



FOR LEASE

ALLEN SQUARE | NEW DEVELOPMENT – PHASE II

(NEC) 21535 ALLEN RD & GATEHOUSE DR, WOODHAVEN, MI 48183

**FOR
LEASE**



LANDMARK
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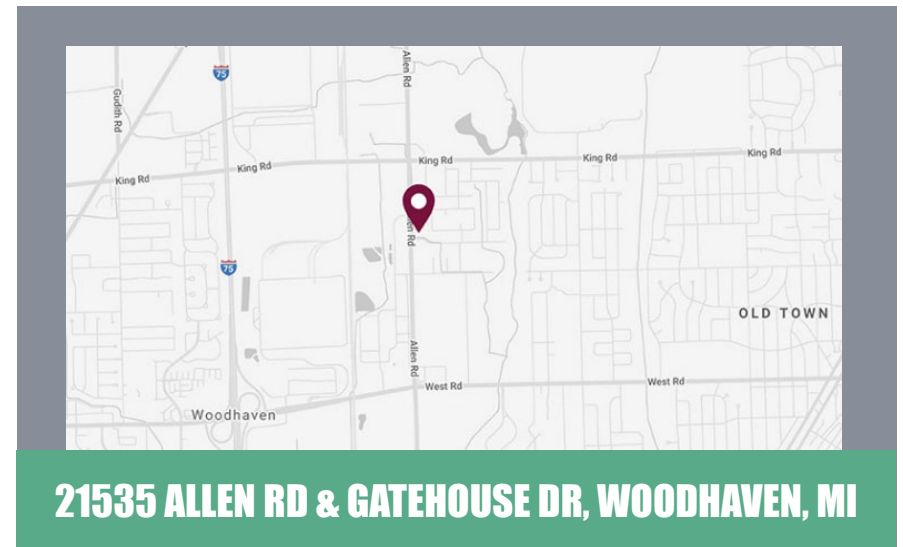
FOR LEASE

PROPERTY DETAILS

Location:	(NEC) 21535 Allen Rd & Gatehouse Dr Woodhaven, MI 48183
Property Type:	Shopping Center
Date Available:	Q3 2021
Rent:	\$28.00/SF NNN
NNN:	\$6.00/SF
Available Space:	1,400 SF - 9,000 SF
Zoning:	Commercial
GLA:	10,925 SF
Traffic Count:	Allen Rd (22,600 CPD) King Rd (14,800 CPD) West Rd (27,600 CPD)
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HIGHLIGHTS

- Rare opportunity to join the West Road & Allen Road retail concentration in Woodhaven
- Tenants would benefit from the family-orientated synergy of Buddy's Pizza and Aqua Tots
- The development has ample parking, great visibility, and excellent accessibility from Allen Road
- Area Tenants Include
 - Wal-Mart Supercenter, Target, Home Depot, Meijer, Ashley Home Store, Aldi, Kohl's, Lowe's, LA Fitness, Emagine Theaters



MICRO



CHASE

(11,500 CPD)

(28,500 CPD)

KING RD (14,800 CPD)

FUTURE DEVELOPMENT

Quick Lane
TIRE & AUTO CENTER

ALLEN RD (22,600 CPD)

