

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

21120-21140 ALLEN ROAD

Woodhaven, MI 48183



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 21120-21140 Allen Road| Woodhaven, MI 48183

**PROPERTY OVERVIEW**

Attractive office space available for Lease with high end finishes

OFFERING SUMMARY

Lease Rate: \$19 SF/yr (Gross)

Zoning: B-1 - Local Business

21120 Allen Road

Available Space: 1,400 SF

21140 Allen Road

Available Space: 1,500 SF

PROPERTY HIGHLIGHTS

- Attractive building with high-end finishes
- Access through both King Road and Allen Road
- Ample parking
- Drive-up office with separate entrance



BUILDING/PROPERTY INFORMATION: 21120-21140 Allen Road | Woodhaven, MI 48183

21120 ALLEN ROAD

Lease Rate: \$19.00 SF/yr, Gross
Available Space: 1,400 SF
Property Type: Office Building

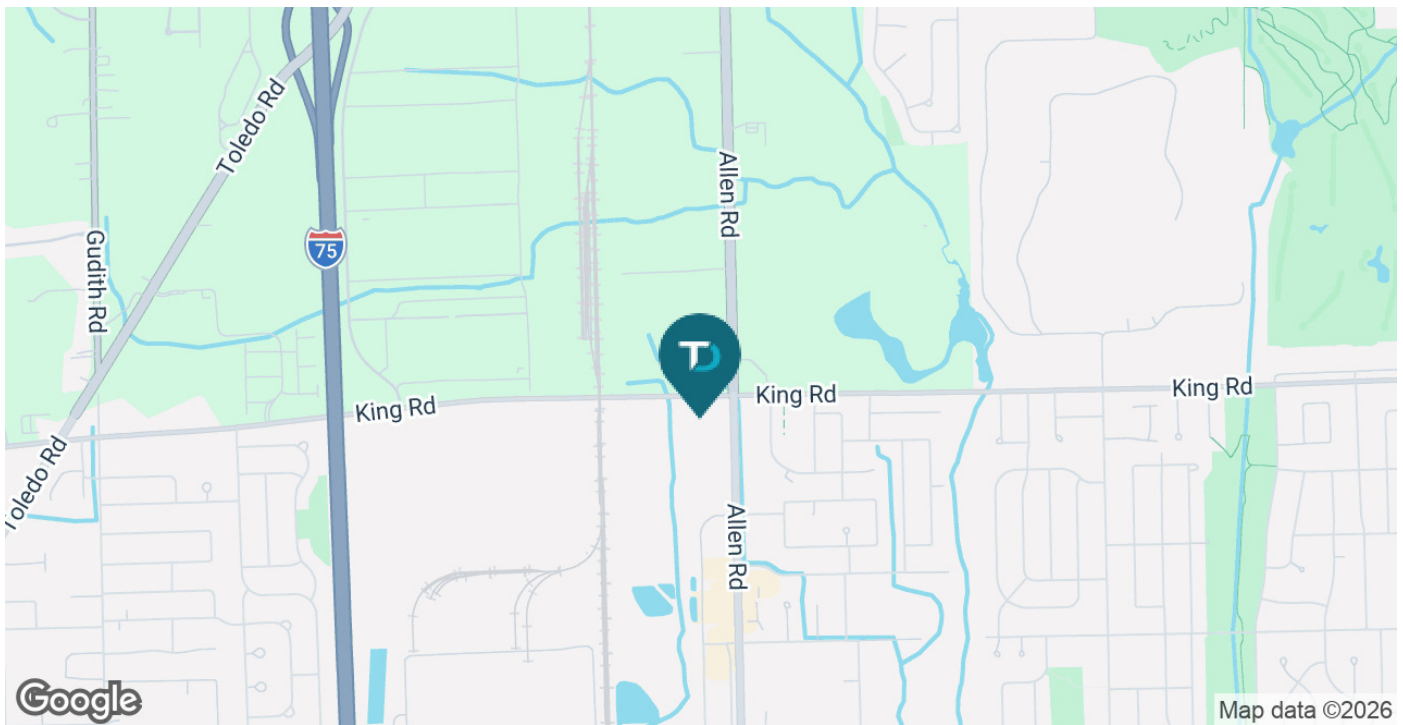
21140 ALLEN ROAD

Lease Rate: \$19.00 SF/yr, Gross
Available Space: 1,500 SF
Property Type: Medical Office Building

