EST. 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



The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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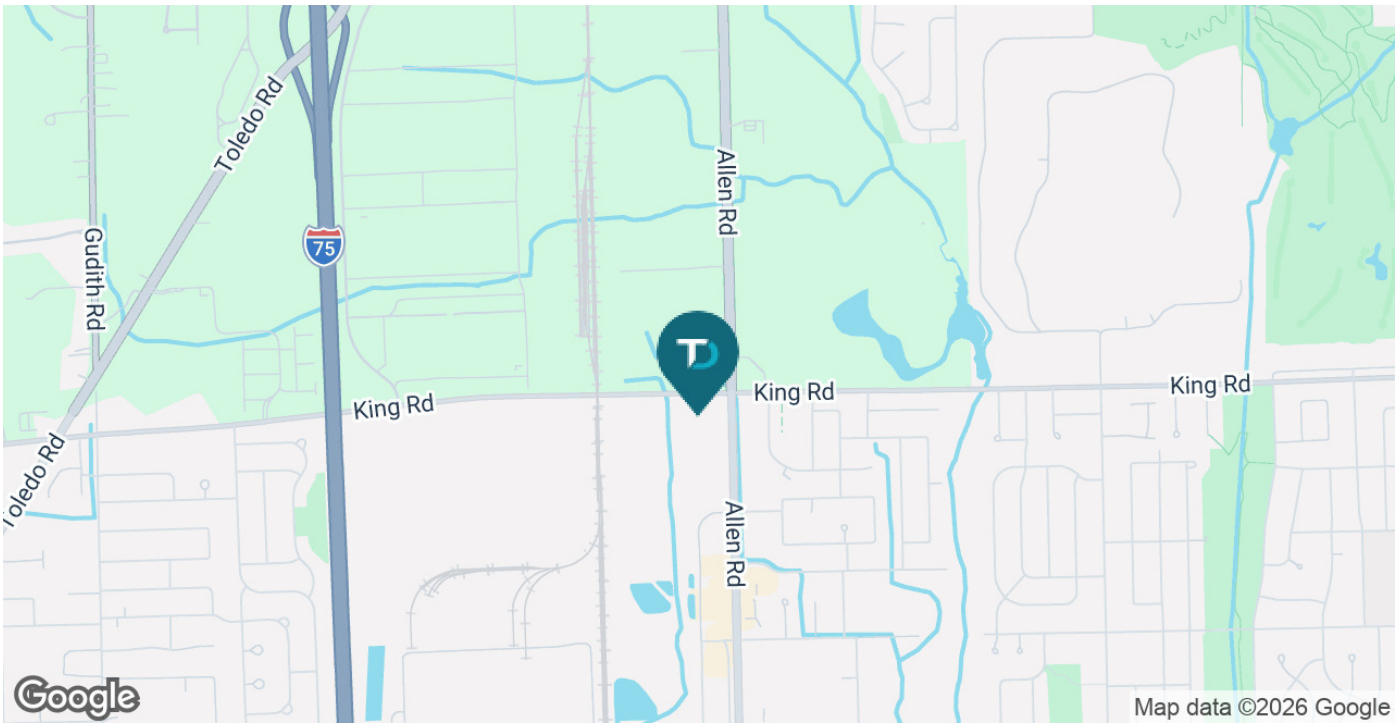
BUILDING/PROPERTY INFORMATION: 21120-21140 Allen Road | Woodhaven, MI 48183

21120 ALLEN ROAD		21140 ALLEN ROAD	
Lease Rate:	$19.00 SF/yr, Gross	Lease Rate:	$19.00 SF/yr, Gross
Available Space:	1,400 SF	Available Space:	1,500 SF
Property Type:	Office Building	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



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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	-

