

FOR LEASE
1-ACRE REDEVELOPMENT SITE

3701 WEST RD, TRENTON, MI 48183



PROPERTY DETAILS

CONTACT BROKER

RENT

LOCATION:	3701 West Rd Trenton, MI 48183
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
PROPERTY TAXES:	\$13,192.44 (2021 Summer) \$7,294.06 (2021 Winter)
BUILDING SIZE:	3,943 SF (Existing Office Building)
LOT SIZE:	1.03 AC
LOT DIMENSIONS:	Approximately 111 ft x 366 ft
TRAFFIC COUNT:	West Rd (21,630 CPD) Allen Rd (29,394 CPD)

DESCRIPTION

Highly visible freestanding building located just east of the West Road and Allen Road intersection.

- Drive thru available
- Surrounded by many national retailers
- Ground lease or build-to-suit opportunities available

EXCLUSIVELY LISTED BY:



**GORDON S.
HYDE**

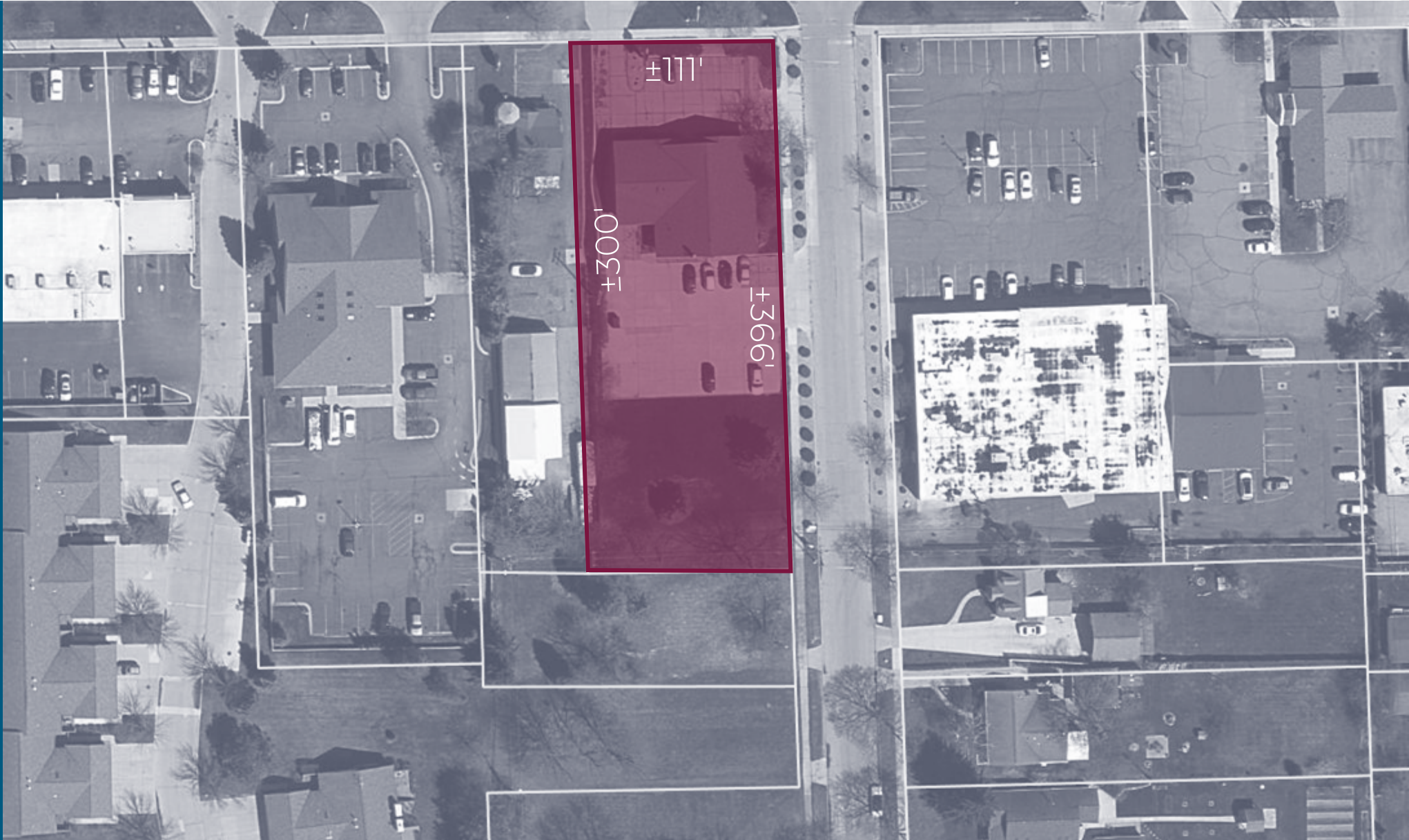
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PLAT



