



**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

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

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)



**PROPERTY INFORMATION**

Property Address	21595 Allen Road
City/Township	Woodhaven
Building Size	12,000 SF
Land Size	1.68 AC
Space Available	10,500 SF
Asking Rental Rate	\$35.00 PSF
Ground Lease Rate	Contact Broker
Estimated NNN's	TBD

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 140,352 PEOPLE	 <b>MEDIAN AGE</b> 42.9 YEARS OLD
 <b>HOUSEHOLDS</b> 58,618	 <b>CONSUMER SPENDING</b> \$1.8 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$90,216/ANNUALLY	 <b>DAYTIME POPULATION</b> 58,429 PEOPLE

**JOIN**

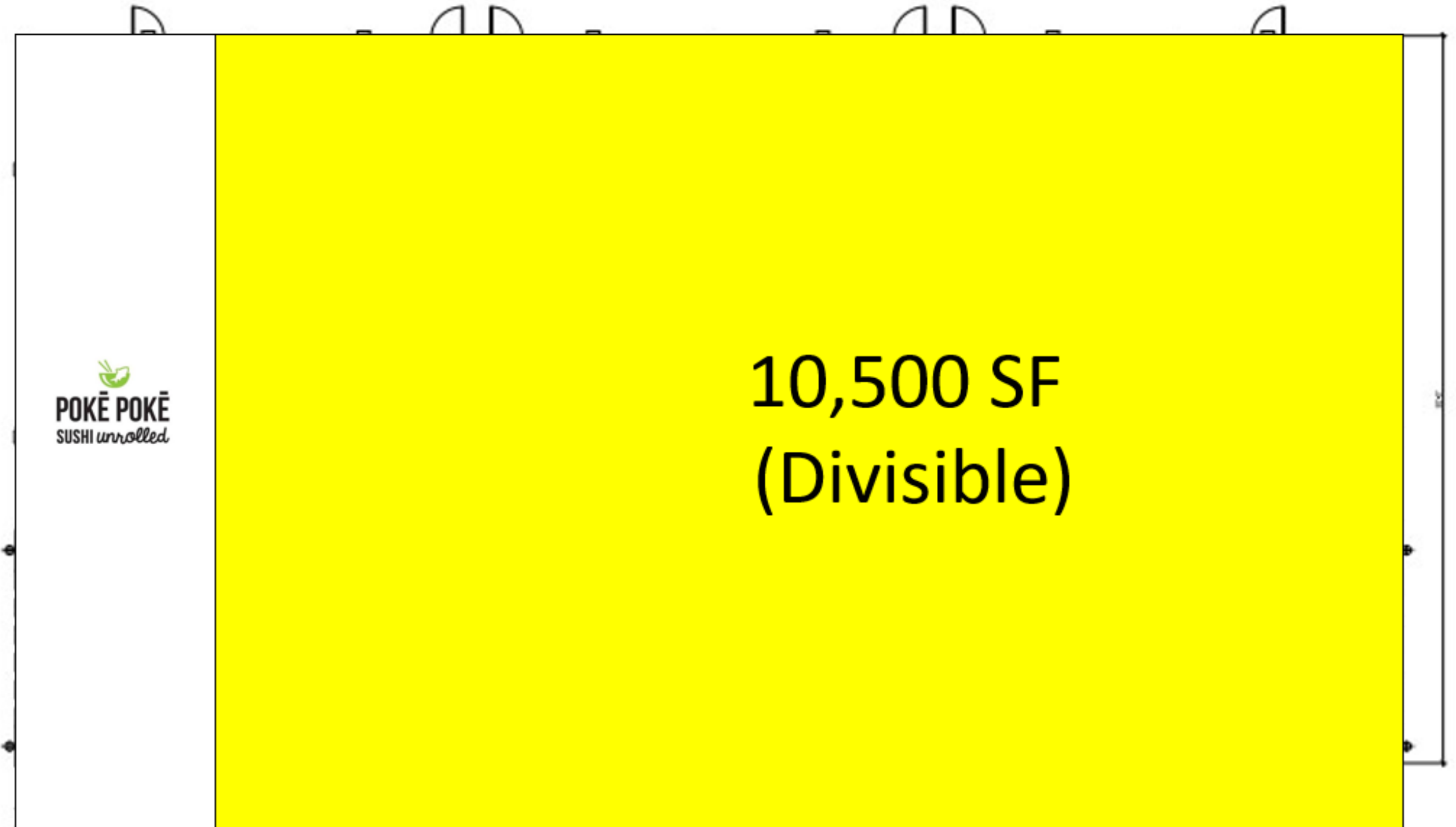


**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Join Poke Poke at Shoppes of Woodhaven. A proposed 12,000 Square Foot retail development located along Allen road in Woodhaven, MI.
- This property can also be available for ground lease or Build-To-Suit, contact broker for more information.
- This site presents an excellent opportunity for any Retail, Medical, or Office users to flourish with the extraordinary synergy provided in the immediate area.
- Situated in the immediate area includes Walmart, Home 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.
- Situated along Allen Road just north of West road, an intersection that sees over 60,000 VPD.











Ford  
Woodhaven  
Stamping  
Plant

EMAG/NE

Tim Hortons  
CAFE & BAKE SHOP

Wendy's

DISCOUNT  
TIRE

SUBWAY

meijer  
meijer  
express

22,596 VPD

SITE

Allen Road

19,561 VPD

AQUA-TOTS  
SWIM SCHOOLS  
Buddy's  
RESTAURANT

enterprise

Ford

HENRY  
FORD  
HEALTH





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Population	4,947	64,683	156,002
2024 Population	4,401	58,392	140,352
2029 Population Projection	4,209	56,036	134,600
Annual Growth 2020-2024	-2.8%	-2.4%	-2.5%
Annual Growth 2024-2029	-0.9%	-0.8%	-0.8%
Median Age	45.5	43.9	42.9
Bachelor's Degree or Higher	23%	23%	22%

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Households	2,051	27,354	65,203
