

FOR LEASE

# WEST ALLEN PLAZA

SEC OF WEST RD & ALLEN RD, WOODHAVEN, MI 48183

**1,210 SF  
AVAILABLE**



Google Earth

# PROPERTY DETAILS

\$35.00/SF NNN

\$14.41/SF

**RENT**

**NNN**

**LOCATION:** SEC of West Rd & Allen Rd  
Woodhaven, MI 48183

**PROPERTY TYPE:** Shopping Center

**RENT:** \$35.00/SF NNN

**NNN EXPENSE:** \$14.41/SF

**AVAILABLE SPACE:** 1,210 SF (17' x 70')

**GLA:** 25,760 SF

**TRAFFIC COUNT:** West Rd (20,745 CPD)  
Allen Rd (17,019 CPD)

## TENANT ROSTER



## DESCRIPTION

West Allen Plaza is surrounded by many national retailers including:

- Target
- Walmart
- Home Depot
- Meijer
- Kohl's
- Marshalls

Woodhaven offers a strong demographic profile with:

- Over 54,611 people within 3 miles
- Over 131,610 people within 5 miles
- Over 131,610 people within 7 miles
- Median household incomes approaching \$80,000

EXCLUSIVELY LISTED BY:



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# MICRO AERIAL



# MACRO AERIAL



# PLAT

## WEST ALLEN PLAZA

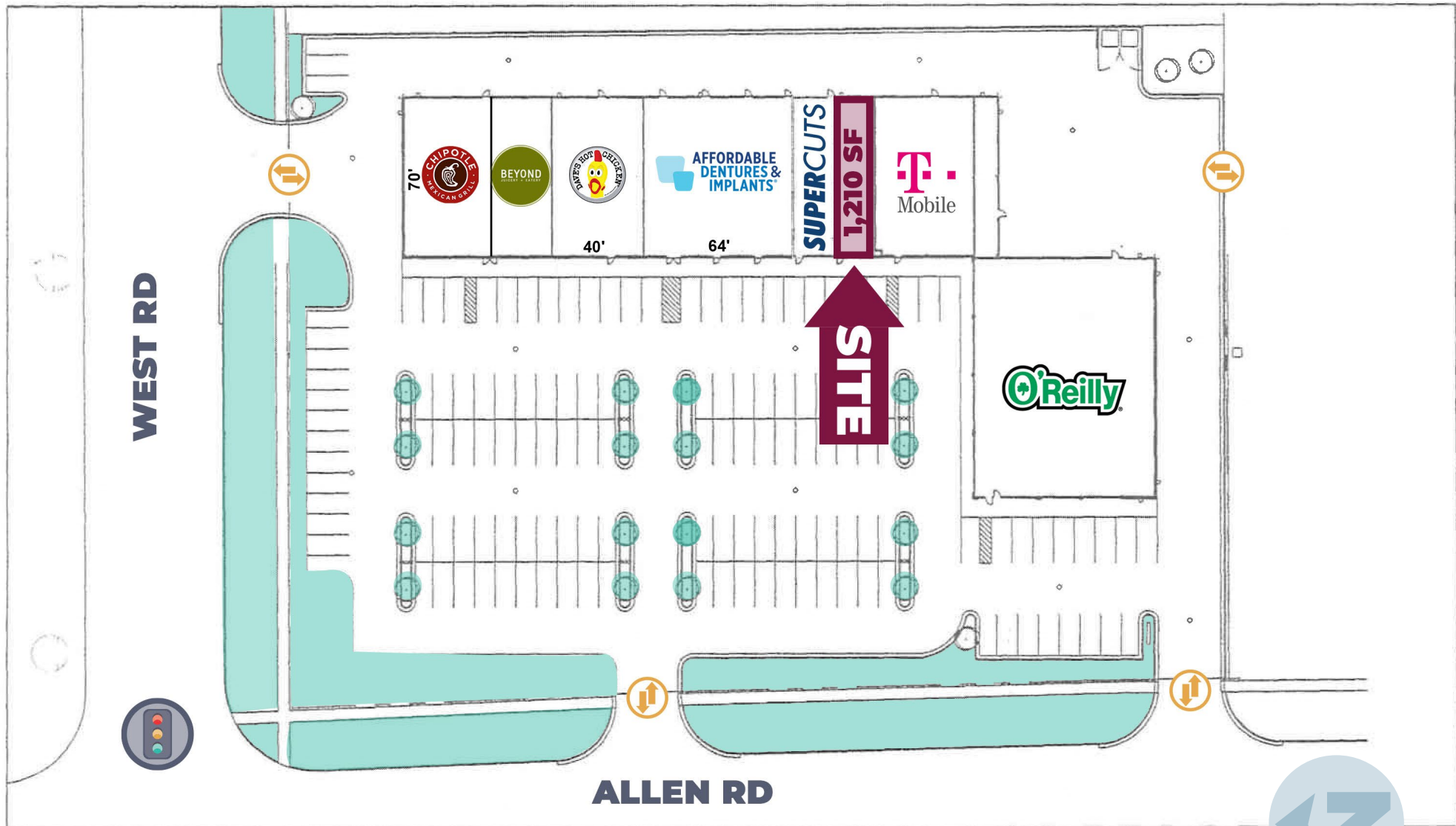
23111 Allen Rd, Woodhaven, MI



# OVERALL SITE PLAN

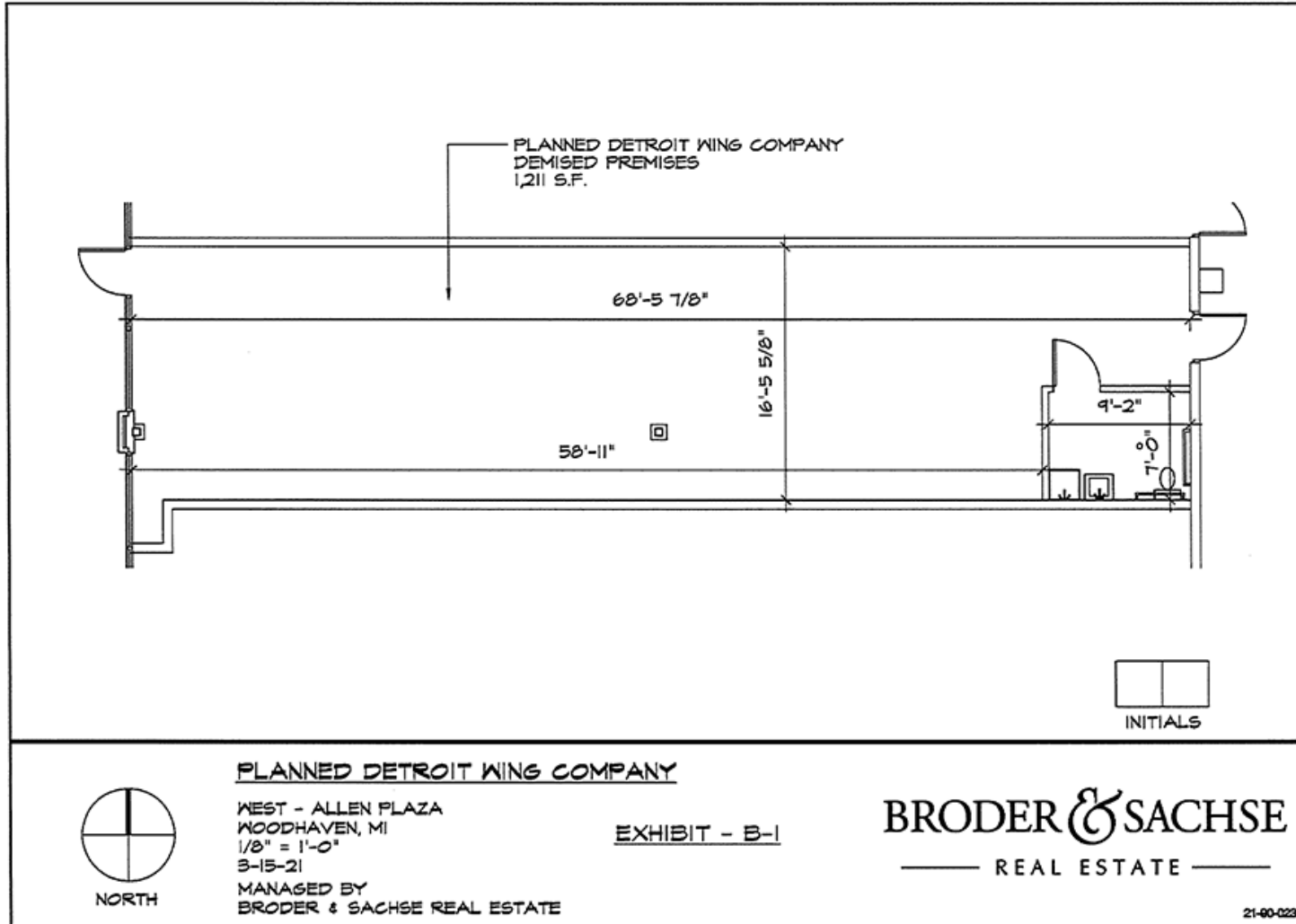


# LEASE PLAN



# FLOOR PLAN

EXECUTION VERSION





