

FOR LEASE

400-480 N. MAIN ST DOWNTOWN ROYAL OAK, MI



**HYATT PLACE BUILDING
& REGUS BUSINESS CENTER**
- Southern Building
4,624 SF - W/Patio Opportunity

**TRAIL HEAD
92 APARTMENT UNITS**
Northern Building -
RETAIL SPACE FULLY LEASED!



PROPERTY DETAILS



ADDRESS

400-480 N. Main St
Downtown Royal Oak, MI

RENT

\$30.00/SF

NNN

\$8.00/SF

AVAILABLE SPACE

4,624 SF - W/Patio Opportunity
Hyatt Place Building

LEASED

8,200 SF - (Retail Space - FULLY LEASED)
Hyatt Place Building

1 MILE DEMOGRAPHICS

POPULATION

18,207

AVE HH INCOME

\$125,967

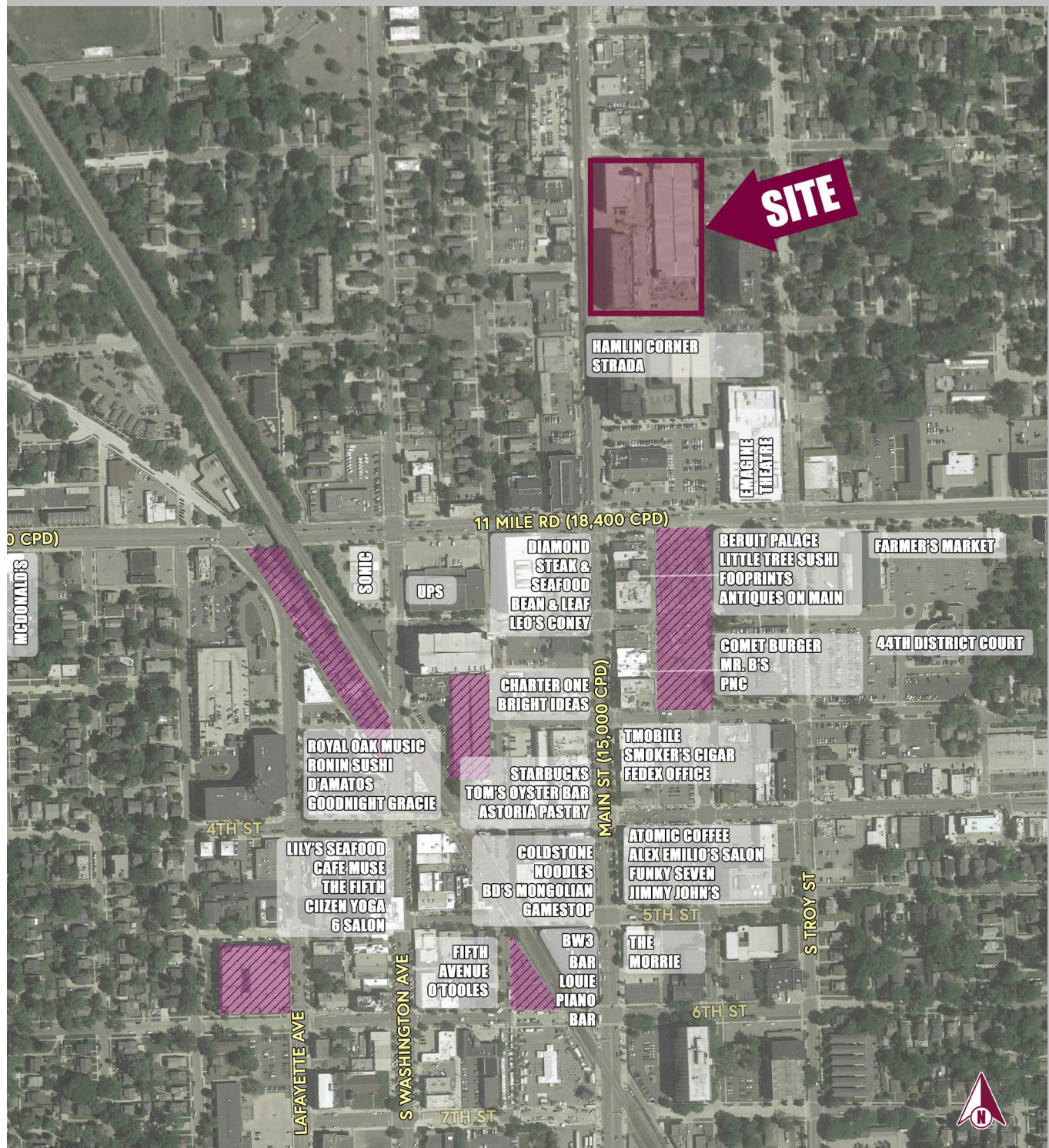
BUSINESSES

1,432

RETAIL AERIAL DOWNTOWN ROYAL OAK



PARKING



400-480 N. Main St, Downtown Royal Oak, MI

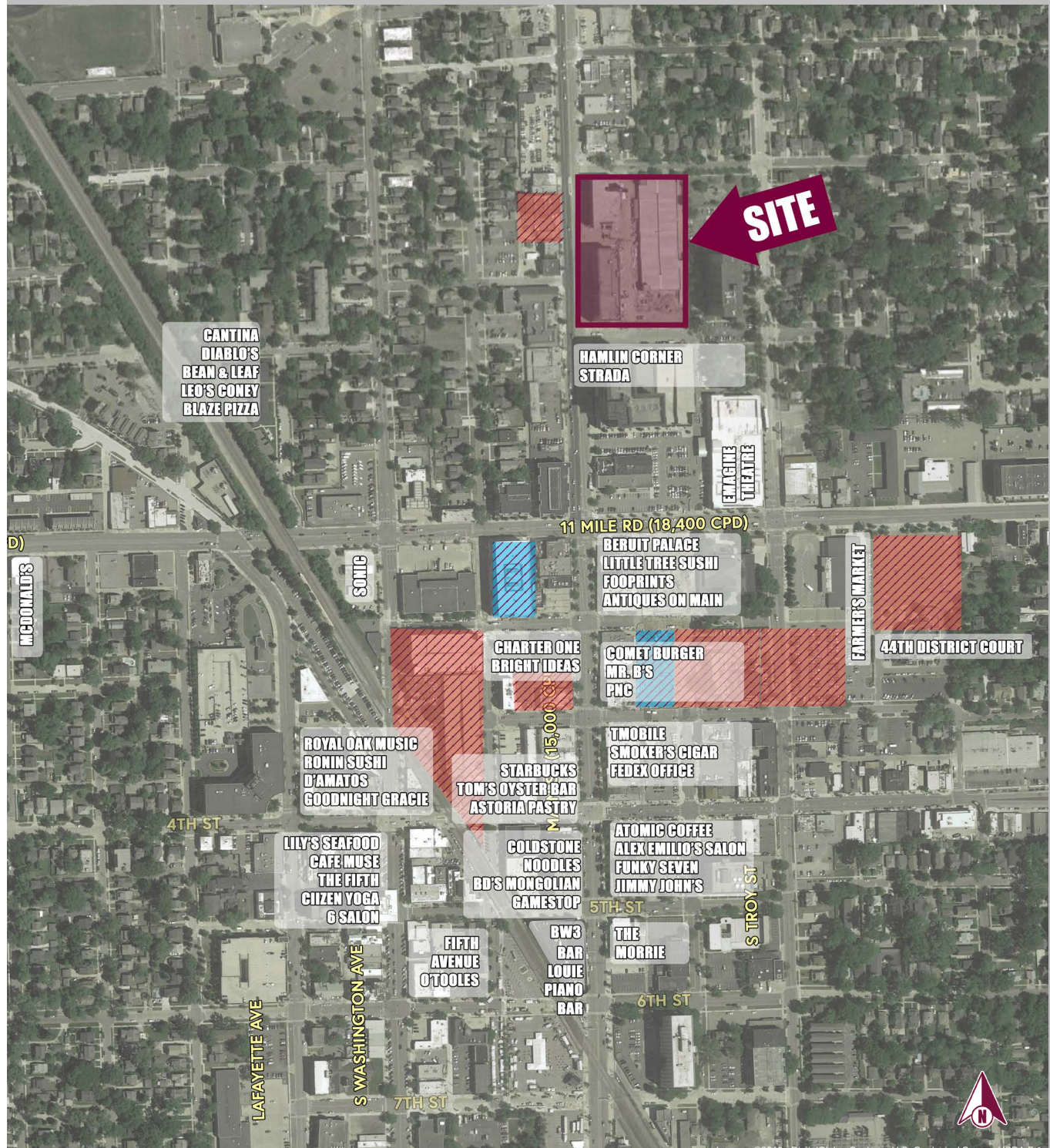
