



Retail For Lease

Property Name:

Location: 22720 Allen Road
City, State: Woodhaven, MI
Cross Streets: West Road
County: Wayne
Zoning: CBD
Year Built: 1977 (Retrofit: 2020)

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|-----------------------------------|-------|--------------------------|---------------------------|
| Total Building Sq. Ft.: | 5,800 | Property Type: | General Retail-Commercial |
| Available Sq. Ft.: | 5,800 | Bldg. Dimensions: | 100' x 58' |
| Min Cont. Sq. Ft.: | 1,200 | Total Acreage: | 0.65 |
| Max Cont. Sq. Ft.: | 5,800 | Land Dimensions: | 100' X 282' |
| Ceiling Height: | 16' | Parking: | 28 |
| Overhead Door(s) / Height: | 0 | Curb Cuts: | 1 |
| Exterior Construction: | Brick | Power: | Ample |
| Structural System: | Block | Restrooms: | 2 |
| Heating: | Yes | Sprinklers: | No |
| Air-Conditioning: | Yes | Signage: | Pylon |
| Basement: | No | Roof: | Flat |
| Number of Stories: | 1 | Floors: | Concrete |
| Condition: | Good | Delivery Area: | N/A |

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|-------------------------------|---------------------------|-----------------|----------------------|--------------------------------|--------------------------------|
| Population: | Median HH Income: | Traffic: | Yr: 2025 | Count: 28,901 | Allen Rd. N. of West Rd. 2-Way |
| 1 Mile: 4,939 | 1 Mile: \$85,123 | Yr: 2025 | Count: 24,637 | Allen Rd. S. of West Rd. 2-Way | |
| 3 Miles: 56,844 | 3 Miles: \$83,650 | Yr: 2025 | Count: 27,225 | West Rd. E. of Allen Rd. 2-Way | |
| 5 Miles: 137,253 | 5 Miles: \$81,581 | Yr: 2025 | Count: 38,972 | West Rd. W. of Allen Rd. 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: | \$14,129.73 (2024/25) |
| Lease Term: | N/A | TD: | N/A |
| Security Deposit: | N/A | Assessor #: | N/A |
| Parcel #: | 59-042-02-0005-000 | Date Available: | Immediately |

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

Tenant Responsibilities: N/A

Comments: Freestanding 5,800 sq. ft. building located in the dynamic trade area of West and Allen Roads. Meijer, Target, Home Depot, Walmart and many other national retailers within 1/2 mile.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

