



FOR LEASE

WOODHAVEN PLACE

SWQ OF WEST RD & ALLEN RD, WOODHAVEN, MI 48183

**FOR
LEASE**



Checkers
CRAZY GOOD FOOD

**BELLAGIO
NAILS & SPA**

LEFTY'S
FLAVORFUL
CHEESE STEAK & BOARDS
WHERE EVERYTHING'S DONE RIGHT

QDOBA

**AVAILABLE
1,579 SF**

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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FOR LEASE

PROPERTY DETAILS

Location:	SWQ of West Rd & Allen Rd Woodhaven, MI 48183
Property Type:	Shopping Center
Building Size:	1,579 SF
Lease Rate:	\$30.00 - \$35.00/SF
NNN Charges:	Estimated \$6.00/SF
Improvements:	Warm shell to suit, plus negotiable allowance
Tenant Roster:	Checkers, Lefty's Cheesesteak, Qdoba, Bellagio Nails & Spa
Traffic Count:	Allen Rd (26,200 CPD) West Rd (36,700 CPD)
Contact:	Michael R. Lippitt mlippitt@landmarkcres.com Gordon S. Hyde ghyde@landmarkcres.com (248) 488-2620

DESCRIPTION

9,818 SF retail/restaurant outlot/strip on Allen Road at a traffic controlled intersection shared by Target, Marshalls, HomeGoods, Ulta, ect., directly across from Allen Road. The project is an outlot to Woodhaven Village Square, which includes Super Walmart, Home Depot, Michaels, Office Depot, PetSmart, Applebee's, Bob Evan's, Olga's Kitchen, and many others.



MICRO

WEST RD (36,700 CPD)

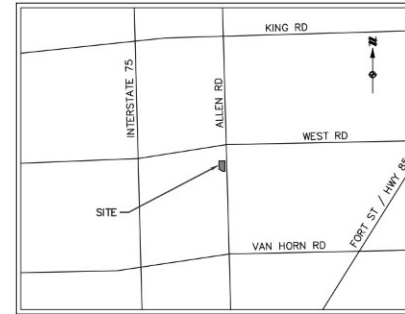
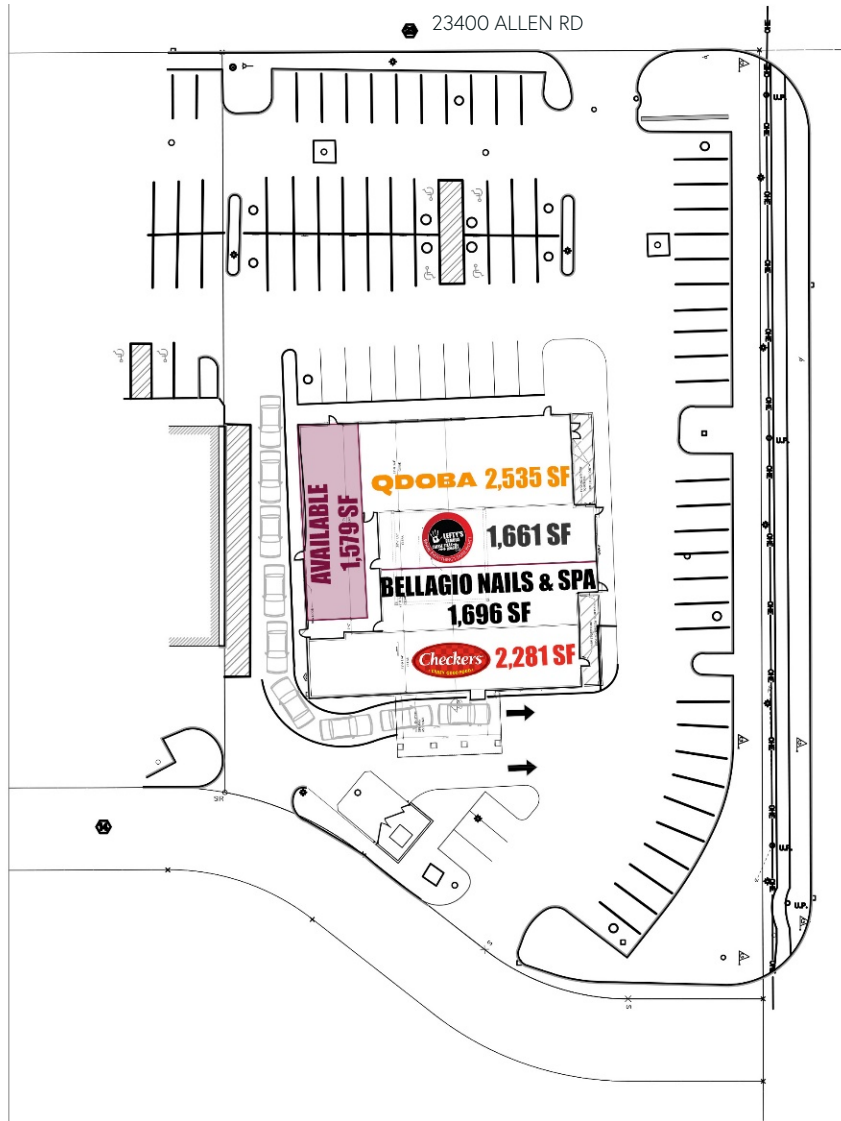
(27,600 CPD)

