

**FOR LEASE**

**2,480 SF  
RETAIL / OFFICE SPACE**

**28168 WOODWARD AVE  
ROYAL OAK, MI**



**AVAILABLE:**

2,480 SF

**USES:**

Retail or Office

**LEASE RATE:**

\$22.00/SF/YR, NNN

**NEARBY:**

AutoZone, Trader Joe's, PetSmart, Sherwin-Williams, Ulta Beauty, O'Reilly Auto Parts, Flagstar Bank, Bank of America, Westborn Market, Crispelli's, and many more retailers, medical/office, banks, services, restaurants.

**LOCATION:**

Excellent high traffic location on northbound Woodward Ave north of 11 Mile Rd.

**SUMMARY:**

Completely renovated exterior. Excellent opportunity for retail space on highly sought after northbound Woodward corridor with heavy daytime traffic. Iconic, single story end-cap building featuring open layout and great window line. Marque style signage with excellent visibility. Property offers six (6) private parking space in rear and 29 shared parking spaces along front and side. Zoned B-1 General Business allows for a wide variety of uses. Location provides easy ingress and egress.

**FORWARD COMMERCIAL GROUP**

6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

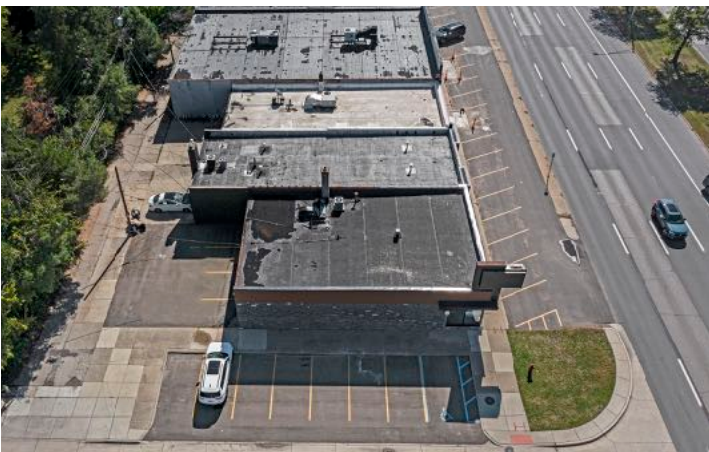
**Emil Cherkasov**

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# PROPERTY PHOTOS

28168 WOODWARD AVE  
RETAIL / OFFICE  
SPACE AVAILABLE



# AERIAL MAP

28168 WOODWARD AVE

2,480 SF

RETAIL / OFFICE



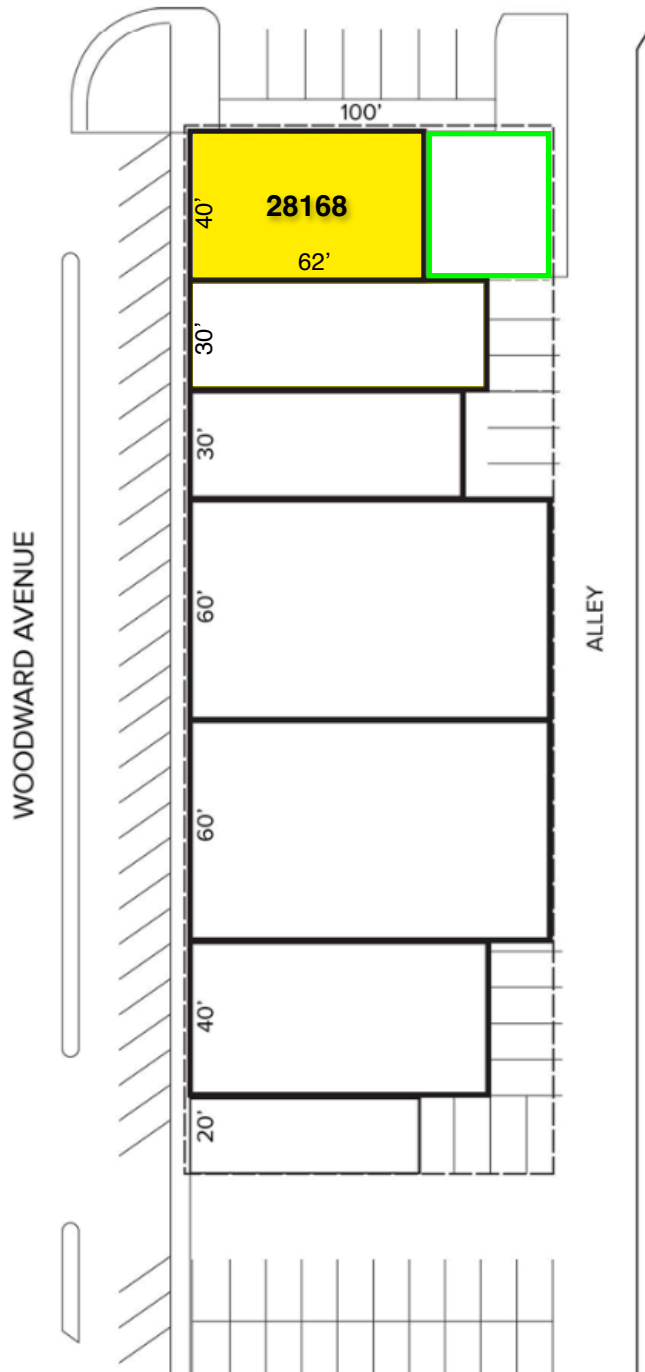
# STREET MAP

28168 WOODWARD AVE  
HIGH TRAFFIC  
LOCATION



# SITE MAP

28168 WOODWARD AVE  
6 PRIVATE PARKING  
SPACES IN REAR



# DEMOGRAPHICS

28168 WOODWARD AVE

2,480 SF

RETAIL / OFFICE



28168  
WOODWARD AVE

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,419	143,322	330,885
MEDIAN HOME VALUE	\$279,604	\$224,188	\$191,040
HOUSEHOLDS	7,428	64,249	143,783

## TRAFFIC COUNT

64,051 CARS DAILY - WOODWARD AVE NORTH OF CATALPA



Forward  
Commercial Group

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# FCG SUMMARY

28168 WOODWARD AVE

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RETAIL / OFFICE

At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



**EMIL CHERKASOV**

**PRINCIPAL BROKER**

[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)

248.662.5066 Office

Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.



**Forward  
Commercial Group**

[www.forwardcommercial.com](http://www.forwardcommercial.com)

**248.662.5066**