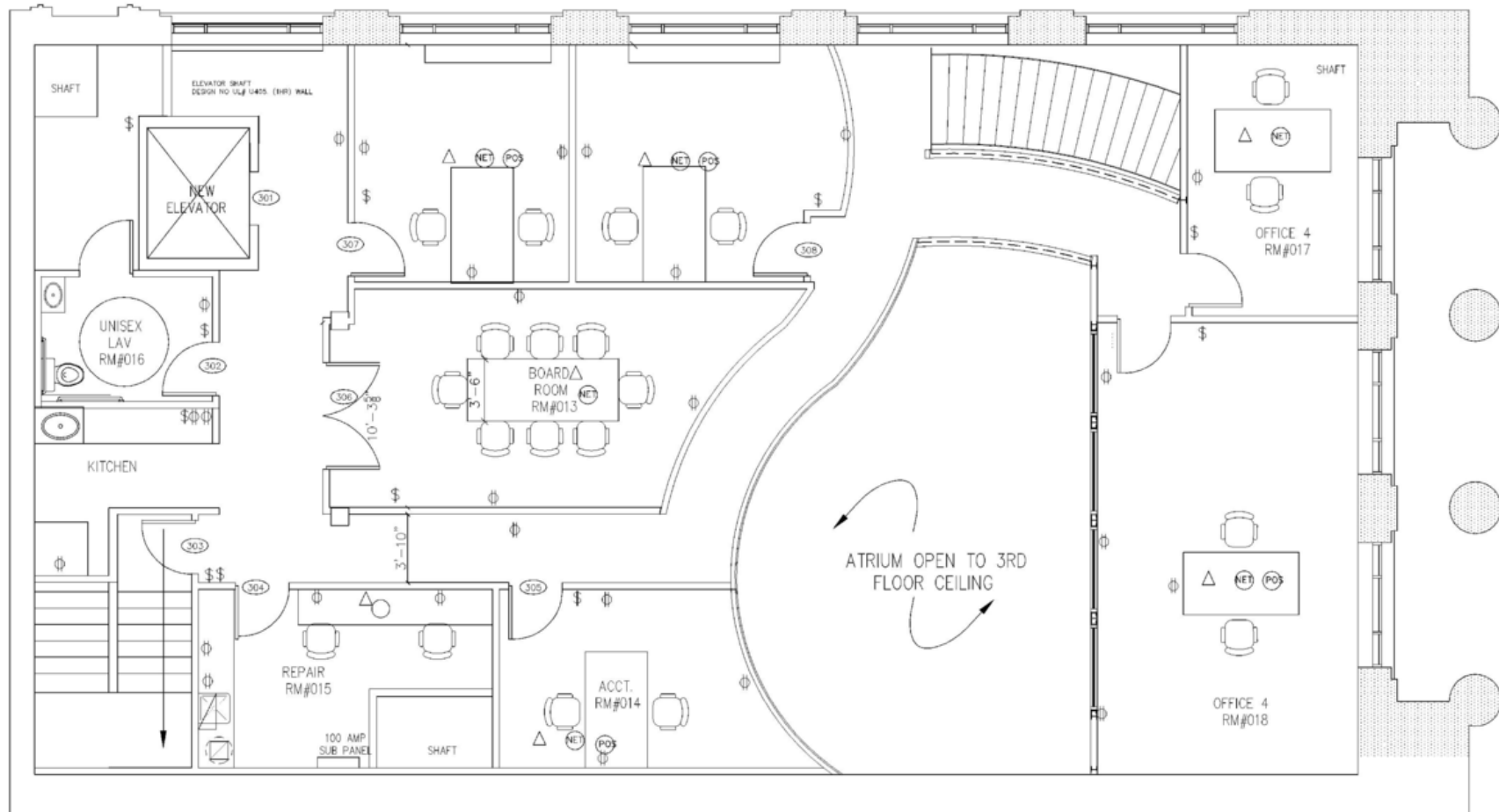
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mberke@keystonecres.com