Parking Spaces: 198
Traffic Counts: Allen Road - 19,100 vpd
King Road - 11,509 vpd
(Costar, 2022)

LOCATION INFORMATION

Located on the Southeast corner of King Rd and Allen Rd in Woodhaven



LEASE SPACES: 21120-21140 Allen Road | Woodhaven, MI 48183



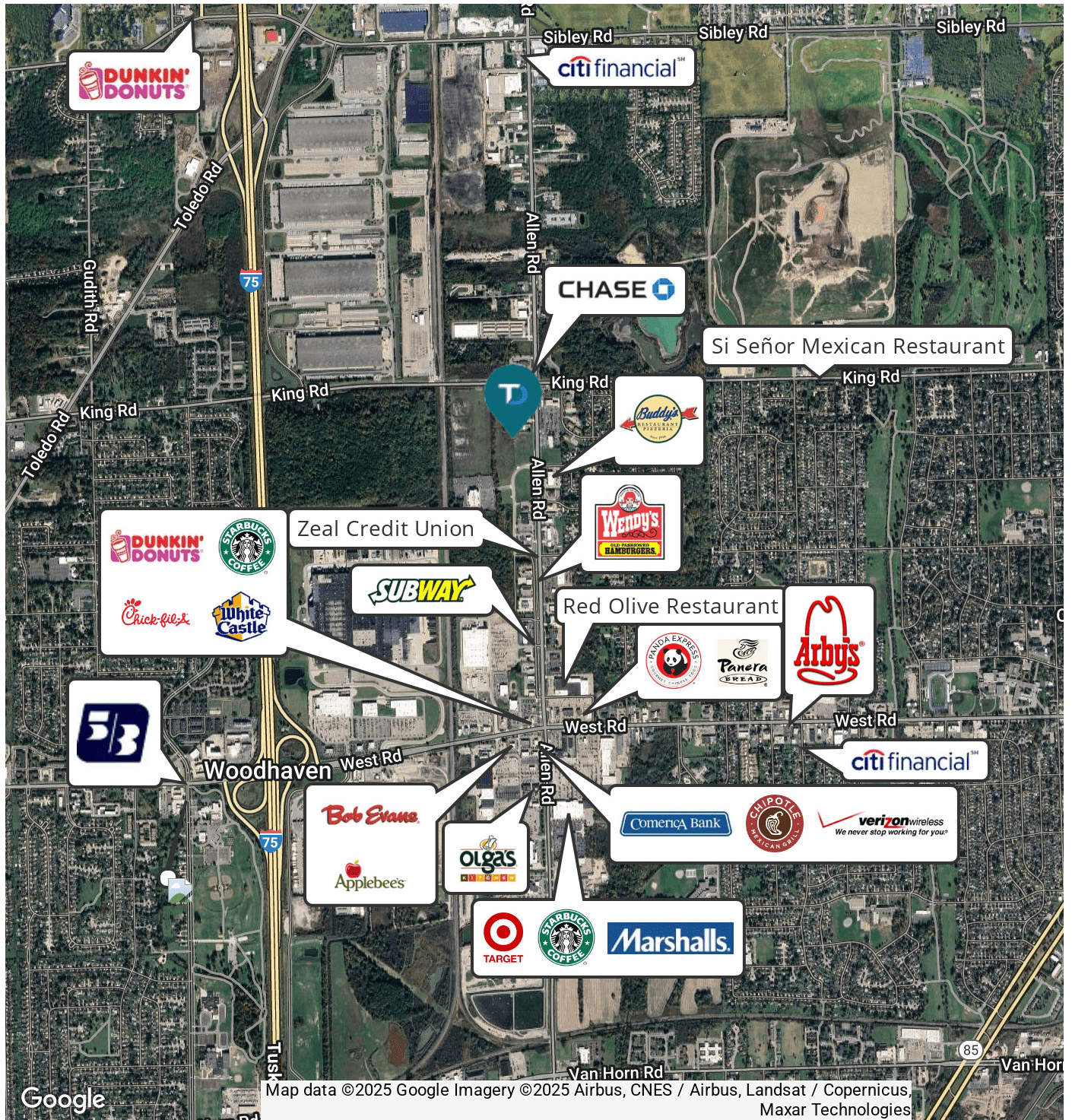
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,400 - 1,500 SF	Lease Rate:	\$19 SF/yr

