FOR LEASE

NEW RETAIL DEVELOPMENT | GROUND LEASE OR BUILD-TO-SUIT

CMP



21595 Allen Road | **Woodhaven, MI**

SHOPPES OF WOODHAVEN

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	21595 Allen Road
City/Township	Woodhaven
Building Size	12,000 SF
Land Size	1.68 AC
Space Available	12,000 SF (Divisible)
Asking Rental Rate	$35.00 PSF
Ground Lease Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

156,085
PEOPLE

$96,187
AVG. HOUSEHOLD INCOME

60,438
HOUSEHOLDS

$1.8 B
OF CONSUMER SPENDING

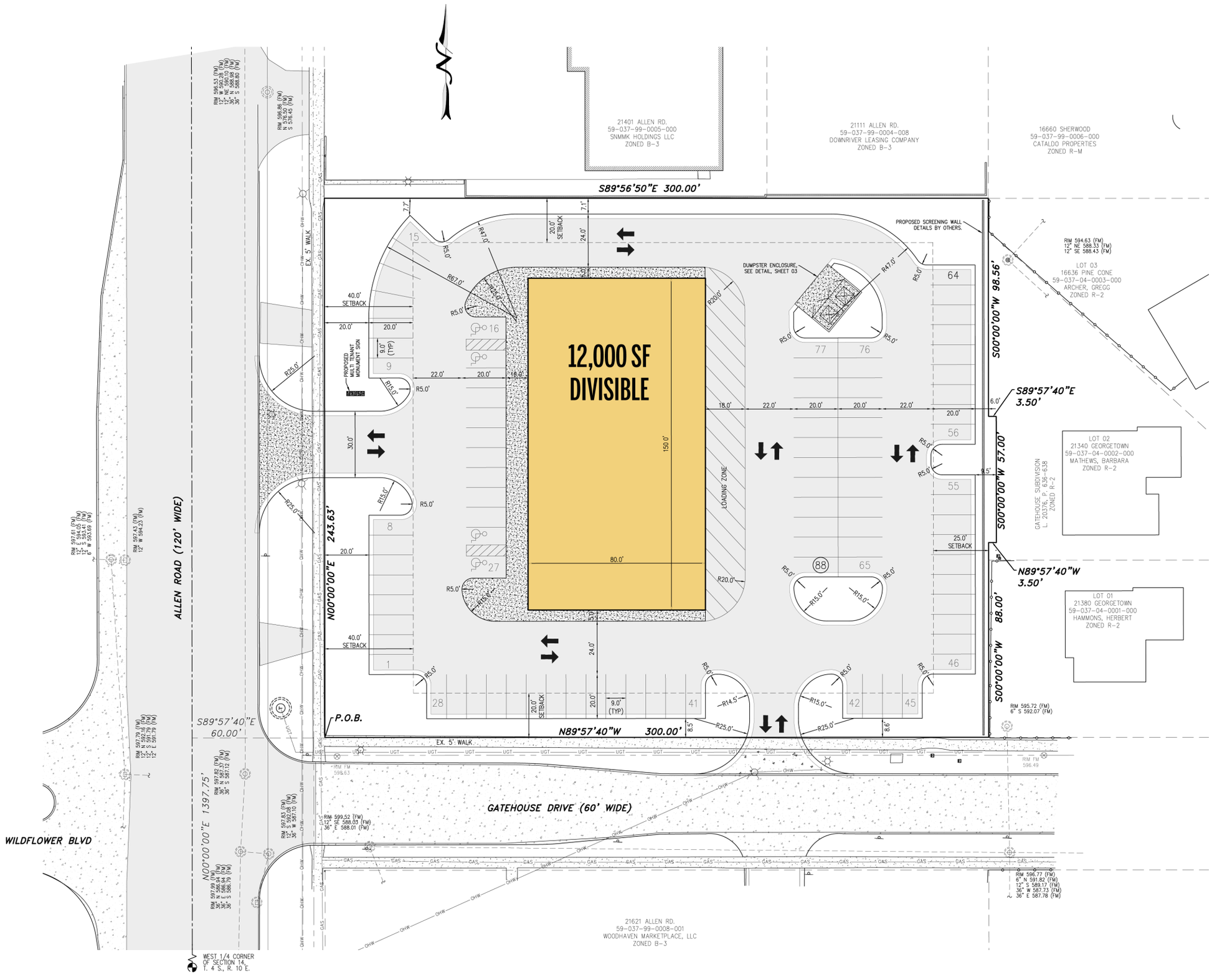
PROPERTY HIGHLIGHTS

- Available for ground lease or Build-To-Suit, contact broker for more information.
- This site presents an excellent opportunity for any Retail, Medical, or Office users to flourish with the extraordinary synergy provided in the immediate area.
- Situated in the immediate area includes Walmart, Home Depot, Target, Lowes, Meijer, and dozens of more national and regional retailers.
- In addition to the tremendous retail synergy, across Allen road is Ford Motors Stamping Plant, home to nearly 500 employees.
- Situated along Allen Road just north of West road, an intersection that sees over 60,000 VPD.