# 400 S MAIN STREET

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## CURRENT 3RD FLOOR PLAN



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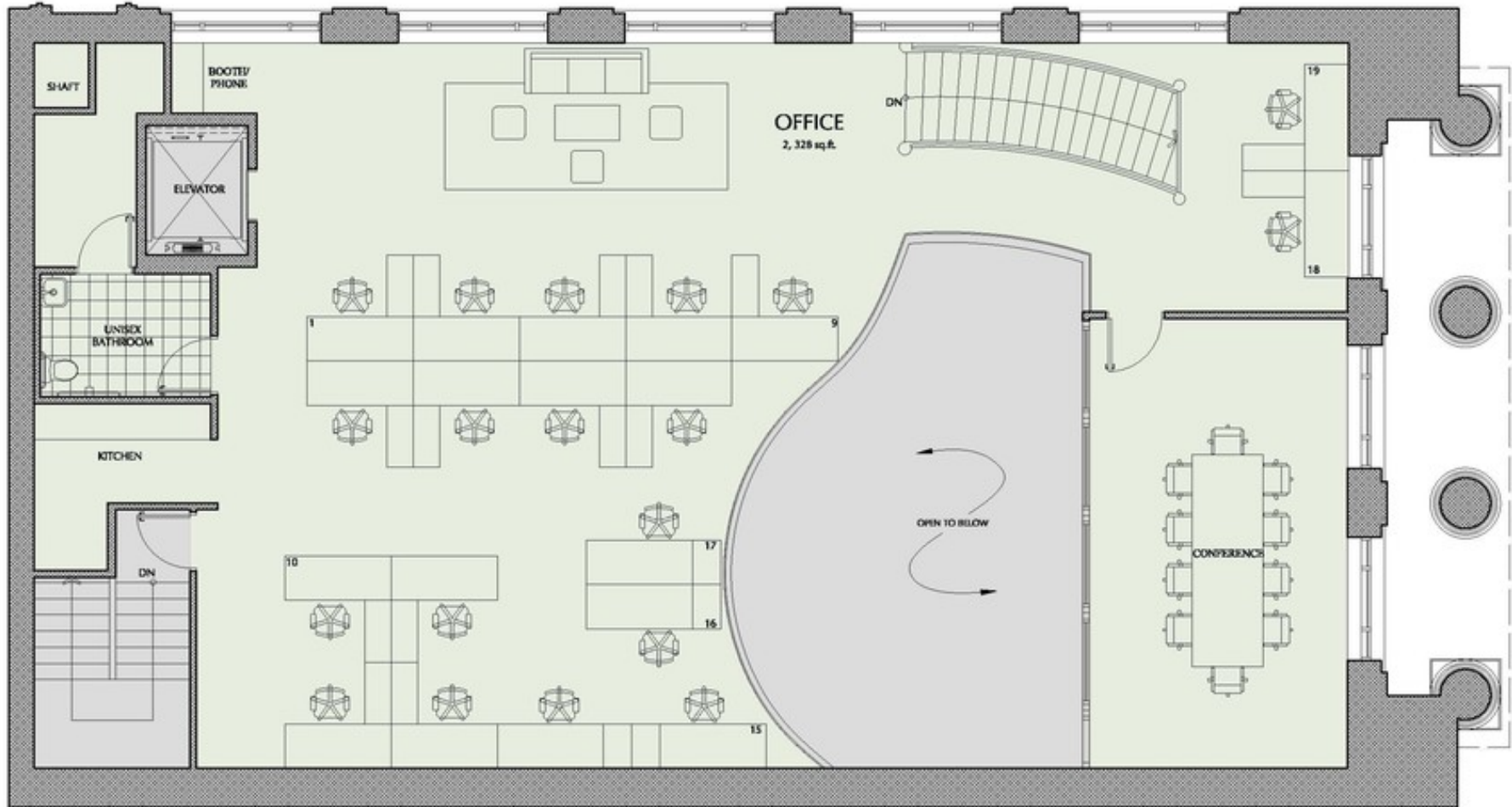
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mberke@keystonecres.com



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## PROPOSED 3RD FLOOR PLAN



### Area Calculations

Office	2,328 sq.ft.
Vertical and Horizontal Circulations	154 sq.ft.
Atrium	503 sq.ft.
<b>Net Usable Area</b>	<b>2,482 sq.ft.</b>