AERIAL DOWNTOWN ROYAL OAK DEVELOPMENT



DEVELOPMENTS



OFFICE DEVELOPMENTS



400-480 N. Main St, Downtown Royal Oak, MI

ELEVATION
**HYATT PLACE
BUILDING**

Southern Building



RESTAURANT SPACE
4,624 SF AVAILABLE

OUTDOOR PATIO
UP TO 1,800 SF AVAILABLE

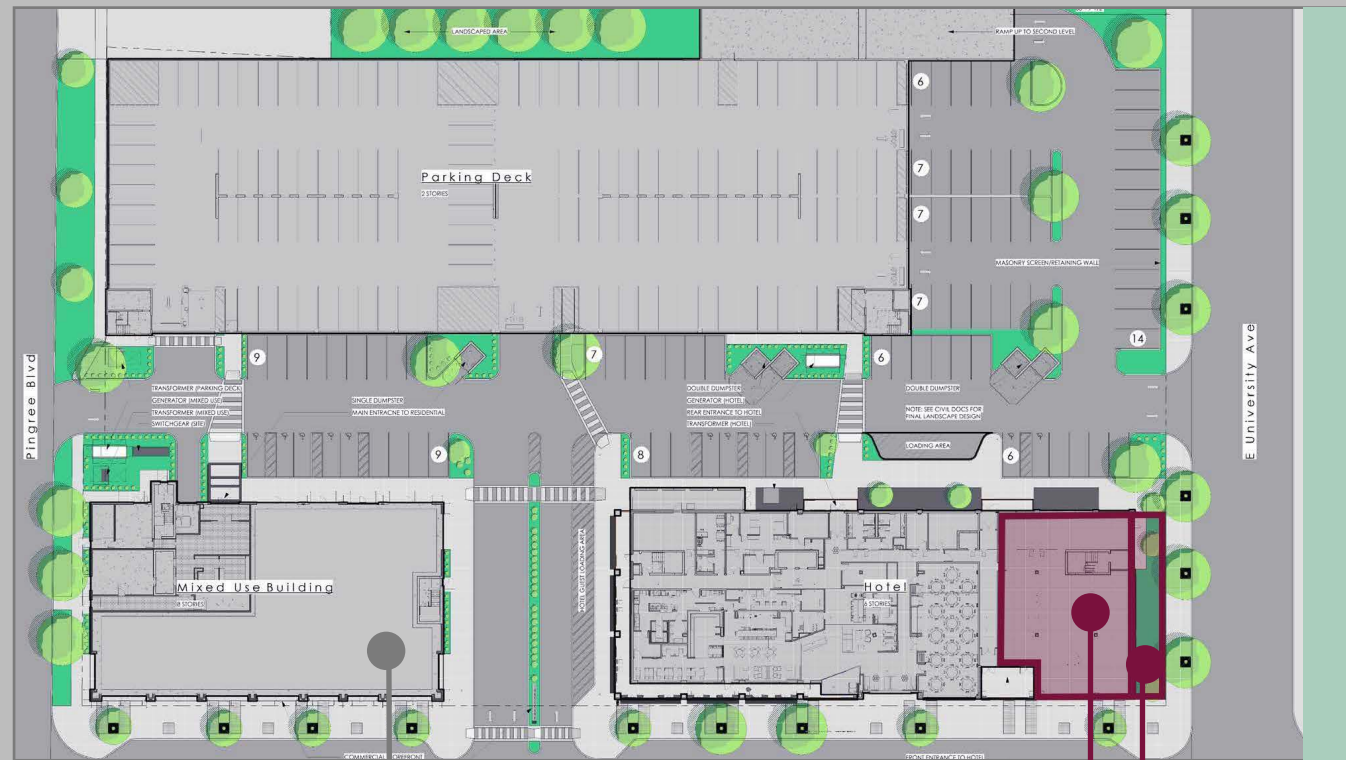
ELEVATION
**RESIDENTIAL
BUILDING**

Northern Building



RETAIL SPACE
FULLY LEASED!