AREA TENANTS

Walmart · The Home Depot · Target · Emagine Theatres · Lowe's · Starbucks Coffee · meijer

SURVEY


21401 ALLEN RD.
59-037-99-0005-000
SNMMK HOLDINGS LLC
ZONED B-3
21111 ALLEN RD.
59-037-99-0004-008
DOWNRIVER LEASING COMPANY
ZONED B-3
16660 SHERWOOD
59-037-99-0006-000
CATALDO PROPERTIES
ZONED R-M
S89°56'50"E 300.00'
PROPOSED SCREENING WALL
DETAILS BY OTHERS.
RIM 594.63 (FM)
12" NE 588.33 (FM)
12" SE 588.43 (FM)
LOT 03
16636 PINE CONE
59-037-04-0003-000
ARCHER, GREGG
ZONED R-2
S00°00'00"W 98.56'
S89°57'40"E
3.50'
LOT 02
21340 GEORGETOWN
59-037-04-0002-000
MATHEWS, BARBARA
ZONED R-2
GATEHOUSE SUBDIVISION
L. 20376, P. 636-638
ZONED R-2
S00°00'00"W 57.00'
N89°57'40"W
3.50'
LOT 01
21380 GEORGETOWN
59-037-04-0001-000
HAMMONS, HERBERT
ZONED R-2
S00°00'00"W 88.00'
RIM 595.72 (FM)
6" S 592.07 (FM)
12,000 SF
DIVISIBLE
150.0'
80.0'
LOADING ZONE
DUMPSTER ENCLOSURE,
SEE DETAIL, SHEET 03
40.0'
SETBACK
20.0'
SETBACK
24.0'
25.0'
SETBACK
PROPOSED
MULTI TENANT
MONUMENT SIGN
EX. 5' WALK
ALLEN ROAD (120' WIDE)
N00°00'00"E 243.63'
N00°00'00"E 1397.75'
S89°57'40"E
60.00'
P.O.B.
N89°57'40"W 300.00'
GATEHOUSE DRIVE (60' WIDE)
WILDFLOWER BLVD
21621 ALLEN RD.
59-037-99-0008-001
WOODHAVEN MARKETPLACE, LLC
ZONED B-3
WEST 1/4 CORNER
OF SECTION 14,
T. 4 S., R. 10 E.

AERIAL


SITE
N
EMAGINE
AQUA-TOTS SWIM SCHOOLS
Buddy's
Tim Hortons
CAFE & BAKE SHOP
Ford
DISCOUNT TIRE
Credit Union ONE
Ford Woodhaven Stamping Plant
WILD BILL'S TOBACCO
Panera
Ashley HOMESTORE
PureSleep Mattress Store
Speedway
PANDA EXPRESS
meijer
goodwill
LOWE'S
LA FITNESS
KOHL'S
ALDI
Chick-fil-A
AT&T
DUNKIN' DONUTS
BASKIN ROBBINS
Firestone
Beaumont Urgent Care
CHIPOTLE
PET SUPPLIES PLUS
O'Reilly AUTO PARTS
BEYOND
T-Mobile
West Road
Allen Road
INTERSTATE 94
Applebee's
tropical SMOOTHIE CAFE
Bob Evans
Pizza Hut
crumbl cookies
Leo's CONEY ISLAND
HomeGoods
GNC LIVE WELL
planet fitness
carter's
SALLY BEAUTY
THE HOME DEPOT
PETSMART
Michaels
five BELOW
Office DEPOT
TARGET
WAL★MART SUPERCENTER
SUBWAY
BELLE TIRE

AERIAL (2)


22,596 VPD
SITE
EMAGINE
AQUA-TOTS SWIM SCHOOLS
Buddy's
Allen Road
enterprise
Tim Hortons
CAFE & BAKE SHOP
Wendy's
Ford
19,561 VPD
DISCOUNT TIRE
SUBWAY
HENRY FORD HEALTH
meijer
meijer express
Ford Woodhaven Stamping Plant
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	4,965	64,441	156,085
2025 Population	4,622	59,689	144,842
2030 Population Projection	4,521	58,580	142,269
Annual Growth 2020-2025	-1.4%	-1.5%	-1.4%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%

HOUSEHOLDS			
2020 Households	2,060	27,232	65,257
2025 Households	1,914	25,189	60,438
2029 Household Projection	1,872	24,711	59,325
Annual Growth 2020-2025	0.2%	0.1%	0.2%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%
Avg Household Size	2.30	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$104,162	$96,489	$96,187
Median Household Income	$89,218	$78,305	$75,444

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$225,738	$231,785	$220,588
Median Year Built	1967	1973	1972
Owner Occupied Households	1,524	17,220	41,874
Renter Occupied Households	348	7,491	17,451

HOUSING COMPOSITION			
1-Person Households	576	8,284	18,929
2-Person Households	686	8,293	20,417
3-Person Households	284	3,748	9,325
4-Person Households	231	2,945	7,120
5-Person Households	91	1,334	3,203
6-Person Households	35	440	1,067
7-Person Households	12	145	376

EMPLOYMENT			
Civilian Employed	2,256	28,460	68,576
Civilian Unemployed	78	944	2,497
Civilian Non-Labor Force	1,523	19,950	47,721



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