

FOR LEASE

21500 ALLEN ROAD (VACANT LAND) | WOODHAVEN, MICHIGAN



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PROPERTY SUMMARY



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.

SITE PLAN





AERIAL





DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE		
2010 Population	8,673	60,347	144,022	2010 Households	3,429	23,245		
2023 Population	8,780	62,356	148,975	2023 Households	3,469	24,008		
2028 Population Projection	8,712	62,107	148,410	2028 Household Projection	3,442	23,910		
Annual Growth 2010-2022	0.10%	0.30%	0.30%	Owner Occupied Households	2,811	19,096		
Annual Growth 2022-2027	-0.20%	-0.10%	-0.10%	Renter Occupied Households	631	4,814		
Median Age	46.3	46.4	45.3	Avg Household Income	136,016	138,170		
Bachelor's Degree or Higher	62%	60%	59%	Median Household Income	113,702	109,577		
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE		
White	5,896	44,968	103,742	\$25,000 - 50,000	397	5,197		
Black	1,533	8,191	23,512	\$50,000 - 75,000	308	5,189		
American Indian/Alaskan Native	10	73	207	\$75,000 - 100,000	241	3,520		
Asian	1,168	7,683	17,954	\$100,000 - 125,000	243	2,946		
Hawaiian & Pacific Islander	0	10	30	\$125,000 - 150,000	162	1,631		
Two or More Races	172	1,430	3,529	\$150,000 - 200,000	153	1,715		

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE			
DAYTIME EMPLOYMENT	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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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

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RETAIL LEASING
Landlord Representation
& New Project Leasing



TENANT REPRESENTATION
Site Selection &
Negotiations



INVESTMENT SALES STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio
Transactions



MARKET ANALYSIS

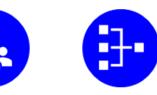
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.