SITE PLAN
400-480
N. MAIN ST
ROYAL OAK, MI



HYATT PLACE
 BUILDING
4,624 SF AVAILABLE

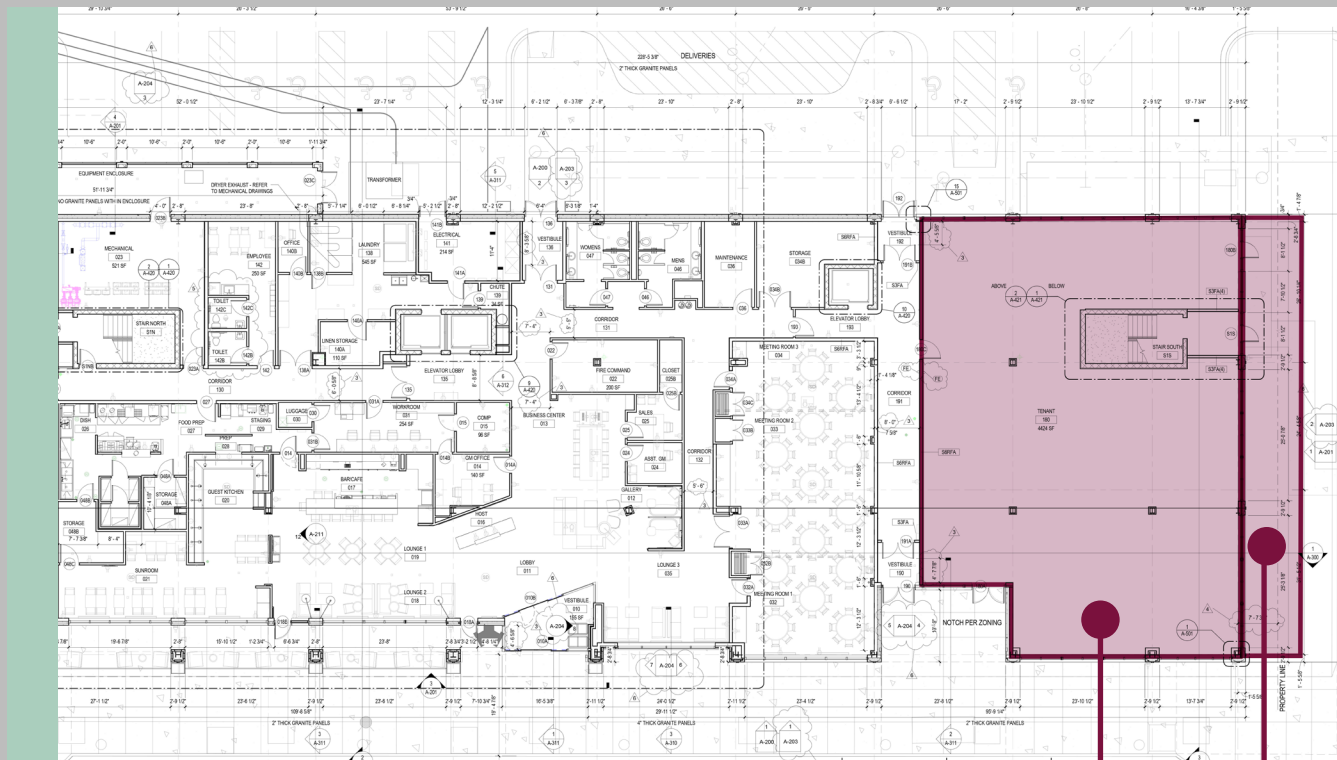
RESIDENTIAL
 BUILDING
**RETAIL SPACE
 FULLY LEASED!**

OUTDOOR
 PATIO
UP TO 1,800 SF AVAILABLE

FLOOR PLAN

HYATT PLACE BUILDING

Southern Building

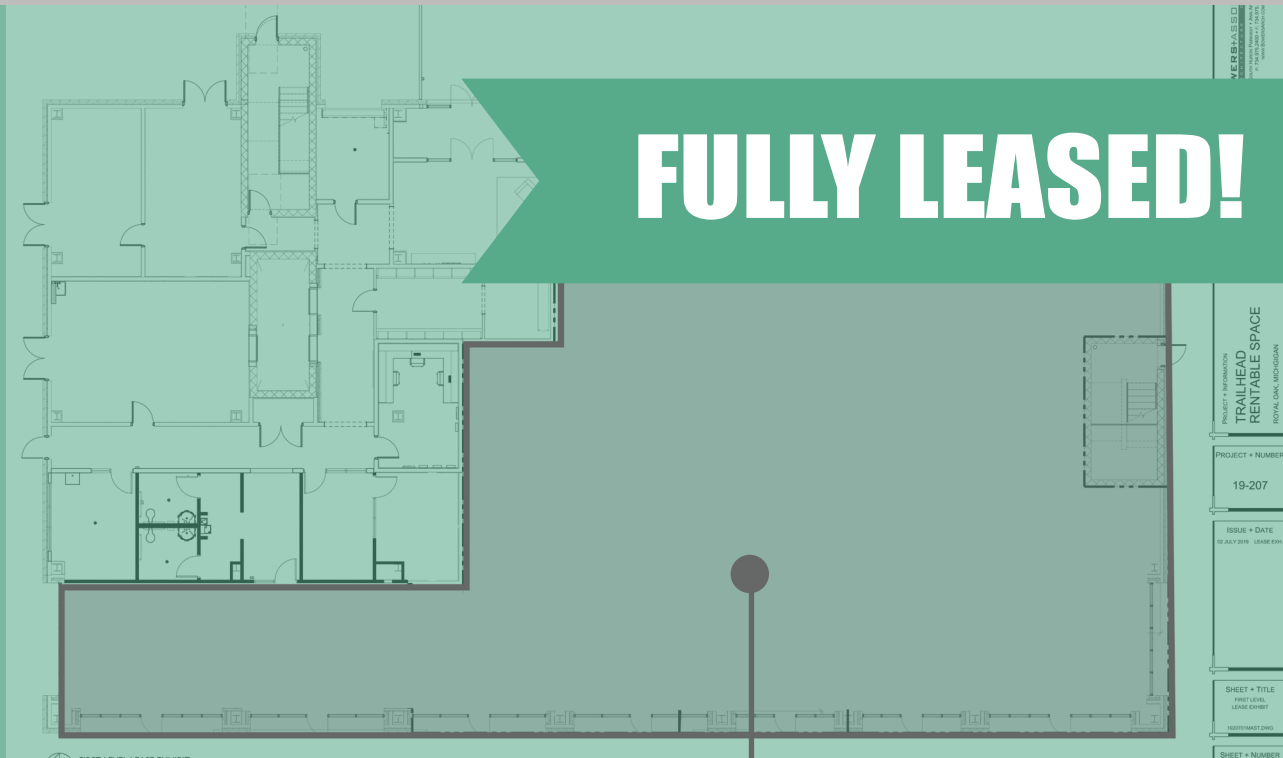


HYATT PLACE
BUILDING
4,624 SF AVAILABLE

OUTDOOR
PATIO
UP TO 1,800 SF

FLOOR PLAN **RESIDENTIAL BUILDING**

Northern Building



PARKING PLAN

SURFACE

LEVEL VIEW

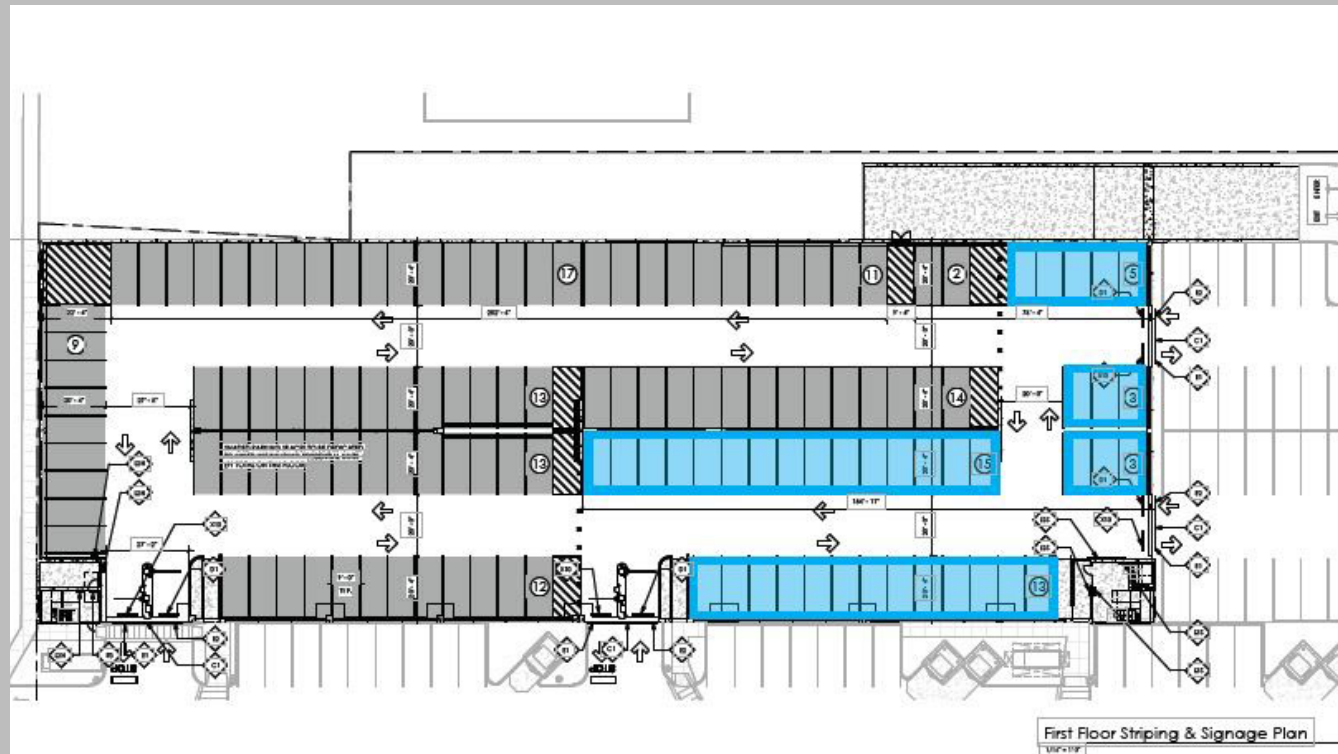


RETAIL 25 SPACES

