



# FOR LEASE

## WEST ALLEN PLAZA

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

FOR  
LEASE



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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# FOR LEASE

## PROPERTY DETAILS

<b>Location:</b>	SEC of West Rd & Allen Rd Woodhaven, MI 48183
<b>Property Type:</b>	Shopping Center
<b>Rent:</b>	\$30.00/SF
<b>NNN Expense:</b>	\$10.50/SF
<b>Available Space:</b>	1,210 SF (17' x 70')
<b>GLA:</b>	25,760 SF
<b>Traffic Count:</b>	West Rd (27,600 CPD) Allen Rd (26,200 CPD)
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## DESCRIPTION

Woodhaven, Michigan's West Allen Plaza is located at the southeast corner of West Road and Allen Road in the heart of Woodhaven, Michigan's regional retail hub. 1,210 SF of inline space is now available at the immediate lighted intersection with unsurpassed visibility, excellent access, multiple signage, and abundant parking.

Join recently opened Chipotle, Beyond Juicery & Eatery, and MOD Pizza along with Sprint, O'Reilly Auto Parts, and others.

West Allen Plaza is literally surrounded by Target, ULTA, Dress Barn, Famous Footwear, Five Below, Maurices, Lane Bryant, Marshalls, HomeGoods, Planet Fitness, and others. It is also across the street from Super Walmart, Home Depot, Meijer, Emagine Theaters, Kohl's, Lowe's Michaels, PetSmart, Office Depot, Bob Evans, Applebee's, and many others. Woodhaven offers a terrific demographic with over 55,000 people in three miles, over 133,000 people in five miles, and over 223,000 in seven miles with median household incomes close to \$90,000. Traffic is very strong with almost 28,000 cars per day on West Road and an additional 26,200 cars per day on Allen Road.

# MICRO



- THE HOME DEPOT
- Office DEPOT
- OfficeMax
- Michaels
- PET SMART
- CAFO
- 9ROUND 30 MIN KICKBOX FITNESS

