

4338 DELEMERE BLVD - FOR LEASE

4338 DELEMERE BLVD, ROYAL OAK, MI 48073



EXCLUSIVELY LISTED BY:

DAVE TESCH

Associate

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 4338 Delemere Blvd | Royal Oak, MI 48073



OFFERING SUMMARY

Available SF:	1,986 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Year Built:	1963
Building Size:	11,360 SF
Renovated:	2014

PROPERTY HIGHLIGHTS

- Two floors of newly renovated office space
- Adequate parking
- Join existing tenant Barrick Enterprises
- Many windows providing natural light.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	6,673	56,642	128,920
Total Population:	12,238	121,701	297,032
Average HH Income:	\$65,867	\$84,181	\$89,967

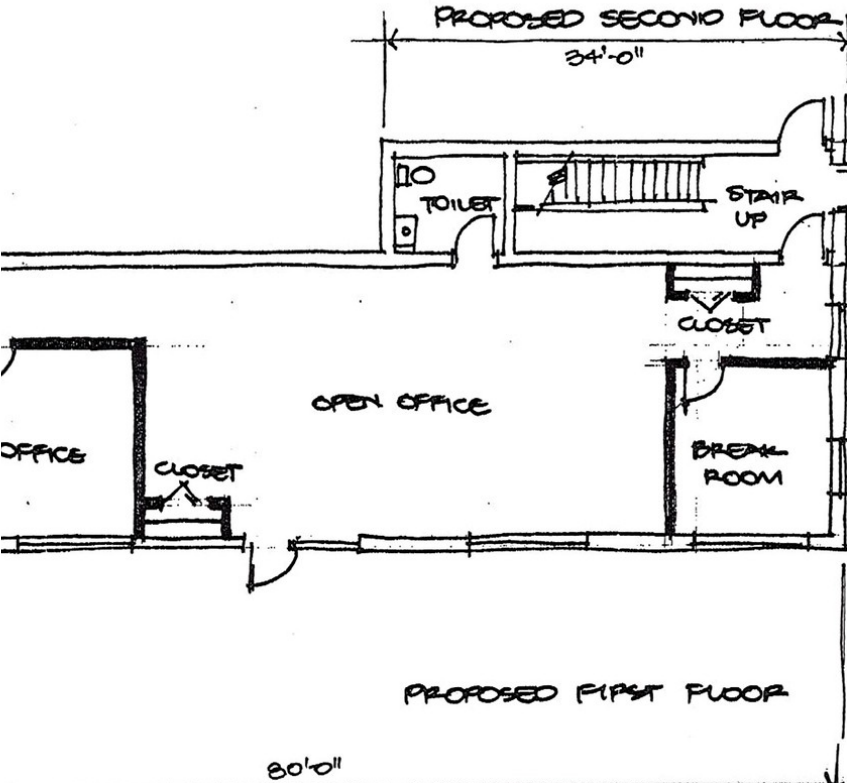
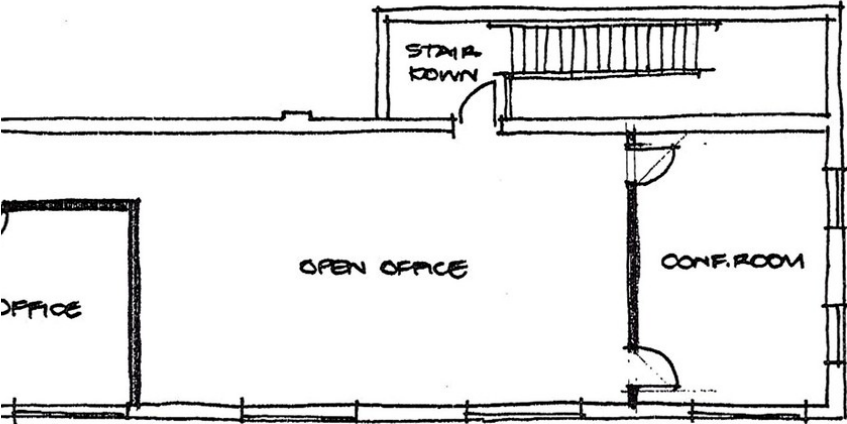
PROPERTY DETAILS: 4338 Delemere Blvd | Royal Oak, MI 48073