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TRADE AERIAL: ZOOMED IN



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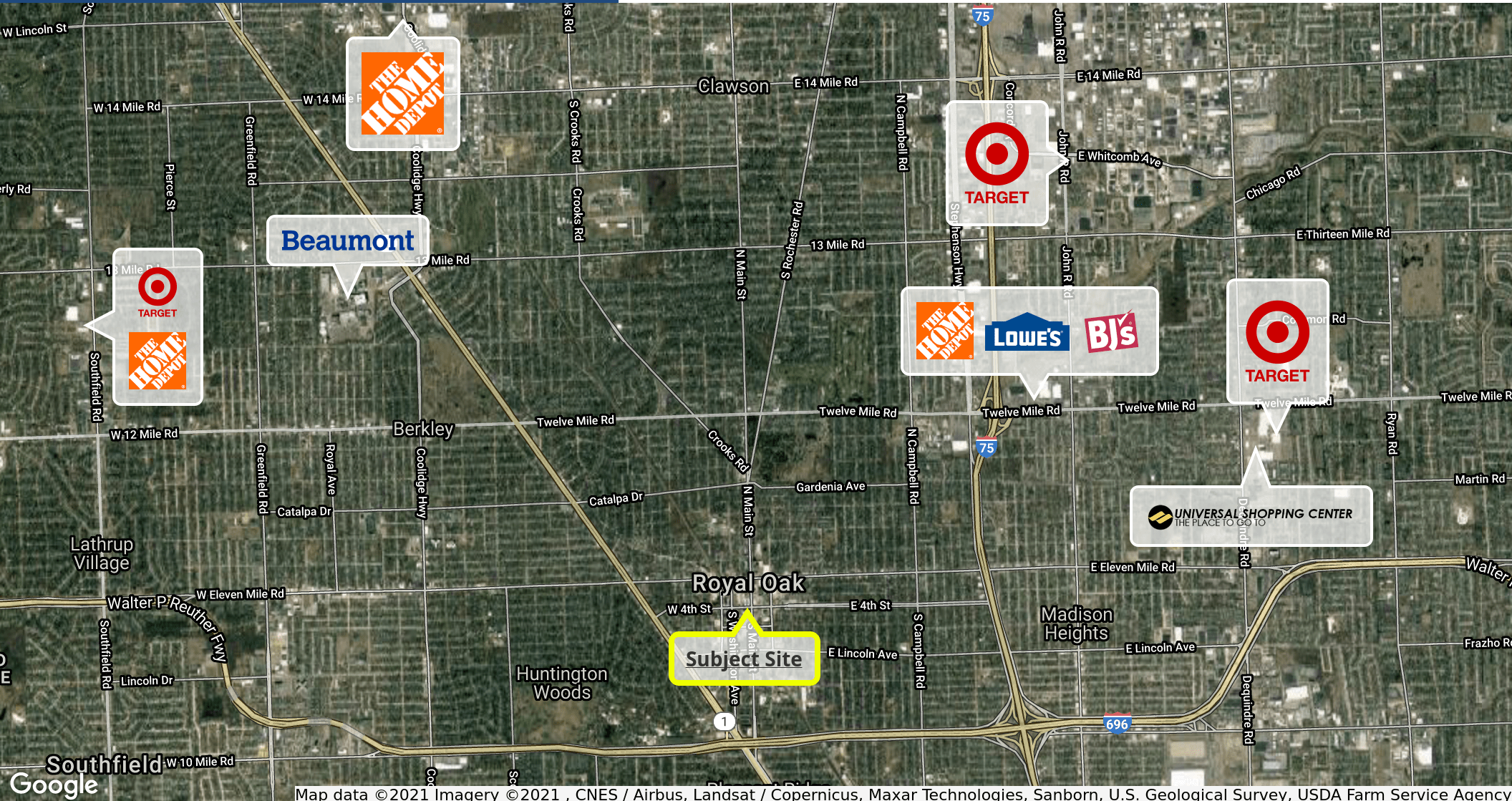
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## ZOOMED OUT TRADE AERIAL



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,038	145,607	383,673
Average age	37.9	38.9	39.0
Average age (Male)	37.8	37.2	37.1
Average age (Female)	38.5	40.1	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,016	66,333	166,251
# of persons per HH	2.0	2.2	2.3
Average HH income	\$81,201	\$73,092	\$62,834
Average house value	\$222,857	\$207,551	\$172,226

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	2.0%	1.9%	1.3%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	14,985	122,886	240,737
Total Population - Black	315	15,592	119,535
Total Population - Asian	309	2,766	11,541
Total Population - Hawaiian	0	72	97
Total Population - American Indian	1	328	1,118
Total Population - Other	179	821	2,597

\* Demographic data derived from 2010 US Census

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## BROKERS



**KATHLEEN GARMO**

Sales Associate

[kgarmo@keystonecres.com](mailto:kgarmo@keystonecres.com)



**MATTHEW BERKE**

Principal

[mberke@keystonecres.com](mailto:mberke@keystonecres.com)

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