



FOR LEASE

FORMER PNC BANK – DOWNTOWN ROYAL OAK

225 S. MAIN ST, ROYAL OAK, MI 48067

FOR
LEASE



LANDMARK
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FOR LEASE

PROPERTY DETAILS

Location:	225 S. Main St Royal Oak, MI 48067
Property Type:	Freestanding
Rent:	First Floor: \$35.00/SF NNN Lower Level: Contact Broker
Available Space:	First Floor: ±2,000 SF Lower Level: ±2,000 SF
NNN Expense:	\$3.00/SF
Traffic Count:	Main St (15,000 CPD)
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HIGHLIGHTS

- Highly visible former PNC Bank space located at "Main & Main" in Downtown Royal Oak, Michigan
- Located in close proximity to many dining, retail and entertainment establishments
- This property benefits from high-foot traffic in the heart of southeast Michigan's most walkable community
- Royal Oak is Metro Detroit's most central location, minutes away from I-696, I-75 & M-1 (Woodward Avenue)
- Rare opportunity - PNC Bank has occupied this space for decades



MACRO

CANTINA
DIABLO'S
BEAN & LEAF
LEO'S CONEY
BLAZE PIZZA

HAMLIN CORNER
STRADA

IMAGINE
THEATRE

(15,700 CPD)

MCDONALD'S

SONIC

11 MILE RD (18,400 CPD)

BERUIT PALACE
LITTLE TREE SUSHI
FOOPRINTS
ANTIQUES ON MAIN

FARMER'S MARKET

44TH DISTRICT COURT

CHARTER ONE
BRIGHT IDEAS

COMET BURGER
MR. B'S

SITE

ROYAL OAK MUSIC
RONIN SUSHI
D'AMATOS
GOODNIGHT GRACIE

STARBUCKS
TOM'S OYSTER BAR
ASTORIA PASTRY

TMOBILE
SMOKER'S CIGAR
FEDEX OFFICE

4TH ST

PLANNED
BAKER COLLEGE
1,500 STUDENTS/50 STAFF
80,000 SF

LILY'S SEAFOOD
CAFE MUSE
THE FIFTH
CIIZEN YOGA
6 SALON

COLDSTONE
NOODLES
BD'S MONGOLIAN
GAMESTOP

ATOMIC COFFEE
ALEX EMILIO'S SALON
FUNKY SEVEN
JIMMY JOHN'S

5TH ST

S TROY ST

LAFAYETTE AVE

WASHINGTON AVE

FIFTH AVENUE
OTOOL'S

BW3
BAR
LOUIE
PIANO
BAR

THE MORRIE

6TH ST

-  DEVELOPMENTS
-  OFFICE DEVELOPMENTS



MACRO

SUBWAY

PET SMART

O'Reilly

TRADER JOE'S

ULTA

metro

by T-Mobile

Citizens Bank

Simon-Dickson

Flagstar



RITE AID GNC

N MAIN ST (14,800 CPD)

ROYAL OAK MIDDLE SCHOOL
1,148 STUDENTS

CYCLEBAR

HYATT PLACE

Precision Tune-Up AutoCare

(12,100 CPD)

(14,600 CPD)

11 MILE RD (14,500 CPD)

(163,632 CPD)

WOODWARD AVE (53,536 CPD)

ST MARY CATHOLIC SCHOOL
238 STUDENTS

PLANNED BAKER COLLEGE
1,500 STUDENTS/50 STAFF

SITE

S MAIN ST (18,900 CPD)

