





### PROPERTY INFORMATION

Property Address	21595 Allen Road
City/Township	Woodhaven
Building Size	12,000 SF
Land Size	1.68 (AC)
Space Available	9,000 SF
Asking Rate	\$35.00 PSF
NNN	TBD

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	8,780	62,356	148,975
2022 Households	3,469	24,008	58,736
Avg Household Income	136,016	138,170	134,541
Median Household Income	113,702	109,577	103,954

### AREA TENANTS



### PROPERTY HIGHLIGHTS

Join Poke Poke and Hoots Wings at Shoppes of Woodhaven.

- A proposed 12,000 Square Foot retail development located along Allen road in Woodhaven, MI.

This site presents an excellent opportunity for any Retail, Medical, or Office users to flourish with the extraordinary synergy provided in the immediate area.

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Situated in the immediate area includes Walmart, Home Depot, Target, Lowes, Meijer, and dozens of more national and regional retailers.

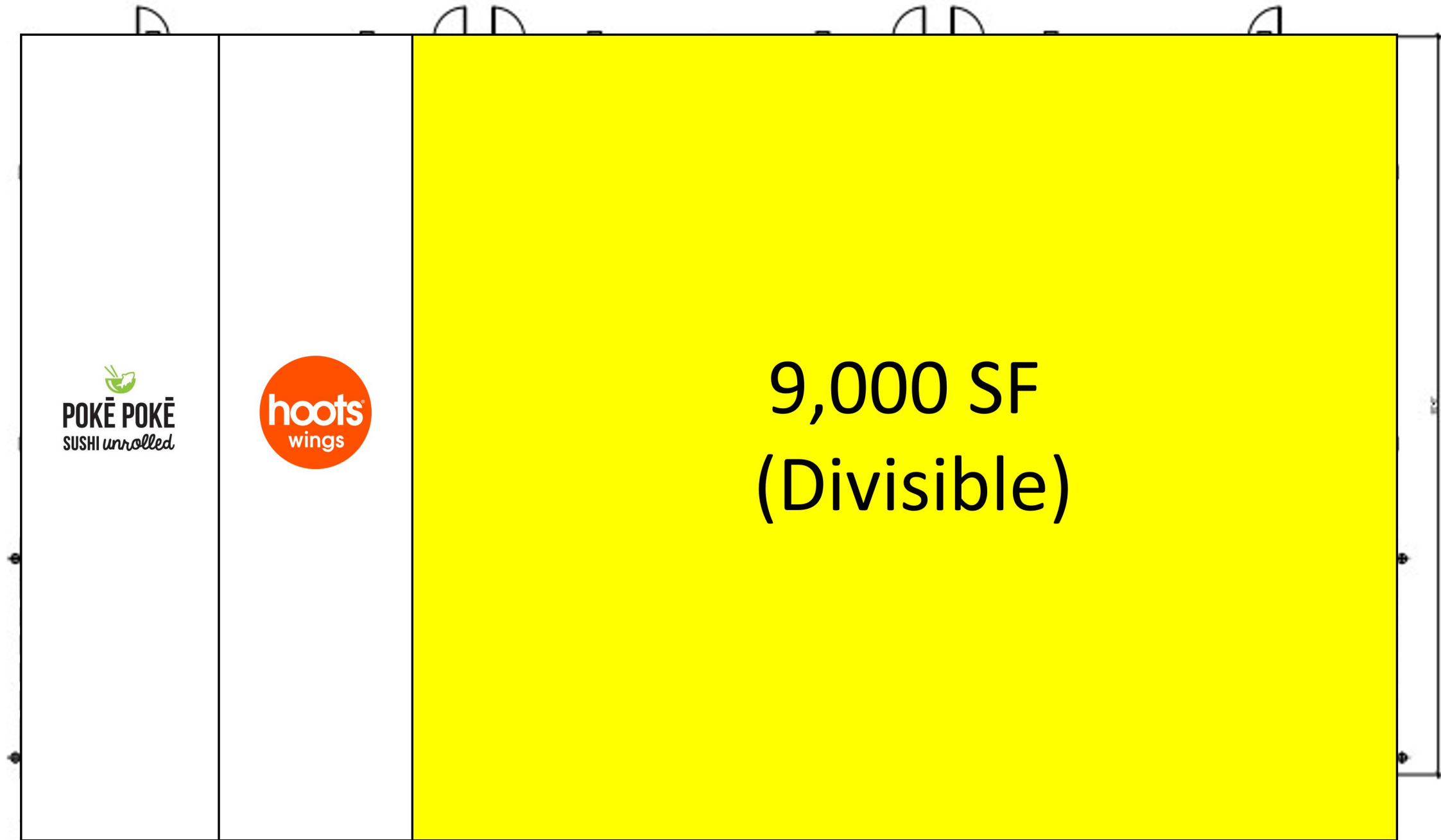
- Depot, Target, Lowes, Meijer, and dozens of more national and regional retailers.