# INTERIOR PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHICS



## WEST ALLEN PLAZA

23111 Allen Rd, Woodhaven, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2024 Estimated Population	4,902	54,611	131,610	221,916
2029 Projected Population	4,786	53,487	128,506	216,757
2020 Census Population	5,204	58,217	140,528	235,328
2010 Census Population	5,228	57,024	136,314	229,420
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	-0.4%	-0.3%	-0.2%	-0.2%

### HOUSEHOLDS

2024 Estimated Households	2,159	23,615	56,419	94,367
2029 Projected Households	2,097	23,048	54,903	91,887
2020 Census Households	2,222	24,218	58,258	97,049
2010 Census Households	2,155	23,078	54,953	91,865
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%	0.2%

### RACE

2024 Est. White	86.6%	79.0%	79.3%	76.7%
2024 Est. Black	5.0%	9.8%	10.0%	12.3%
2024 Est. Asian or Pacific Islander	1.8%	4.0%	3.2%	2.7%
2024 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%	0.3%
2024 Est. Other Races	6.2%	6.9%	7.2%	8.0%

### INCOME

2024 Est. Average Household Income	\$106,532	\$101,486	\$102,030	\$97,710
2024 Est. Median Household Income	\$80,875	\$76,793	\$76,899	\$73,918
2024 Est. Per Capita Income	\$47,134	\$43,964	\$43,838	\$41,637

### BUSINESS

2024 Est. Total Businesses	305	1,525	3,815	6,116
2024 Est. Total Employees	3,658	18,792	43,106	68,798

## CONTACT US



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