

FOR LEASE

21500 ALLEN ROAD (VACANT LAND) | WOODHAVEN, MICHIGAN



JORDAN JABBORI
ASSOCIATE

ANDREW ROYE
ASSOCIATE

jjabbori@cmprealestategroup.com

aroye@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

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.



EMAGINE
THE MAGIC OF MOVIES & MORE

**3 ACRES -
DIVISIBLE**

Buddy's
RESTAURANT
PIZZERIA

Gordon
FOOD SERVICE

Enterprise

Tim Hortons
ALWAYS FRESH
CAFE & BAKE SHOP

Ford



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 2022-2027	-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

21500 ALLEN ROAD (VACANT ROAD)

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:

JORDAN JABBORI
ASSOCIATE

jjabbori@cmprealestategroup.com

ANTHONY SESI
SENIOR ASSOCIATE

asesi@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

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.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



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.*