



JOIN

ROUSH



CONTACT

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AREA
TENANTS



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PROPERTY INFORMATION

Shopping Center Size (Phase I)	16,000 SF (Divisible)
Shopping Center Size (Phase II)	10,900 SF (Divisible)
Lease Rate	\$35.00 PSF/NNN
NNN Charge's	TBD
Pad Site (Proposed Bank)	3,000 SF
Land Lease/Build-to-Suit Rate	Contact Broker
1.90 Acres Pad Site (Restaurant)	6,400 SF
Land Lease/Build-to-Suit Rate	Contact Broker
Parking	See attached site plan

DEMOGRAPHICS

Population	282,112 people
Households	111,466 homes
Average Household Income	\$63,476/annually
Employees	122,595 employees

ADDRESS

**16630 SOUTHFIELD ROAD
ALLEN PARK, MICHIGAN 48101**

PROPERTY HIGHLIGHTS

Fantastic retail shopping center planned for delivery in the 3rd Quarter of 2019.

The development will be joined by the Hampton Inn & Holiday Inn Express Hotels.

Rouse Industries Facility which employs just over 750 people is operating on-site.

Ford Motor Company World Headquarters are located just north of this project.

Close proximity to three colleges including University of Michigan (Dearborn Campus).

Site offers a pad site for a freestanding restaurant user at the main entrance.

Tremendous synergy in the marketplace with a strong national retail presence.

THE VILLAGE OF ALLEN PARK

AERIAL MAP (1)



- 1** Restaurant Pad
- 2** Retail Center & Bank Pad
- 3** Retail Center – Phase II
- 4** City of Allen Park Offices

THE VILLAGE OF ALLEN PARK

AERIAL MAP (2)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

THE VILLAGE OF ALLEN PARK

AERIAL MAP (3)



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POPULATION	1 MILE	3 MILE	5 MILE
2023 Projection	13,535	119,301	278,708
2018 Estimate	13,690	120,622	282,122
2010 Census	14,179	124,694	293,212
Growth 2018-2023	-1.13%	-1.10%	-1.21%
Growth 2010-2018	-3.45%	-3.27%	-3.78%
2018 Population Hispanic Origin	1,336	13,937	26,640

2018 Population by Race:

White	12,856	107,442	233,955
Black	343	7,882	34,050
Am. Indian & Alaskan	92	869	1,831
Asian	163	1,563	4,523
Hawaiian & Pacific Island	1	34	80
Other	236	2,833	7,682
U.S. Armed Forces:	0	9	18

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Projection	5,492	48,213	110,109
2018 Estimate	5,554	48,771	111,466
2010 Census	5,739	50,470	115,803
Growth 2018 - 2023	-1.12%	-1.14%	-1.22%
Growth 2010 - 2018	-3.22%	-3.37%	-3.75%
Owner Occupied	4,591	37,462	80,391
Renter Occupied	964	11,309	31,075
2018 Avg Household Income	\$72,193	\$62,827	\$63,476
2018 Med Household Income	\$58,737	\$51,911	\$49,852

2018 Households by Household Inc:

<\$25,000	928	11,046	27,549
\$25,000 - \$50,000	1,388	12,469	28,321
\$50,000 - \$75,000	1,237	10,410	21,701
\$75,000 - \$100,000	884	6,819	14,303
\$100,000 - \$125,000	445	3,781	8,722
\$125,000 - \$150,000	317	1,919	4,590
\$150,000 - \$200,000	164	1,547	3,770
\$200,000+	190	780	2,510

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	597	3,538	10,091	4,434	38,540	122,595
Retail	85	514	1,476	479	6,191	18,783
Wholesale	8	79	273	42	1,313	3,073
Hospitality & Food Service	49	307	798	687	5,050	14,866
Real Estate, Renting, Leasing	9	94	299	53	448	4,643
Finance & Insurance	53	243	737	251	1,194	5,505
Information	9	48	153	56	223	1,440
Scientific & Technology Services	58	212	789	201	974	6,716
Management of Companies	0	0	3	0	0	9
Health Care & Social Assistance	154	1,031	2,828	842	8,472	21,097
Education Services	6	93	246	107	3,498	9,487
Public Administration & Sales	12	38	201	122	702	4,038
Arts, Entertainment, Recreation	5	45	120	38	4,406	5,422
Utilities	0	2	7	0	38	95
Admin Support & Waste Management	19	102	277	58	617	4,551
Construction	27	191	445	126	1,089	2,616
Manufacturing	32	103	305	1,033	1,989	13,555
Agriculture, Mining, Fishing	0	3	7	0	53	124
Other Services	71	433	1,127	339	2,283	6,575



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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