HYATT
HANDICAP & VIP VALET
20 SPACES

REGUS
41 SPACES

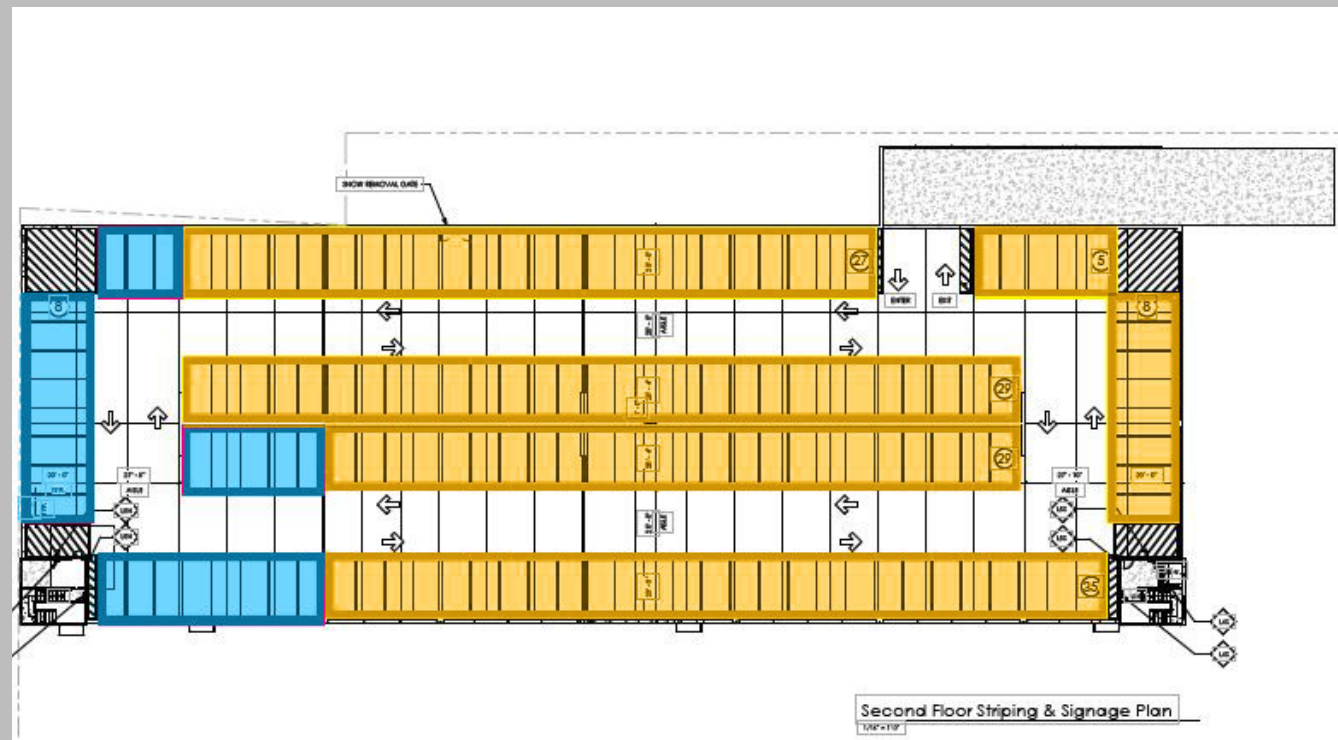
PARKING PLAN FIRST FLOOR PARKING DECK



HYATT VALET PARKING
39 SPACES

APARTMENT
RESERVED
91 SPACES

PARKING PLAN SECOND FLOOR PARKING DECK



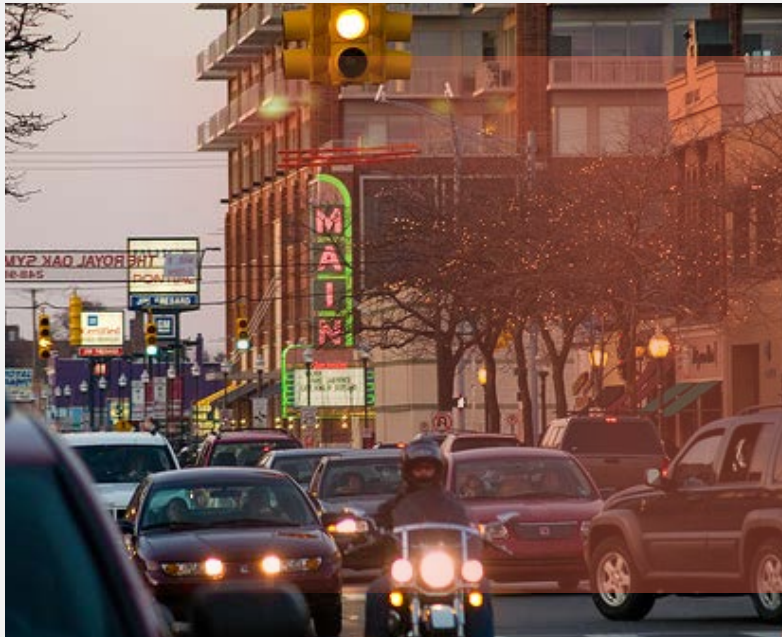
OPEN
133 SPACES

HYATT SELF PARKING
EMPLOYEE PARKING
REGUS OVERFLOW PARKING
24 SPACES

OVERVIEW

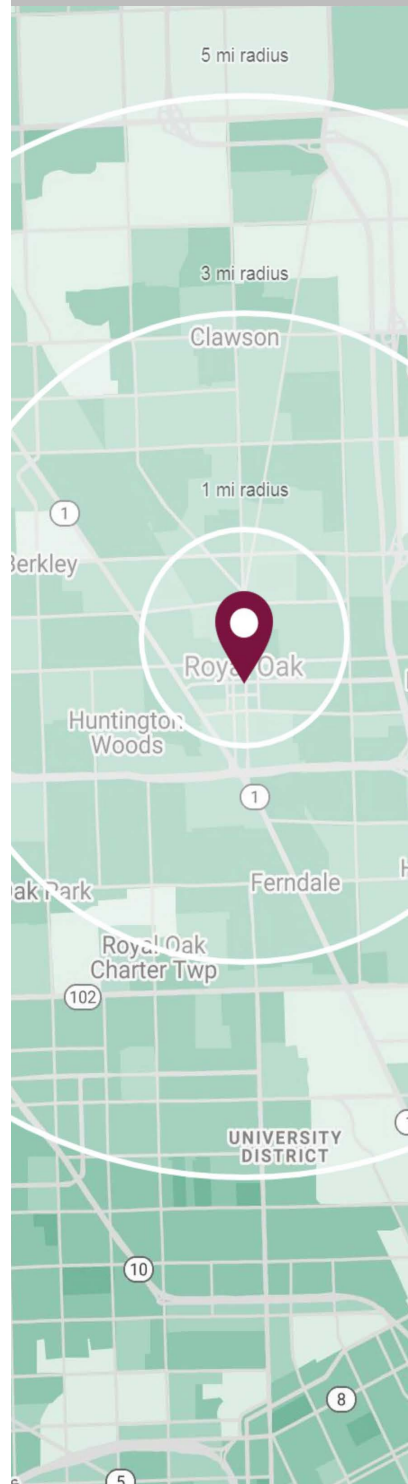
DOWNTOWN ROYAL OAK

400 - 480 N. Main Street boasts a premier Downtown Royal Oak location in close proximity to many