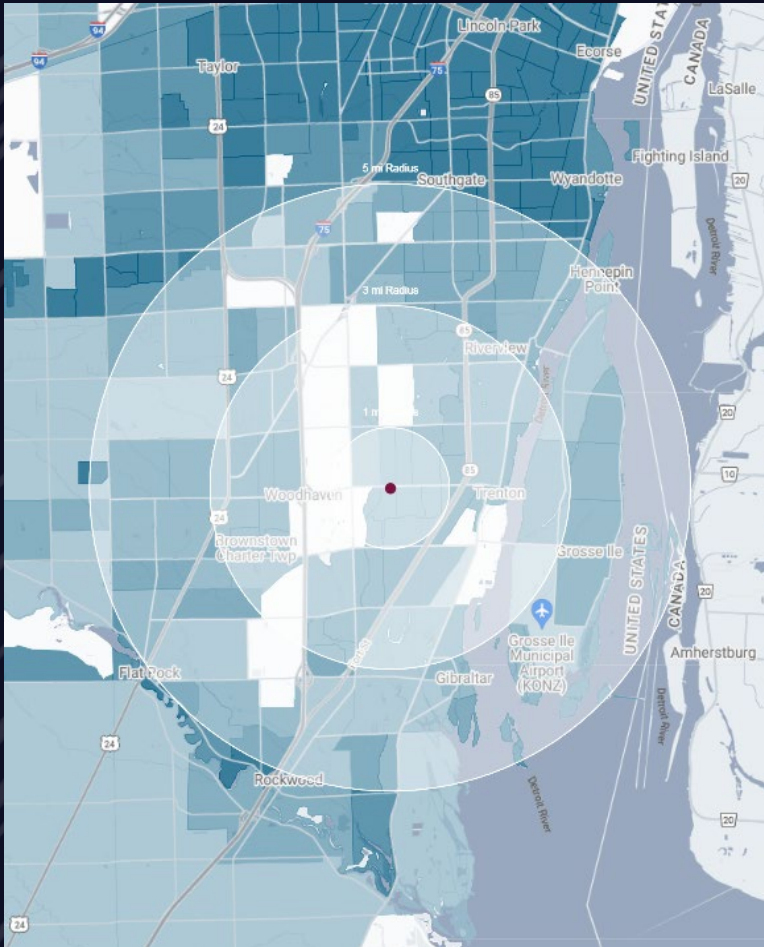
MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS



1 ACRE- REDEVELOPMENT SITE

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	9,987	56,640	135,748
2028 Projected Population	9,438	55,948	135,849
2020 Census Population	10,257	57,517	137,648
2010 Census Population	10,371	57,234	133,721
Projected Annual Growth 2023 to 2028	-1.1%	-0.2%	-
Historical Annual Growth 2010 to 2023	-0.3%	-	0.1%

HOUSEHOLDS

2023 Estimated Households	4,236	24,249	57,547
2028 Projected Households	4,086	24,388	58,563
2020 Census Households	4,340	24,218	57,284
2010 Census Households	4,185	23,388	54,071
Projected Annual Growth 2023 to 2028	-0.7%	0.1%	0.4%
Historical Annual Growth 2010 to 2023	-	0.3%	0.5%

RACE

2023 Est. White	77.5%	74.2%	73.3%
2023 Est. Black	14.5%	15.2%	16.0%
2023 Est. Asian or Pacific Islander	1.7%	3.6%	3.3%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	6.0%	6.7%	7.1%

INCOME

2023 Est. Average Household Income	\$116,205	\$110,051	\$104,288
2023 Est. Median Household Income	\$82,332	\$76,306	\$77,497
2023 Est. Per Capita Income	\$49,388	\$47,226	\$44,299

BUSINESS

2023 Est. Total Businesses	358	1,528	3,669
2023 Est. Total Employees	3,726	16,140	41,940

CONTACT US



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