

FOR LEASE

21500 ALLEN ROAD (VACANT LAND) | WOODHAVEN, MICHIGAN



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PROPERTY INFORMATION

Property Address	21500 Allen Road
City/Township	Woodhaven
Property Size	3.00 Acres (Divisible)
Asking Rate (Ground Lease)	Contact Broker
Asking Rate (Build-to-Suit)	Contact Broker
2020 Taxes	\$14,165
Utilities on Site	On-Site
Zoning	PUD

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 135,993 PEOPLE	 MEDIAN AGE 32.6 YEARS OLD
 HOUSEHOLDS 50,000	 CONSUMER SPENDING \$2.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$135,993/ANNUALLY	 DAYTIME EMPLOYEES 135,993 EMPLOYEES

AREA TENANTS



PROPERTY HIGHLIGHTS

- Up to 3.00 Acres (divisible) available for build-to-suit or ground lease located on Allen Road just south of King Road.
- This opportunity offers premium visibility and accessibility off Allen Road which sees over 20,000 vehicles per day.
- Excellent site for a retail, medical, or office user to join one of Michigan's strongest commercial corridors.





21500 ALLEN ROAD (VACANT ROAD)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,673	60,347	144,022
2023 Population	8,780	62,356	148,975
2028 Population Projection	8,712	62,107	148,410
Annual Growth 2010-2022	0.10%	0.30%	0.30%
Annual Growth 2023-2028	-0.20%	-0.10%	-0.10%
Median Age	46.3	46.4	45.3
Bachelor's Degree or Higher	62%	60%	59%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,896	44,968	103,742
Black	1,533	8,191	23,512
American Indian/Alaskan Native	10	73	207
Asian	1,168	7,683	17,954
Hawaiian & Pacific Islander	0	10	30
Two or More Races	172	1,430	3,529
Hispanic Origin	187	1,283	3,494

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,429	23,245	56,767
2023 Households	3,469	24,008	58,736
2028 Household Projection	3,442	23,910	58,521
Owner Occupied Households	2,811	19,096	44,299
Renter Occupied Households	631	4,814	14,221
Avg Household Income	\$136,016	\$138,170	\$134,541
Median Household Income	\$113,702	\$109,577	\$103,954

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	397	5,197	13,189
\$50,000 - 75,000	308	5,189	12,594
\$75,000 - 100,000	241	3,520	8,530
\$100,000 - 125,000	243	2,946	6,815
\$125,000 - 150,000	162	1,631	3,922
\$150,000 - 200,000	153	1,715	4,165
\$200,000+	102	1,191	3,151

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DAYTIME POPULATION

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,184	422	8	20,578	2,254	9	48,938	5,275	9
Trade Transportation & Utilities	764	64	12	3,797	329	12	11,648	875	13
Information	51	5	10	190	24	8	815	74	11
Financial Activities	221	39	6	1,281	272	5	2,960	596	5
Professional & Business Services	69	16	4	1,234	209	6	3,645	544	7
Education & Health Services	774	204	4	7,966	872	9	14,882	1,934	8
Leisure & Hospitality	912	47	19	3,238	213	15	8,664	528	16
Other Services	357	44	8	1,455	253	6	3,920	587	7
Public Administration	36	3	12	1,417	82	17	2,404	137	18
Goods-Producing Industries	280	19	15	1,289	154	8	7,135	415	17
Natural Resources & Mining	2	1	2	16	5	3	37	12	3
Construction	39	7	6	673	109	6	1,638	274	6
Manufacturing	239	11	22	600	40	15	5,460	129	42
Total	3,464	441	8	21,867	2,408	9	56,073	5,690	10

EXCLUSIVELY LISTED BY:

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Transactions*



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*Market Research
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