ALLEN RD (26,200 CPD)

SITE



SITE PLAN



VICINITY MAP
NOT TO SCALE

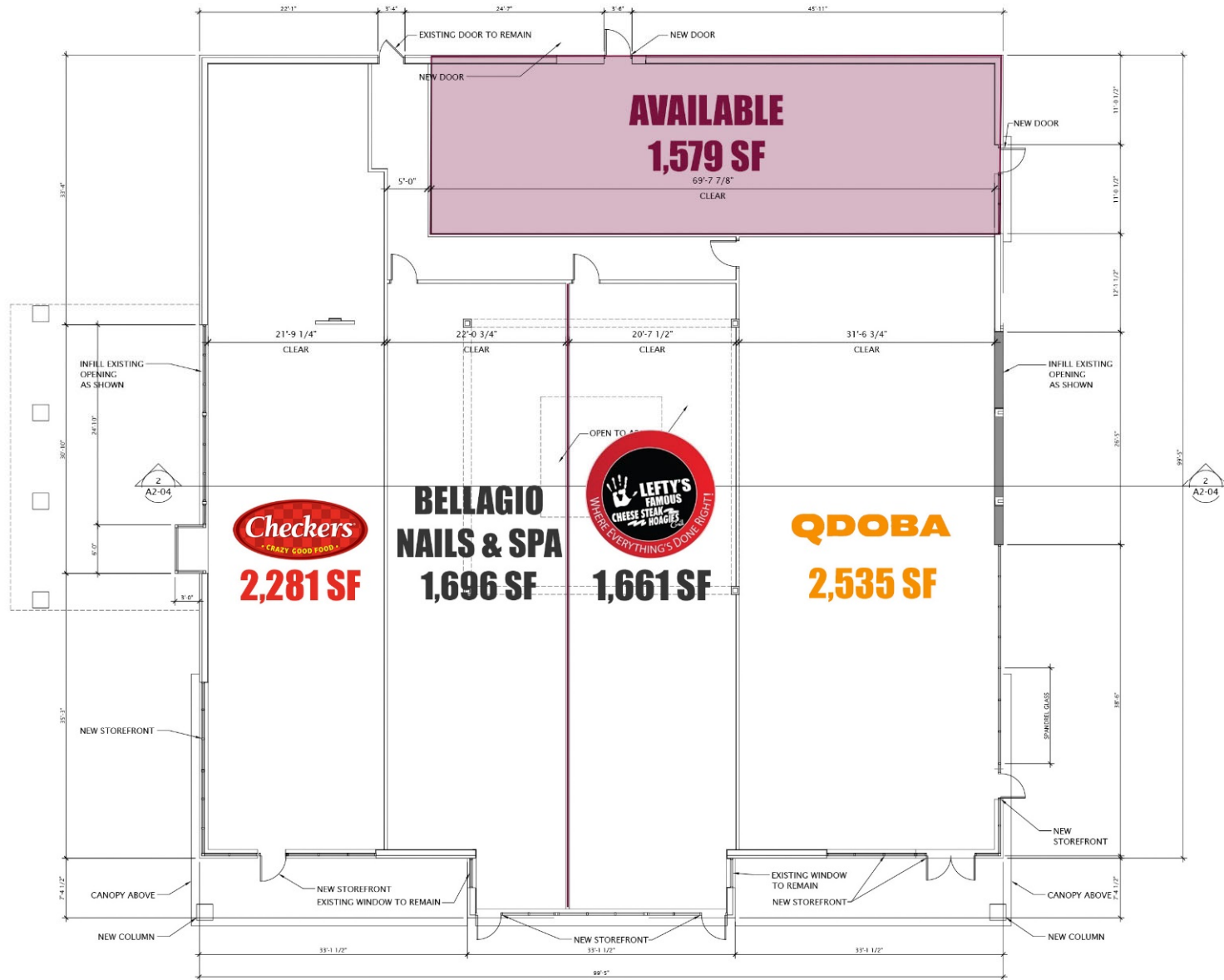
LEGEND

○ SR	SET IRON ROD
× S	SET MAG NAIL
+	EXISTING SIGN
⊕	EXISTING LIGHTPOLE
□ T	EXISTING TELEPHONE RISER
⊕	EXISTING GUY ANCHOR WITH WIRE
⊕	EXISTING UTILITY POLE
⊕	EXISTING WATER BBOX
⊕	EXISTING HYDRANT
⊕	EXISTING GAS VALVE
⊕	EXISTING MANHOLE/CATCH BASIN
⊕	EXISTING ELECTRIC TRANSFORMER
⊕	EXISTING BOLLARD
⊕	EXISTING GAS METER
⊕	HANDICAPPED ACCESSIBLE SPACE
⊕	UNDERGROUND GAS MARKER
---	BOUNDARY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
▨	EXISTING BUILDING
⬡	SCHEDULE B-II EXCEPTION

