


SIGNATURE ASSOCIATES
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# Retail For Lease

**Property Name:** Allen-Born Shopping Center
**Location:** 23040 - 23190 W. Outer Drive, Unit: #23040
**City, State:** Allen Park, MI
**Cross Streets:** Southfield Freeway
**County:** Wayne
**Zoning:** C-3
**Year Built:** 1960 (Retrofit: 2018)

| | | | |
|---|---|---|---|
| **Total Building Sq. Ft.:** | 42,081 | **Property Type:** | Neighborhood Center |
| **Available Sq. Ft.:** | 2,400 | **Bldg. Dimensions:** | N/A |
| **Min Cont. Sq. Ft.:** | 2,400 | **Total Acreage:** | 3.80 |
| **Max Cont. Sq. Ft.:** | 2,400 | **Land Dimensions:** | N/A |
| **Ceiling Height:** | 16' | **Parking:** | 138 |
| **Overhead Door(s) / Height:** | 0 | **Curb Cuts:** | 4 |
| **Exterior Construction:** | Brick | **Power:** | Ample |
| **Structural System:** | Block | **Restrooms:** | Yes |
| **Heating:** | Package | **Sprinklers:** | No |
| **Air-Conditioning:** | Yes | **Signage:** | Pylon & Façade |
| **Basement:** | No | **Roof:** | Flat |
| **Number of Stories:** | 1 | **Floors:** | Concrete |
| **Condition:** | Good | **Delivery Area:** | N/A |

| **Population:** | | **Median HH Income:** | | **Traffic:** | | | | |
|---|---|---|---|---|---|---|---|---|
| **1 Mile:** | 11,760 | **1 Mile:** | $69,464 | **Yr:** | 2025 | **Count:** | 27,058 | Outer Dr. E. of Southfield Fwy 2-Way |
| **3 Miles:** | 111,754 | **3 Miles:** | $74,145 | **Yr:** | 2025 | **Count:** | 16,572 | Outer Dr. W. of Southfield Fwy 2-Way |
| **5 Miles:** | 326,497 | **5 Miles:** | $64,209 | **Yr:** | 2025 | **Count:** | 58,137 | Southfield Fwy N. of Outer Dr. 2-Way |
| | | | | **Yr:** | 2025 | **Count:** | 58,088 | Southfield Fwy S. of Outer Dr. 2-Way |

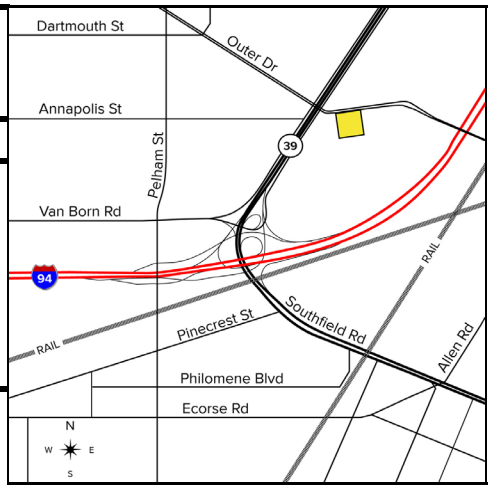
**Current Tenant(s):** N/A **Major Tenants:** N/A

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|---|---|---|---|
| **Lease Rate:** | $35.00 | **Improvement Allowance:** | N/A |
| **Lease Type:** | NNN | **Options:** | N/A |
| **Monthly Rate:** | N/A | **Taxes:** | $93,267.79 (2025/26) |
| **Lease Term:** | 5 Year(s) | **TD:** | N/A |
| **Security Deposit:** | N/A | **Assessor #:** | N/A |
| **Parcel #:** | 30-003-01-0007-001 | **Date Available:** | Immediately |

| **Utilities** | | | |
|---|---|---|---|
| **Sanitary Sewer:** | Yes | **Electric:** | Yes |
| **Storm Sewer:** | Yes | **Gas:** | Yes |
| | | **Water:** | Yes |

**Tenant Responsibilities:** N/A

**Comments:** 2,400 sq. ft. unit available in a freestanding outlot building at the Allen-Born Shopping Center. Excellent visibility and frontage along Outer Drive, with convenient access to the Southfield Freeway (M-39) and I-94. Located adjacent to Dunham's Sports and surrounded by major national retailers including Meijer, Lowe's and The Home Depot. Ideal for a variety of retail and service-oriented uses.




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.