

FOR LEASE/SALE  
**501 S WASHINGTON AVE**

501 S WASHINGTON AVE, ROYAL OAK, MI 48067

**3,465 SF**  
**AVAILABLE**  
LOWER LEVEL  
RETAIL/OFFICE SPACE

**LOWER LEVEL  
ACCESS**



**LOWER LEVEL  
ACCESS**



**SIGNAGE AVAILABLE- 5TH AVE & S WASHINGTON AVE**

# PROPERTY DETAILS

**LOCATION:** 501 S Washington Ave  
Royal Oak, MI 48067

**PROPERTY TYPE:** Freestanding

**DATE AVAILABLE:** Immediately

**SALES PRICE:** Contact Broker

**RENT:** Ground Level: LEASED  
Lower Level: \$12.00/ SF NNN

**NNN EXPENSE:** \$3.50/ SF

**BUILDING SIZE:** Ground Level: LEASED  
Lower Level: 3,465 SF

**BUILDING SIZE:** 6,930 SF

**TRAFFIC COUNT:** S Washington Ave (±7K CPD)  
5<sup>th</sup> Ave (±2K CPD)

\$12.00/ SF NNN

\$3.50/SF

**LOWER-  
LEVEL RENT**

**NNN**

## HIGHLIGHTS

- Highly visible corner building with signage opportunities on 5<sup>th</sup> Ave and Washington Ave.
- Ample Street and structure parking.
- 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.