PROPERTY NAME:	4338 Delemere Blvd
PROPERTY ADDRESS:	4338 Delemere Blvd Royal Oak, MI 48073
PROPERTY TYPE:	Office
APN:	25-05-182-002
ZONING:	Light Industrial
PARKING SPACES:	Ample parking
YEAR BUILT:	1963 / Renovated in 2014
NUMBER OF STORIES:	2
LAND LEGAL DESCRIPTION:	T1N, R11E, SEC 5 NORDWOOD ESTATES SUB LOT 230
UTILITIES DESCRIPTION:	City Water and Sanitary Sewer
OCCUPANCY	Join Barrick Enterprises as Tenant
TRAFFIC COUNT & STREETS:	4,325 Vehicles/Day (Costar, 2012 counts)
BUILDING SIZE:	11,360 SF

ADDITIONAL PHOTOS: 4338 Delemere Blvd | Royal Oak, MI 48073

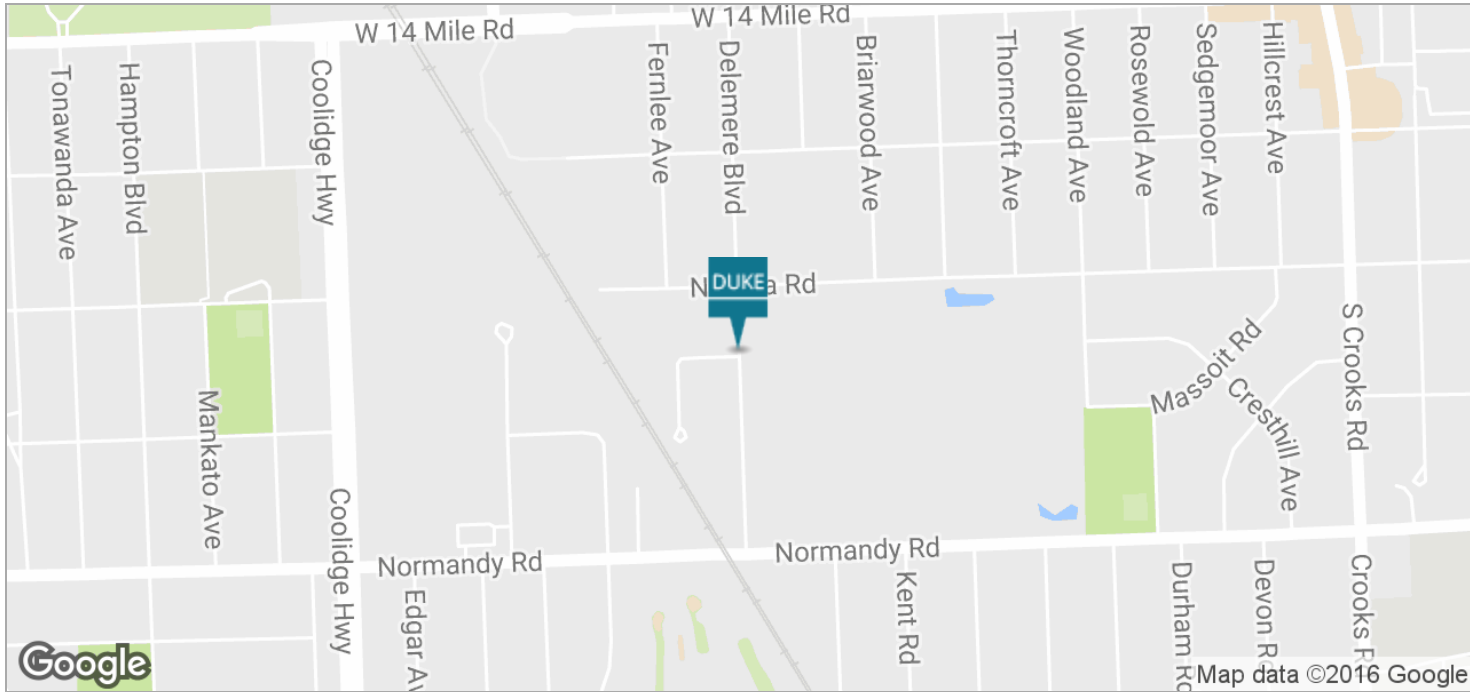


PROPOSED FLOOR PLAN: 4338 Delemere Blvd | Royal Oak, MI 48073