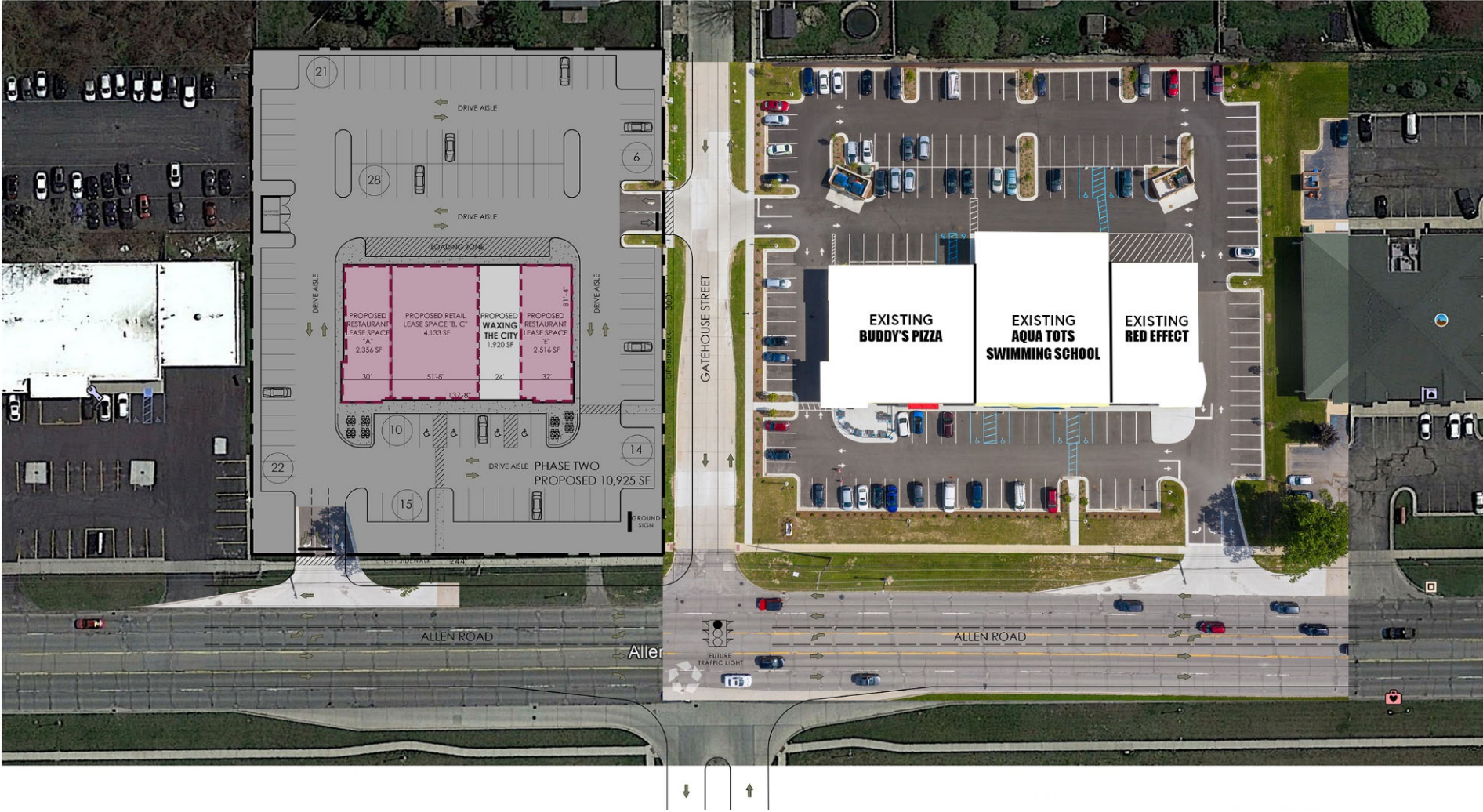
SITE

amc

Buddy's
RESTAURANT
AQUA-TOTS
SWIM SCHOOLS
RED
EFFECT
INFRARED FITNESS

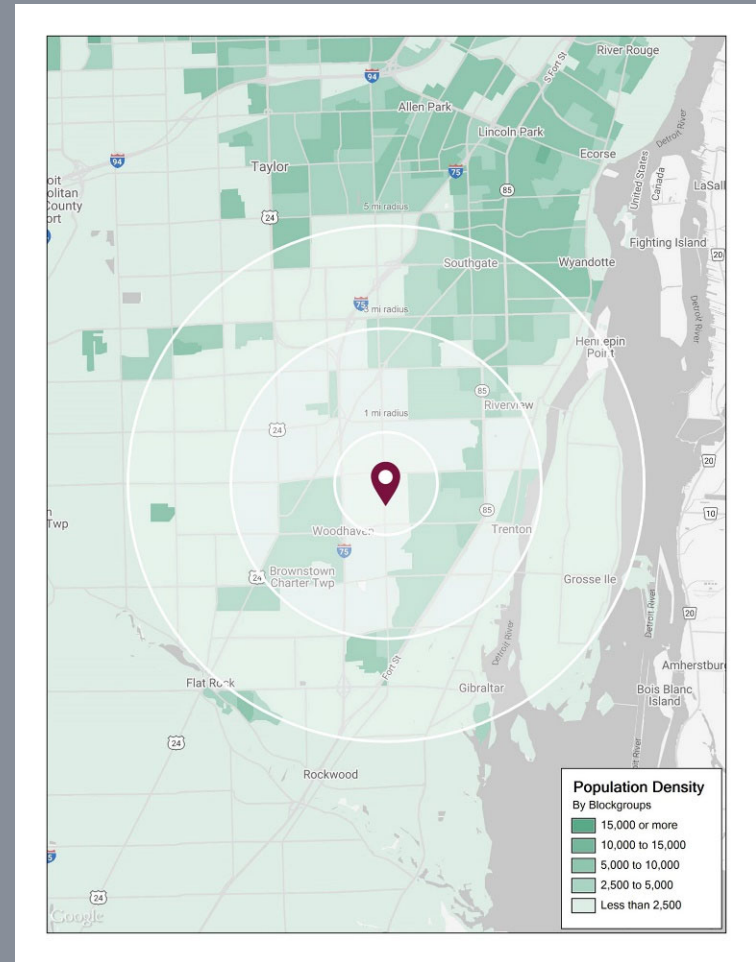


CONCEPTUAL SITE PLAN



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	4,227	61,791	149,289
	2025 Projected Population	3,975	58,586	140,597
	2010 Census Population	4,428	63,560	152,363
	2000 Census Population	4,449	61,795	148,782
	Projected Annual Growth 2020 to 2025	-1.2%	-1.0%	-1.2%
	Historical Annual Growth 2000 to 2020	-0.2%	-	-
HOUSEHOLDS	2020 Estimated Households	1,774	25,414	60,306
	2025 Projected Households	1,678	24,186	57,087
	2010 Census Households	1,846	26,001	61,364
	2000 Census Households	1,736	24,382	58,355
	Projected Annual Growth 2020 to 2025	-1.1%	-1.0%	-1.1%
	Historical Annual Growth 2000 to 2020	0.1%	0.2%	0.2%
RACE	2020 Est. White	84.6%	81.6%	79.6%
	2020 Est. Black	7.7%	10.7%	13.0%
	2020 Est. Asian or Pacific Islander	4.1%	4.0%	3.3%
	2020 Est. American Indian or Alaska Native	0.7%	0.4%	0.4%
	2020 Est. Other Races	2.9%	3.3%	3.7%
INCOME	2020 Est. Average Household Income	\$106,737	\$88,818	\$87,562
	2020 Est. Median Household Income	\$74,003	\$66,650	\$67,911
	2020 Est. Per Capita Income	\$44,842	\$36,653	\$35,470
BUSINESS	2020 Est. Total Businesses	198	1,959	4,883
	2020 Est. Total Employees	2,311	22,591	60,942



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