- Walmart
- SUBWAY

- FIVE GUYS BURGERS AND FRIES
- Great Clips
- QDOBA
- Checkers

- Pizza Hut
- tropical CAFE
- Jensen MIEUX SUBS

- Bob Evans

- Steak 'n Shake
- Applebees

- Comerica

- Speedway

- Panera BREAD
- SALLY BEAUTY

- INDIA EARLE'S EUROPEAN WAX CENTER

- ME Massage Envy

- FIREHOUSE SUBS
- PET SUPPLIES PLUS

- O'Reilly AUTO PARTS
- SUPERCUTS

- Hallmark
- MOD
- TRIPOLI RESTAURANT
- BEYOND T-Mobile

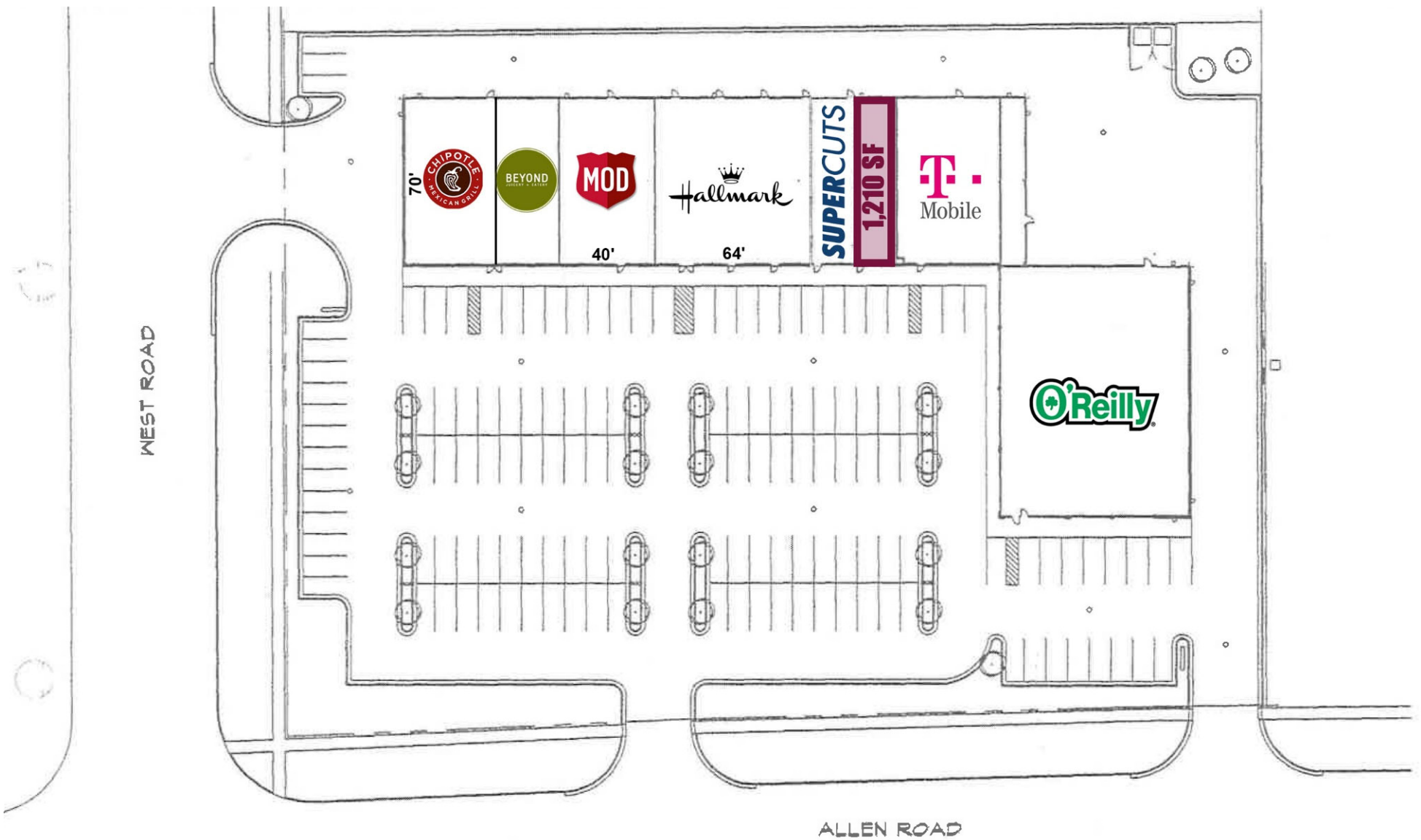
- MATTRESS FIRM
- Levi's

- HomeGoods
- maurices
- GNC
- carter's
- Marshalls
- LANE BRYANT
- planet fitness

- target
- Starbucks
- five BELOW
- Bath & Body Works
- FAMOUS footwear
- ULTA BEAUTY
- CVS pharmacy



# SITE PLAN

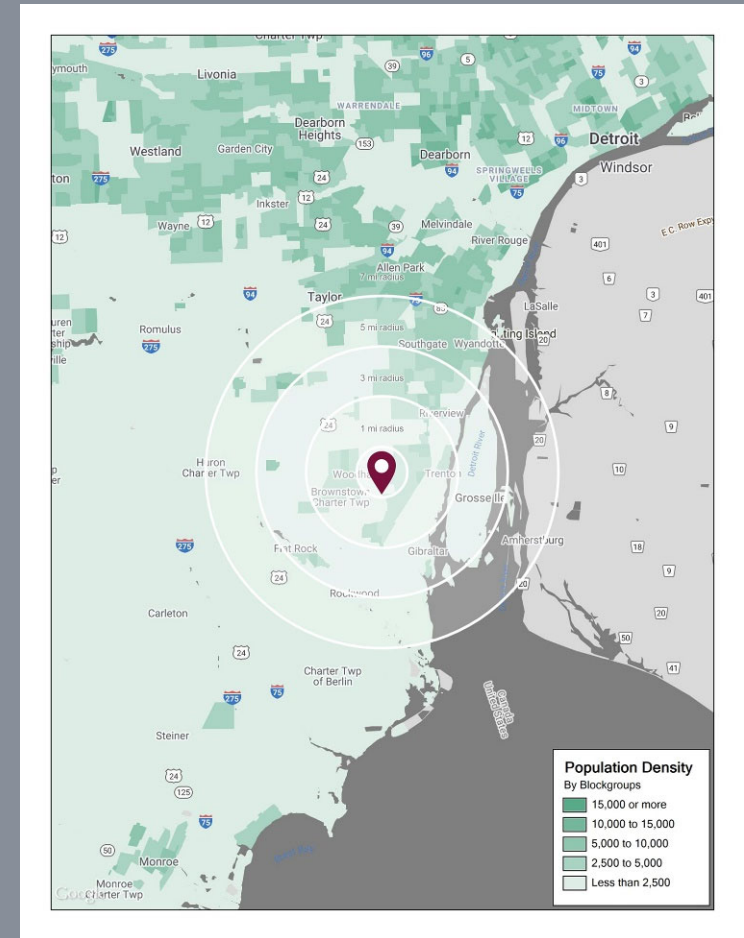


# SITE PLAN



# DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>				
2020 Estimated Population	5,181	55,887	133,144	223,999
2025 Projected Population	4,900	53,061	125,667	210,696
2010 Census Population	5,414	57,227	135,287	229,117
2000 Census Population	5,750	54,272	129,702	222,705
Projected Annual Growth 2020 to 2025	-1.1%	-1.0%	-1.1%	-1.2%
Historical Annual Growth 2000 to 2020	-0.5%	0.1%	0.1%	-
<b>HOUSEHOLDS</b>				
2020 Estimated Households	2,149	22,729	53,798	90,014
2025 Projected Households	2,048	21,675	51,050	85,190
2010 Census Households	2,233	23,164	54,551	91,758
2000 Census Households	2,240	21,179	50,909	87,619
Projected Annual Growth 2020 to 2025	-0.9%	-0.9%	-1.0%	-1.1%
Historical Annual Growth 2000 to 2020	-0.2%	0.4%	0.3%	0.1%
<b>RACE</b>				
2020 Est. White	86.3%	81.6%	81.3%	79.3%
2020 Est. Black	8.1%	10.6%	11.3%	13.4%
2020 Est. Asian or Pacific Islander	1.9%	4.1%	3.4%	2.9%
2020 Est. American Indian or Alaska Native	0.6%	0.4%	0.5%	0.5%
2020 Est. Other Races	3.0%	3.3%	3.5%	3.9%
<b>INCOME</b>				
2020 Est. Average Household Income	\$98,591	\$92,562	\$91,504	\$87,480
2020 Est. Median Household Income	\$69,804	\$70,541	\$70,951	\$67,923
2020 Est. Per Capita Income	\$40,974	\$37,719	\$37,058	\$35,229
<b>BUSINESS</b>				
2020 Est. Total Businesses	400	1,839	4,341	6,776
2020 Est. Total Employees	4,735	26,337	54,814	79,632



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