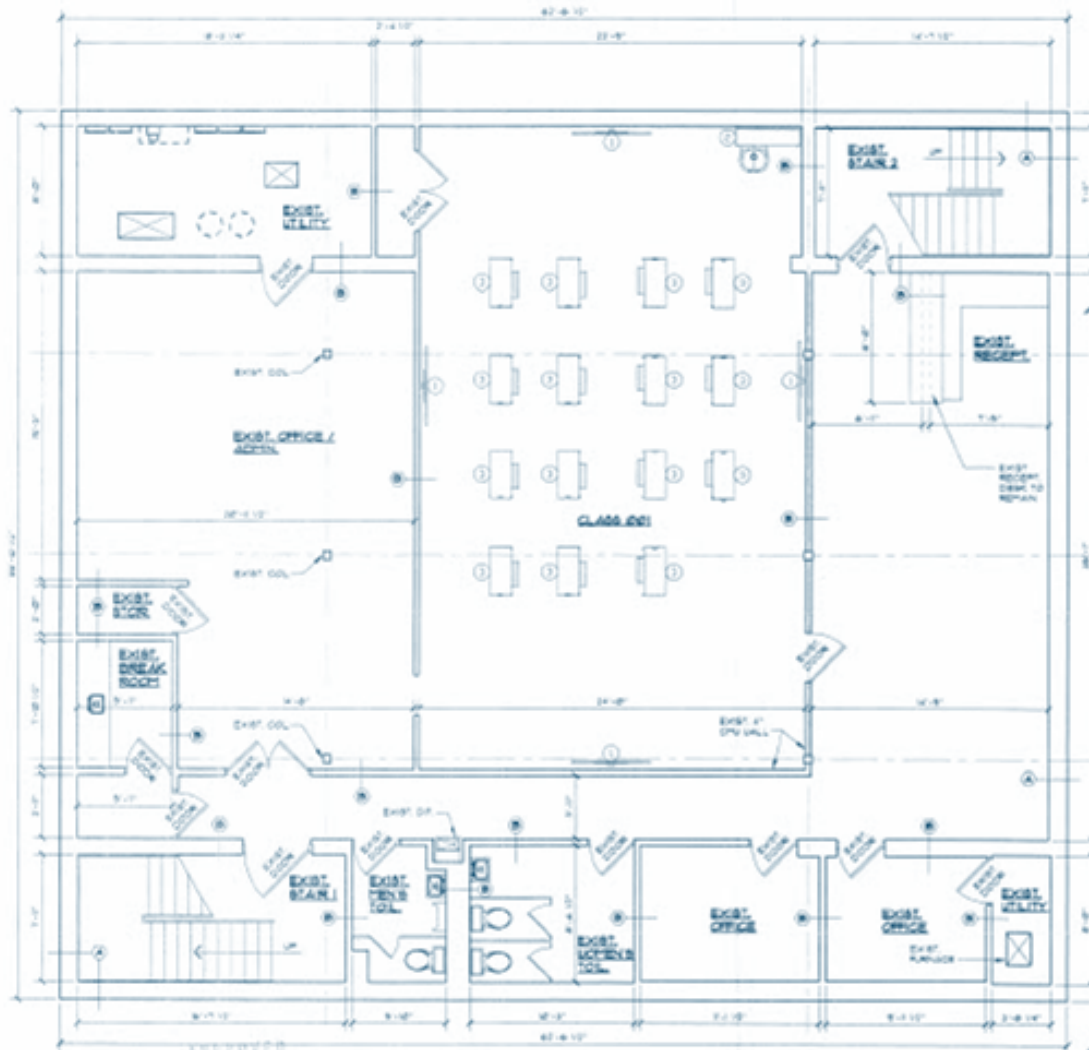
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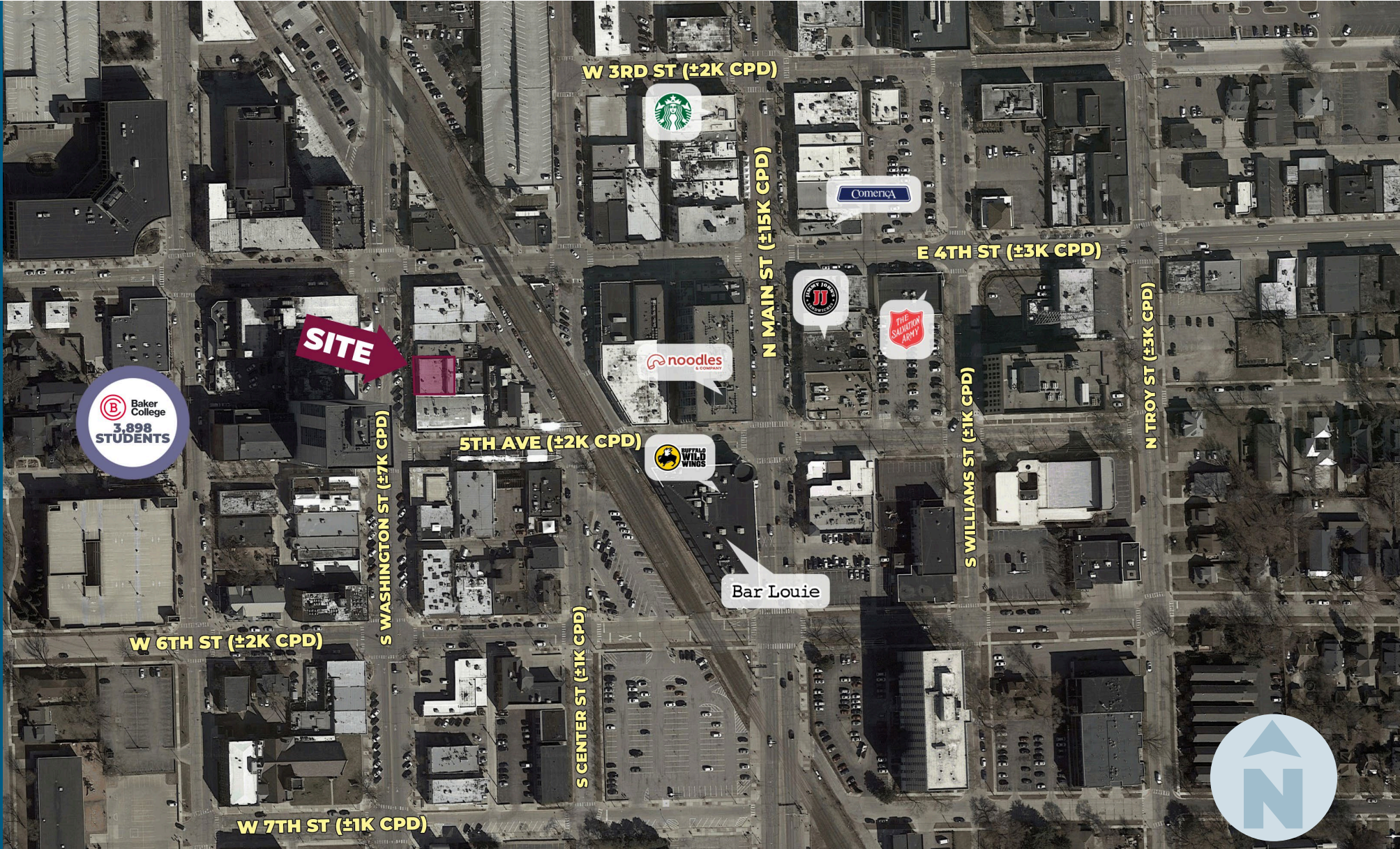
**ANTHONY J.  
VITALE**

