

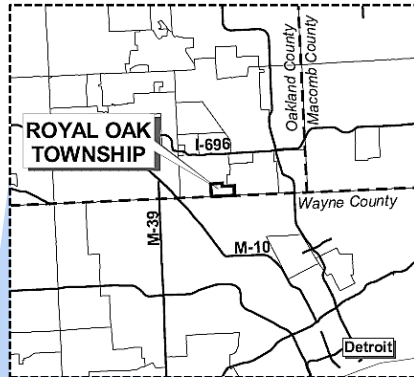
Royal Oak Township Redevelopment Opportunity

Charter Township of Royal Oak, Oakland County, Michigan

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The “Commercial Infill” Development

Future Land Use:

Mixed-Use
(Commercial, Office, Entertainment, Recreation, Residential, and Institutional)

Lot Area:

0.8 Acres

Traffic Count (ADT):

8 Mile Road: 20k to 50k (38k estimate)
 Woodward: 20k to 50k (38k estimate)
 M-10: 50k to 100k (93k estimate)

Development Objectives and Guiding Principles:

- Productive and valuable redevelopment of site
- High-quality and cost effective
- Public/Private Partnership
- Incorporate beautifully designed public open space and outdoor amenities
- Walkable and connected to surrounding community
- Be a catalyst for future development

Incentives:

- Located within the Township DDA
- Brownfield Incentives
- Information concerning the site, history, and inspection

Estimated Market Demand

<i>Market Sector</i>	<i>10 Minute Drive</i>
Home Improvement, Electronics, Furniture & Appliance	\$43.2 Million
Clothing & Clothing Accessories	\$3.7 Million
Sporting Goods, Hobby, Book & Music	\$20.7 Million
General Merchandise Stores	\$270.0 Million
Food Service & Drinking Places	\$6.8 Million
Total Square Footage Supported by Demand	2.9 Million