dining, retail and entertainment establishments. The 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 and M-1 (Woodward Avenue). Please contact us to discuss your specific requirements.



DEMOGRAPHICS

400-480 N. MAIN ST ROYAL OAK, MI



POPULATION	1 MILE	3 MILE	5 MILE
2020 Estimated Population	18,207	147,533	356,259
2025 Projected Population	18,271	148,986	359,761
2010 Census Population	17,435	144,556	355,038
2000 Census Population	17,693	153,773	384,407
Projected Annual Growth 2020 to 2025	-	0.2%	0.2%
Historical Annual Growth 2000 to 2020	0.1%	-0.2%	-0.4%
HOUSEHOLDS			
2020 Estimated Households	9,412	68,461	157,491
2025 Projected Households	9,623	70,391	161,745
2010 Census Households	8,790	65,370	153,073
2000 Census Households	8,756	67,534	161,910
Projected Annual Growth 2020 to 2025	0.4%	0.6%	0.5%
Historical Annual Growth 2000 to 2020	0.4%	-	-0.1%
RACE			
2020 Est. White	88.5%	80.4%	62.1%
2020 Est. Black	4.5%	11.7%	28.0%
2020 Est. Asian or Pacific Islander	3.9%	4.2%	6.2%
2020 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2020 Est. Other Races	2.8%	3.4%	3.4%
INCOME			
2020 Est. Average Household Income	\$125,967	\$98,121	\$89,504
2020 Est. Median Household Income	\$90,572	\$78,089	\$70,792
2020 Est. Per Capita Income	\$65,208	\$45,558	\$39,620
BUSINESS			
2020 Est. Total Businesses	1,432	7,357	19,940
2020 Est. Total Employees	11,460	64,711	189,658



CONTACT US

LOUIS J.
CIOTTI

lciotti@landmarkcres.com
+1 248 488 2620

ANTHONY J.
VITALE

avitale@landmarkcres.com
+1 248 488 2620

SCOTT J.
SONENBERG

ssonenberg@landmarkcres.com
+1 248 488 2620

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.