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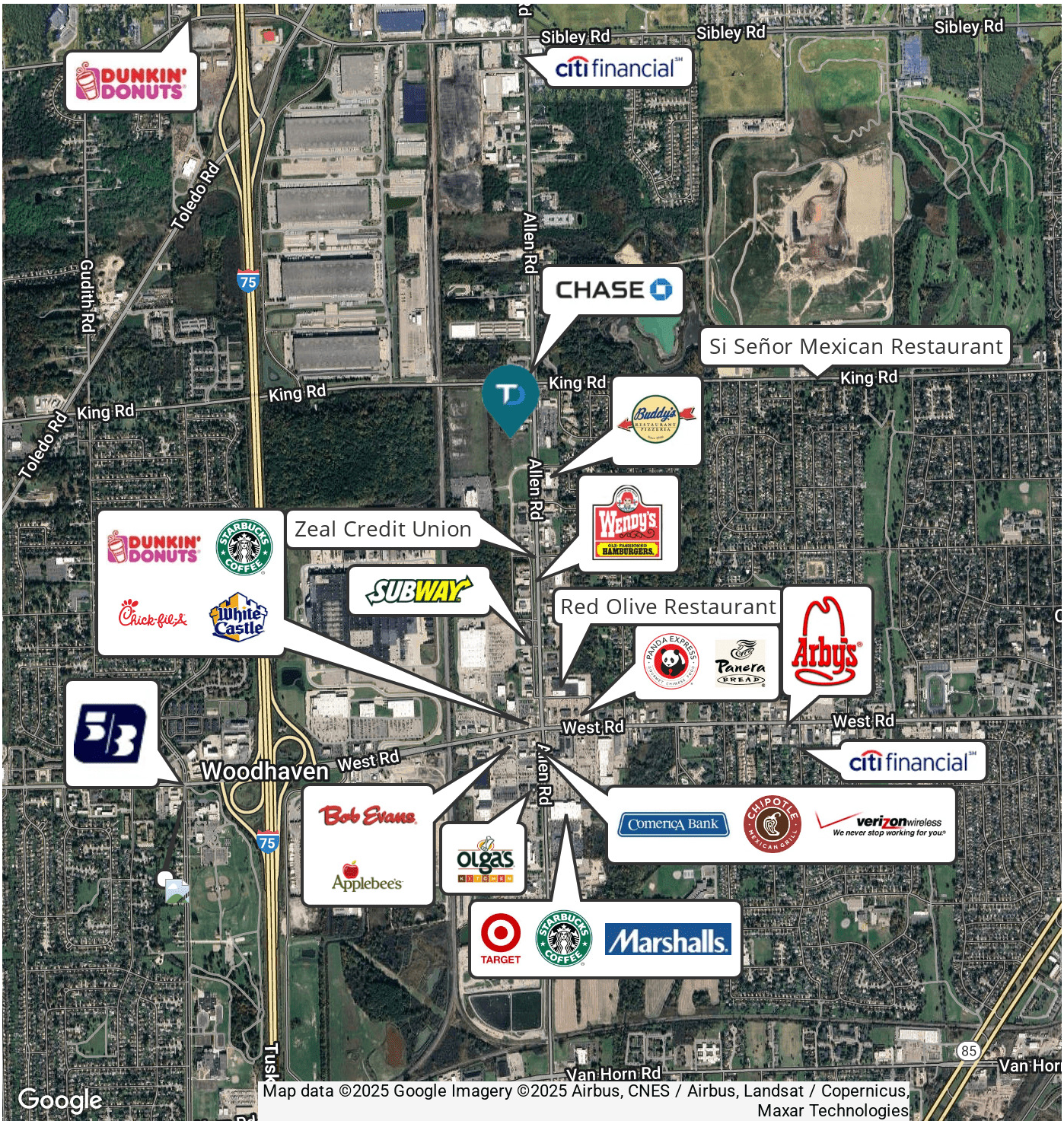
AERIAL MAP: 21120-21140 Allen Road | Woodhaven, MI 48183



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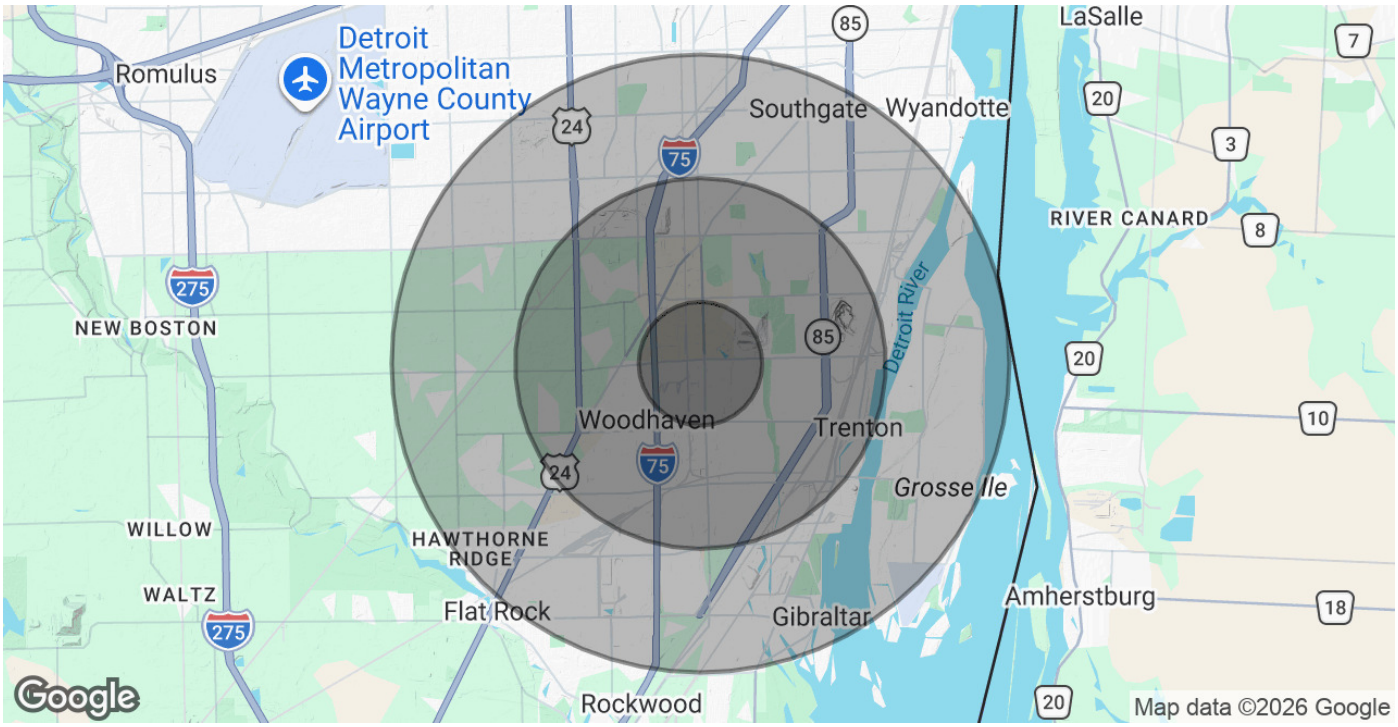
RETAILER MAP: 21120-21140 Allen Road | Woodhaven, MI 48183



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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)

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