AVAILABLE SPACES

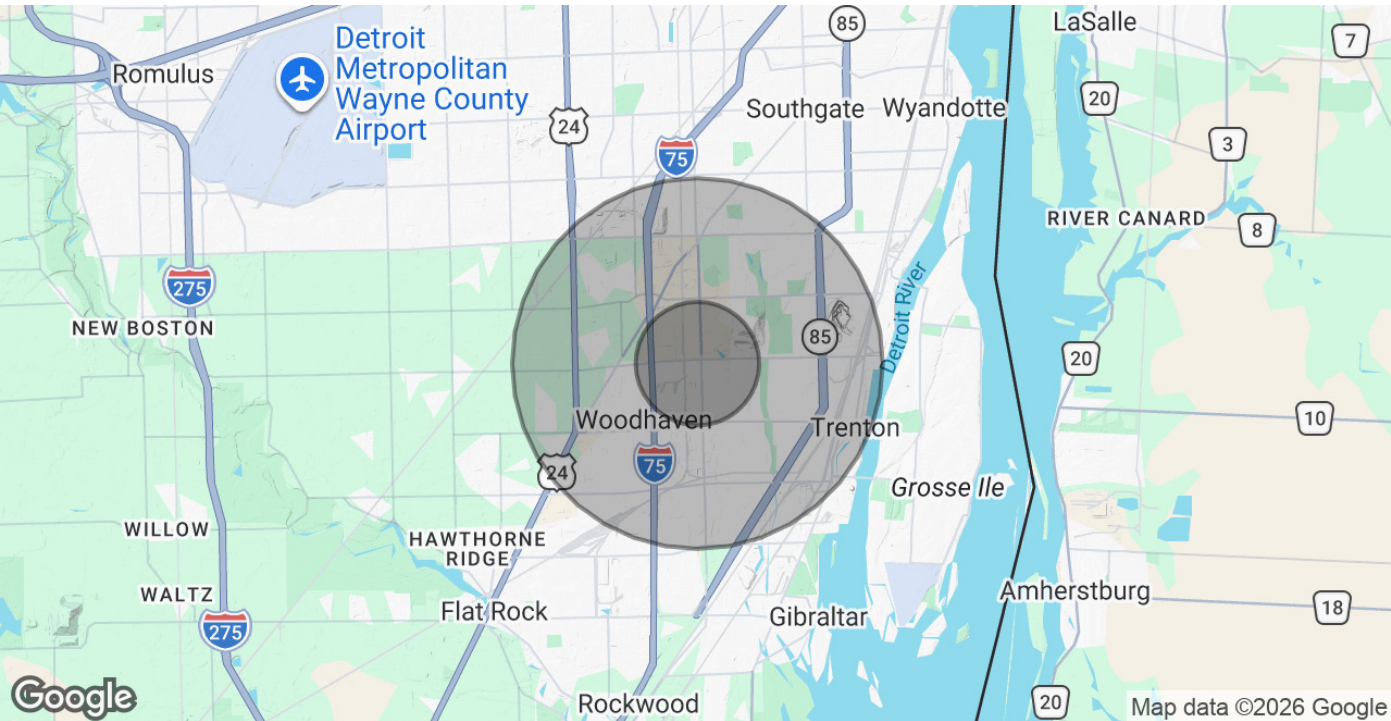
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
21120 Allen Rd	Available	1,400 SF	Gross	\$19.00 SF/yr	-
21140 Allen Rd	Available	1,500 SF	Gross	\$19.00 SF/yr	-

RETAILER MAP: 21120-21140 Allen Road | Woodhaven, MI 48183



DEMOGRAPHICS MAP & REPORT:

21120-21140 Allen Road | Woodhaven, MI 48183



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,569	64,312	145,513
Average Age	44	44	43
Average Age (Male)	44	42	41
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,842	27,247	61,149
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$98,077	\$93,827	\$94,706
Average House Value	\$225,577	\$231,121	\$230,517

2020 American Community Survey (ACS)