

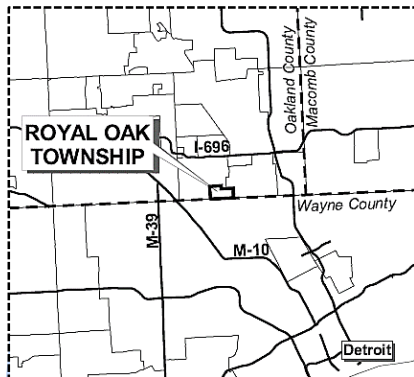
# Royal Oak Township Redevelopment Opportunity

Charter Township of Royal Oak, Oakland County, Michigan

**Contact:**

Cary Junior  
 DDA Chair  
 rotecodev@yahoo.com

John Jackson  
 248.596.0920  
 jjackson@mcka.com



## The Large Retail Development

**Future Land Use:**

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

**Lot Area:**

26 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**

Market Sector	10 Minute Drive
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
<b>Total Square Footage Supported by Demand</b>	<b>2.9 Million</b>