PARKING CALCULATIONS

TOTAL PARKING PROVIDED = 78 SPACES

FLOOR PLAN

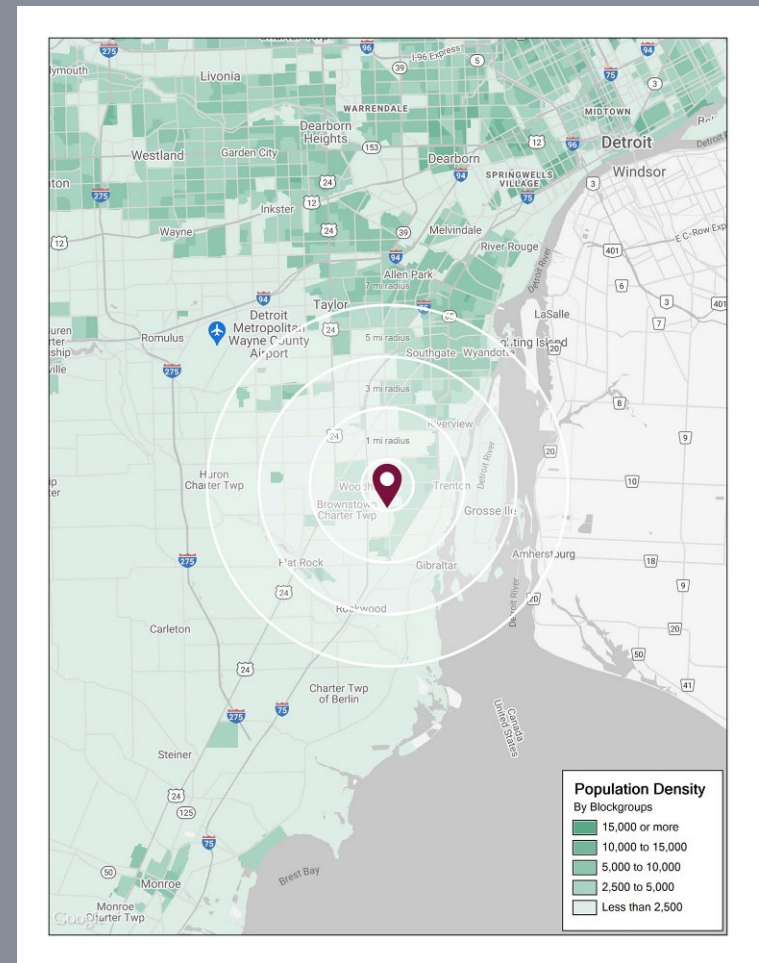


ELEVATION



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	2020 Estimated Population	4,675	55,754	131,205	218,381
	2025 Projected Population	4,611	54,829	127,728	211,101
	2010 Census Population	4,852	57,187	133,208	222,984
	2000 Census Population	5,145	54,074	127,590	216,365
	Projected Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.5%	-0.7%
	Historical Annual Growth 2000 to 2020	-0.5%	0.2%	0.1%	-
HOUSEHOLDS	2020 Estimated Households	2,087	24,200	56,618	93,785
	2025 Projected Households	1,978	22,854	52,990	87,219
	2010 Census Households	2,012	23,114	53,668	89,355
	2000 Census Households	1,999	21,070	50,023	85,100
	Projected Annual Growth 2020 to 2025	-1.1%	-1.1%	-1.3%	-1.4%
	Historical Annual Growth 2000 to 2020	0.2%	0.7%	0.7%	0.5%
RACE	2020 Est. White	85.4%	81.6%	81.1%	79.3%
	2020 Est. Black	8.5%	10.6%	11.5%	13.4%
	2020 Est. Asian or Pacific Islander	2.3%	4.1%	3.6%	3.0%
	2020 Est. American Indian or Alaska Native	0.6%	0.4%	0.5%	0.5%
	2020 Est. Other Races	3.2%	3.3%	3.5%	3.8%
INCOME	2020 Est. Average Household Income	\$89,976	\$85,321	\$84,186	\$80,363
	2020 Est. Median Household Income	\$62,780	\$62,924	\$63,055	\$60,813
	2020 Est. Per Capita Income	\$40,261	\$37,105	\$36,411	\$34,586
BUSINESS	2020 Est. Total Businesses	403	1,776	4,179	6,696
	2020 Est. Total Employees	4,953	25,801	52,940	79,008



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