Director  
[avitale@landmarkcres.com](mailto:avitale@landmarkcres.com)  
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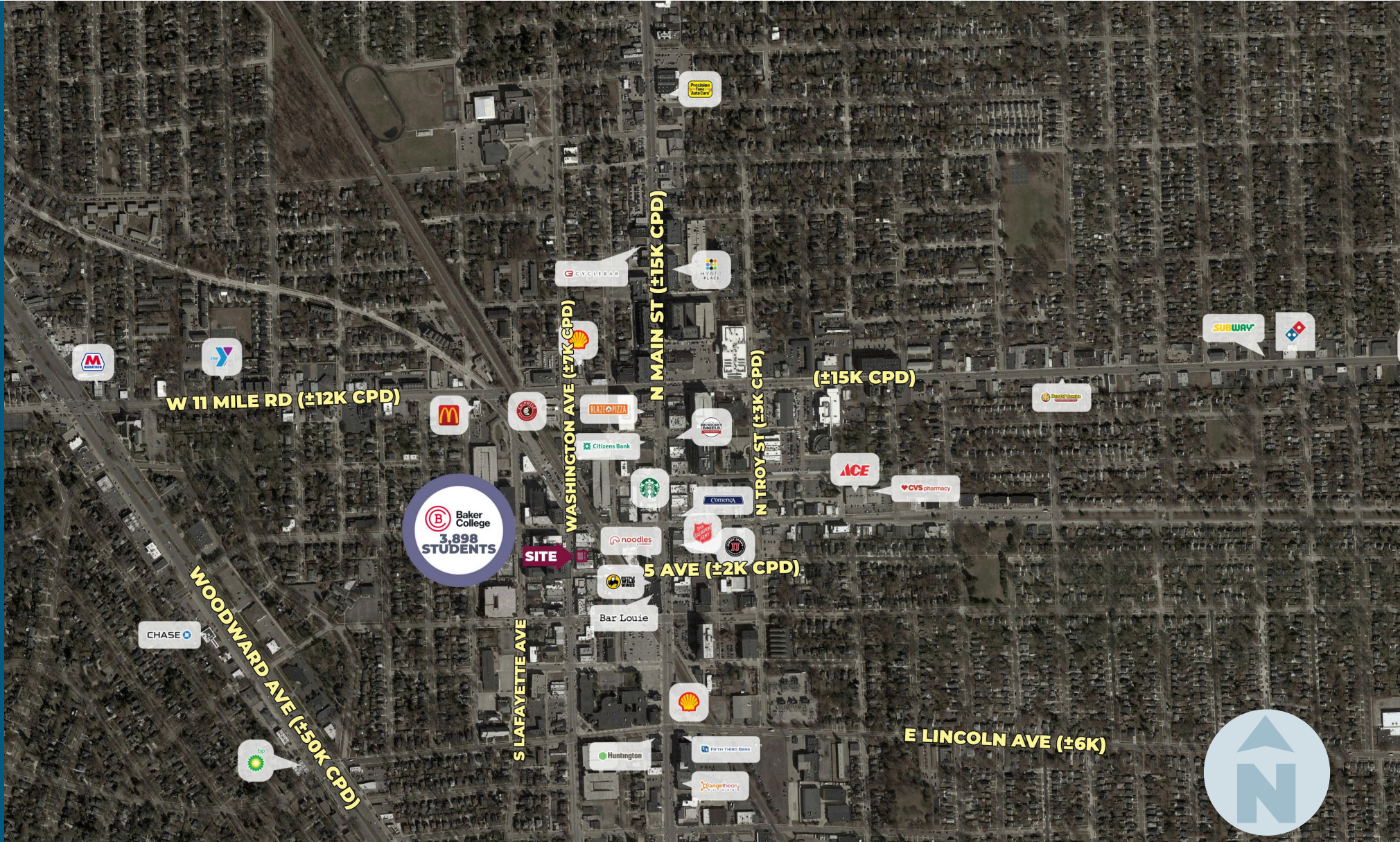
# FLOOR PLAN- LOWER LEVEL