In addition to the tremendous retail synergy, across Allen road is Ford Motors Stamping Plant, home to nearly 500 employees.

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Situated along Allen Road just north of West road, an intersection that sees over 60,000 VPD.

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**SITE**



**EMAG/NE**

**AQUA-TOTS SWIM SCHOOLS**  
**Buddy's RESTAURANT**

**Tim Hortons**  
CAFE & BAKE SHOP

**DISCOUNT TIRE**

**Ford**

**Ford Woodhaven Stamping Plant**

**Credit Union ONE**

**WILD BIRDS TOBACCO**  
**Panera BREAD**  
**Ashley HOMESTORE**  
**PureSleep Mattress Store**  
**Speedway**  
**PANDA EXPRESS CHINESE KITCHEN**

**meijer**  
**m**

**goodwill**

**LOWE'S**

**LAIFITNESS**

**KOHL'S**

**ALDI**

**STARBUCKS COFFEE**  
**DUNKIN' DONUTS**  
**BR Baskin Robbins**

**Firestone**  
**Beaumont Urgent Care**

**Chick-fil-e**  
**AT&T**

**CHIPOTLE MEXICAN GRILL**  
**PET SUPPLIES PLUS**

**West Road**

**Allen Road**

**O'Reilly AUTO PARTS**  
**BEYOND**  
**T-Mobile**

**Applebee's GRILL + BAR**  
**tropical SMOOTHIE CAFE**

**Bob Evans**

**Pizza Hut**  
**crumbl cookies**

**Leo's CONE DOGS**

**HomeGoods**  
**GNC LIVE WELL**  
**planet fitness**

**THE HOME DEPOT**  
**PET SMART**  
**five BELOW**  
**Michaels**  
**Office DEPOT**

**TARGET**

**carter's**  
**SALLY BEAUTY**

**WAL\*MART SUPERCENTER**  
**SUBWAY**

**BELLE TIRE**





**SITE**

**EMAGINE**

**AQUA-TOTS**  
SWIM SCHOOLS

**Buddy's**  
RESTAURANT  
RESTAURANT

**Allen Road**

**enterprise**

**Tim Hortons**  
CAFE & BAKE SHOP

**Wendy's**

**Ford**

**DISCOUNT**  
**TIRE**

**SUBWAY**

**HENRY**  
**FORD**  
**HEALTH**

**Ford**  
**Woodhaven**  
**Stamping**  
**Plant**

**meijer**

**meijer**  
**m**  
**Express**



# SHOPPES OF WOODHAVEN

## 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%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,429	23,245	56,767
2022 Households	3,469	24,008	58,736
2027 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
<b>Avg Household Income</b>	<b>\$136,016</b>	<b>\$138,170</b>	<b>\$134,541</b>
<b>Median Household Income</b>	<b>\$113,702</b>	<b>\$109,577</b>	<b>\$103,954</b>

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

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	386	2,709	7,578
\$50,000 - 75,000	530	2,968	7,906
\$75,000 - 100,000	361	2,998	7,252
\$100,000 - 125,000	343	2,780	6,598
\$125,000 - 150,000	406	2,125	4,701
\$150,000 - 200,000	514	2,957	6,710
\$200,000+	660	5,207	12,402

# SHOPPES OF WOODHAVEN

## DAYTIME EMPLOYMENT

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
<b>Service-Producing Industries</b>	<b>5,508</b>	<b>997</b>	<b>6</b>	<b>26,335</b>	<b>3,781</b>	<b>7</b>	<b>85,120</b>	<b>9,993</b>	<b>9</b>
Trade Transportation & Utilities	943	95	10	2,559	326	8	10,180	895	11
Information	37	7	5	1,129	59	19	5,244	207	25
Financial Activities	585	114	5	3,144	441	7	14,367	1,333	11
Professional & Business Services	639	134	5	4,334	675	6	15,921	1,834	9
Education & Health Services	1,863	496	4	9,862	1,770	6	23,094	4,309	5
Leisure & Hospitality	818	69	12	3,000	215	14	9,022	596	15
Other Services	601	80	8	1,989	282	7	5,328	733	7
Public Administration	22	2	11	318	13	24	1,964	86	23
<b>Goods-Producing Industries</b>	<b>216</b>	<b>43</b>	<b>5</b>	<b>867</b>	<b>183</b>	<b>5</b>	<b>9,946</b>	<b>538</b>	<b>18</b>
Natural Resources & Mining	10	4	3	27	10	3	42	16	3
Construction	123	27	5	555	130	4	2,222	332	7
Manufacturing	83	12	7	285	43	7	7,682	190	40
<b>Total</b>	<b>5,724</b>	<b>1,040</b>	<b>6</b>	<b>27,202</b>	<b>3,964</b>	<b>7</b>	<b>95,066</b>	<b>10,531</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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