HOLIDAY MARKET

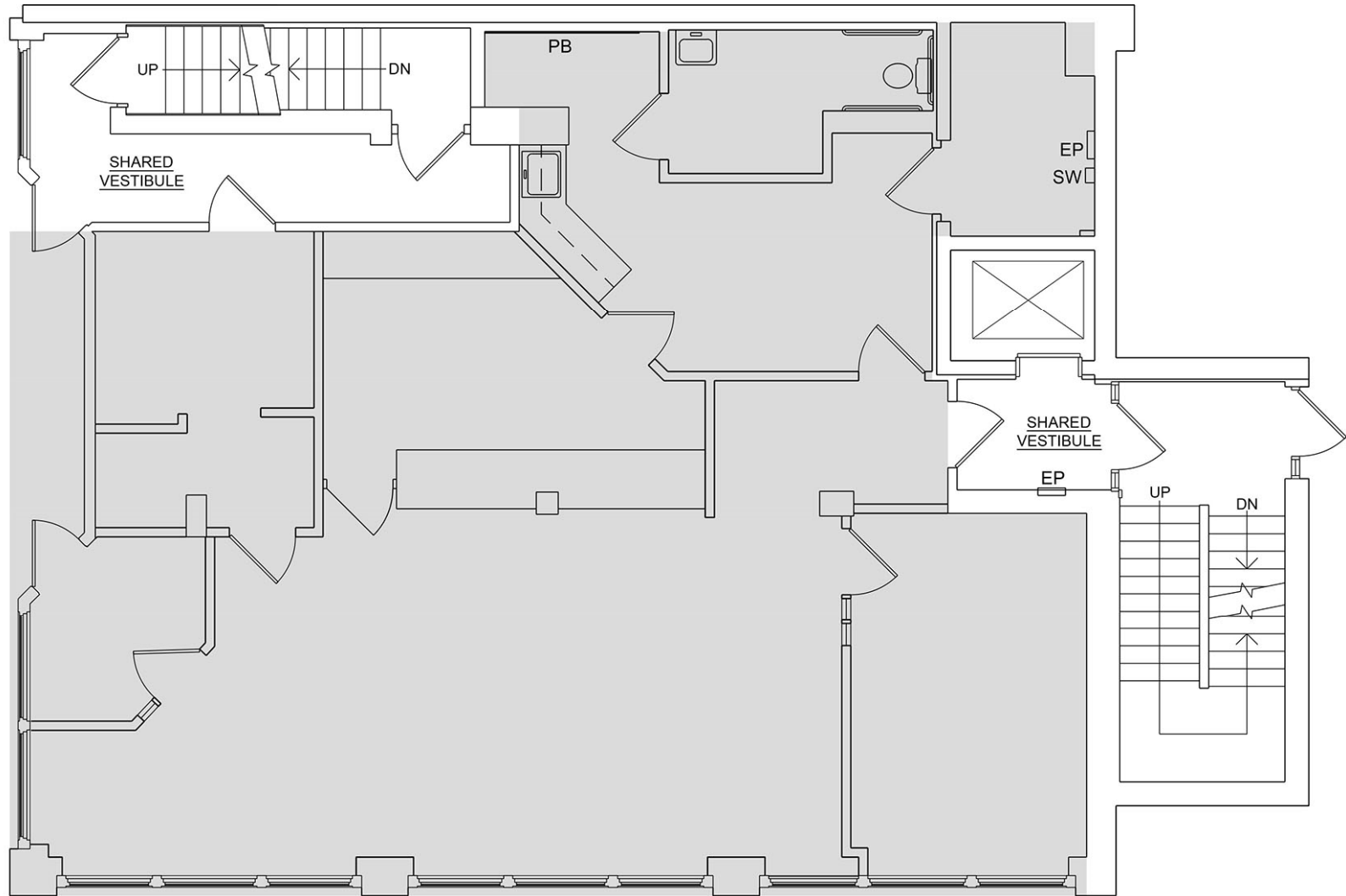
DETROIT ZOO

(160,349 CPD)