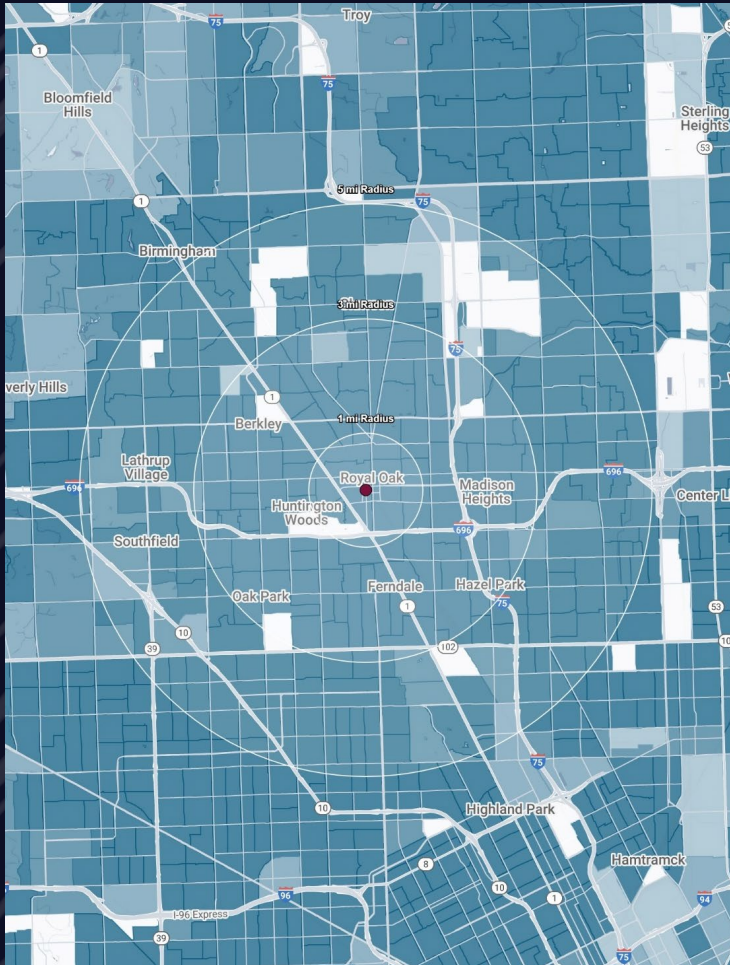
# MICRO AERIAL



# MACRO AERIAL



# DEMOGRAPHICS



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 ROYAL OAK, MI 48067

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Estimated Population	18,551	147,592	369,008
2030 Projected Population	19,191	145,059	362,147
2020 Census Population	17,088	144,768	364,281
2010 Census Population	16,575	145,524	363,207
Projected Annual Growth 2025 to 2030	0.7%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	0.8%	-	0.1%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	9,587	70,245	166,361
2030 Projected Households	10,135	70,366	166,060
2020 Census Households	8,690	67,851	161,974
2010 Census Households	8,222	65,169	155,794
Projected Annual Growth 2025 to 2030	1.1%	-	-
Historical Annual Growth 2010 to 2025	1.1%	0.5%	0.5%
<b>RACE</b>			
2025 Est. White	87.1%	77.1%	56.7%
2025 Est. Black	3.6%	14.6%	33.3%
2025 Est. Asian or Pacific Islander	4.6%	3.3%	5.6%
2025 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2025 Est. Other Races	4.6%	4.9%	4.3%
<b>INCOME</b>			
2025 Est. Average Household Income	\$156,098	\$119,239	\$103,500
2025 Est. Median Household Income	\$119,134	\$96,030	\$81,438
2025 Est. Per Capita Income	\$80,708	\$56,775	\$46,730
<b>BUSINESS</b>			
2025 Est. Total Businesses	1,397	6,387	19,298
2025 Est. Total Employees	11,049	56,661	197,062

## CONTACT US



**ANTHONY J.  
VITALE**

*Director*

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