2024 Households	1,823	24,684	56,618
2029 Household Projection	1,743	23,684	56,197
Owner Occupied Households	1,430	16,404	39,641
Renter Occupied Households	314	7,280	16,555
<b>Avg Household Income</b>	<b>\$99,346</b>	<b>\$90,405</b>	<b>\$90,216</b>
<b>Median Household Income</b>	<b>\$75,684</b>	<b>\$71,062</b>	<b>\$70,431</b>

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	3,826	48,218	113,200
Black	101	2,783	9,401
American Indian/Alaskan Native	22	170	408
Asian	112	2,061	3,983
Hawaiian & Pacific Islander	0	0	4
Two or More Races	340	5,159	13,356
Hispanic Origin	262	3,809	9,793

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	336	4,672	11,553
\$50,000 - 75,000	429	4,387	10,587
\$75,000 - 100,000	274	3,320	7,888
\$100,000 - 125,000	169	3,042	6,895
\$125,000 - 150,000	122	1,591	3,836
\$150,000 - 200,000	222	2,095	4,910
\$200,000+	132	1,653	3,957

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>3,497</b>	<b>455</b>	<b>8</b>	<b>20,965</b>	<b>2,382</b>	<b>9</b>	<b>50,513</b>	<b>5,690</b>	<b>9</b>
Trade Transportation & Utilities	992	68	15	3,450	310	11	11,306	855	13
Information	228	41	6	1,329	288	5	3,149	644	5
Financial Activities	228	41	6	1,329	288	5	3,149	644	5
Professional & Business Services	82	17	5	1,350	233	6	4,103	585	7
Education & Health Services	799	220	4	8,272	930	9	15,717	2,192	7
Leisure & Hospitality	941	52	18	3,225	214	15	8,662	535	16
Other Services	369	49	8	1,672	299	6	4,229	669	6
Public Administration	36	3	12	1,469	82	18	2,538	137	19
<b>Goods-Producing Industries</b>	<b>229</b>	<b>20</b>	<b>11</b>	<b>2,409</b>	<b>163</b>	<b>15</b>	<b>7,916</b>	<b>418</b>	<b>19</b>
Natural Resources & Mining	2	1	2	9	4	2	174	12	15
Construction	41	8	5	927	111	8	1,767	267	7
Manufacturing	186	11	17	1,473	48	31	5,975	139	43
<b>Total</b>	<b>3,726</b>	<b>475</b>	<b>8</b>	<b>23,374</b>	<b>2,545</b>	<b>9</b>	<b>58,429</b>	<b>6,108</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto: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](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://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.*