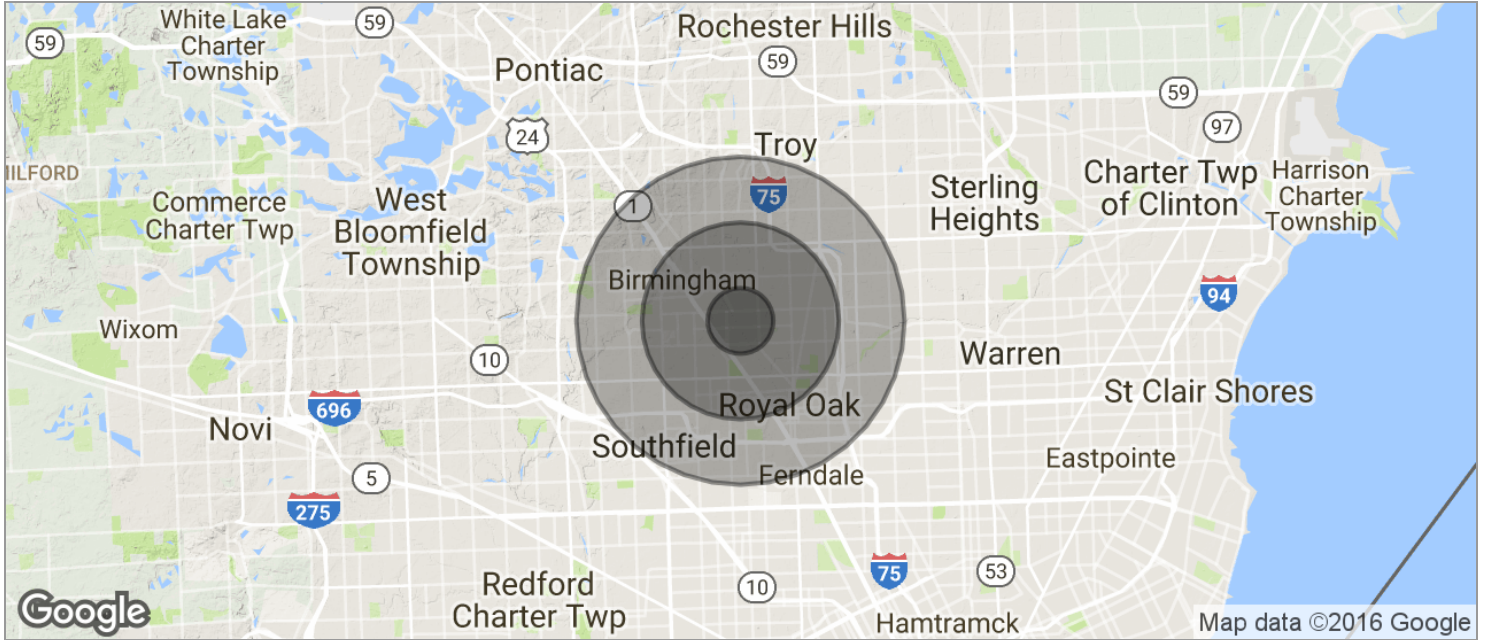


TOTAL SPACE	
FIRST FLOOR	
TENANT SPACE	1,680 SF
STAIR/TOILET	306 SF
SECOND FLOOR	
TENANT SPACE	1,680 SF
STAIR	306

LOCATION MAPS : 4338 Delemere Blvd | Royal Oak, MI 48073



DEMOGRAPHICS MAP: 4338 Delemere Blvd | Royal Oak, MI 48073



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,238	121,701	297,032
MEDIAN AGE	39.6	40.1	40.6
MEDIAN AGE (MALE)	38.6	38.5	39.0
MEDIAN AGE (FEMALE)	43.1	41.7	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,673	56,642	128,920
# OF PERSONS PER HH	1.8	2.1	2.3
AVERAGE HH INCOME	\$65,867	\$84,181	\$89,967
AVERAGE HOUSE VALUE	\$190,017	\$231,818	\$259,867

* Demographic data derived from 2010 US Census