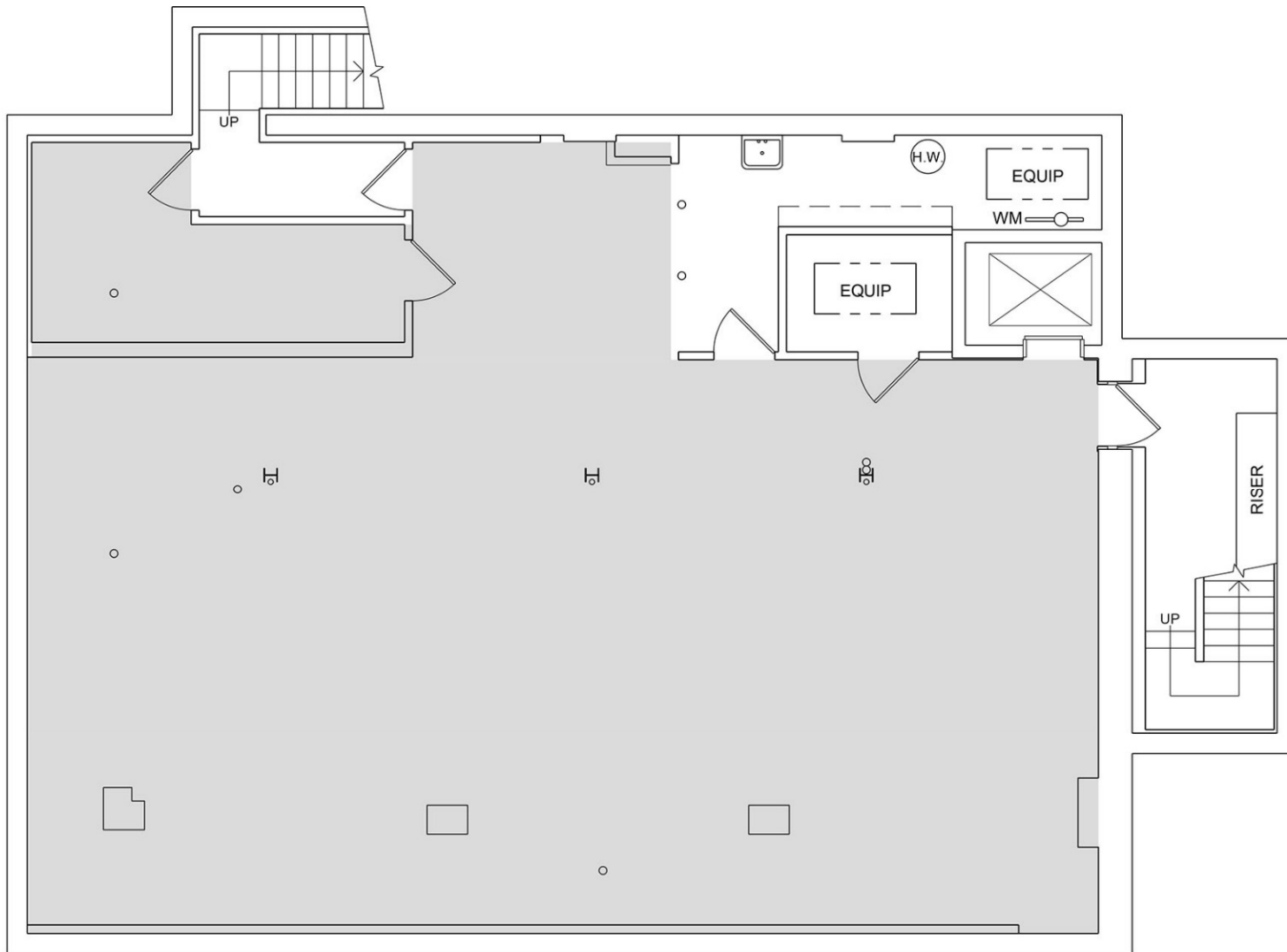
I-696 (166,527 CPD)

I-75 (166,527 CPD)

FLOOR PLAN – FIRST FLOOR



FLOOR PLAN – LOWER LEVEL



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	17,905	148,025	357,242
	2025 Projected Population	17,990	149,704	360,798
	2010 Census Population	17,050	145,174	358,972
	2000 Census Population	17,135	155,078	392,814
	Projected Annual Growth 2020 to 2025	-	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	0.2%	-0.2%	-0.5%
HOUSEHOLDS	2020 Estimated Households	9,200	68,272	157,357
	2025 Projected Households	9,419	70,296	161,571
	2010 Census Households	8,537	65,229	154,271
	2000 Census Households	8,417	67,375	164,121
	Projected Annual Growth 2020 to 2025	0.5%	0.6%	0.5%
	Historical Annual Growth 2000 to 2020	0.5%	-	-0.2%
RACE	2020 Est. White	88.0%	78.6%	60.0%
	2020 Est. Black	4.7%	14.0%	31.1%
	2020 Est. Asian or Pacific Islander	4.2%	3.7%	5.2%
	2020 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
	2020 Est. Other Races	3.0%	3.4%	3.4%
	2020 Est. Average Household Income	\$127,695	\$97,496	\$87,184
INCOME	2020 Est. Median Household Income	\$93,246	\$77,681	\$68,750
	2020 Est. Per Capita Income	\$65,709	\$44,993	\$38,456
	2020 Est. Total Businesses	1,425	6,174	19,071
BUSINESS	2020 Est. Total Employees	11,299	52,619	178,294

