



BUCKINGHAM AVE

BALFOUR AVE

ECORSE RD

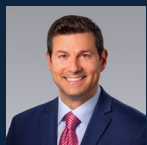
FORMER ADVANCED AUTO PARTS | FOR SALE OR LEASE

19040 ECORSE RD | ALLEN PARK, MI

5,500 SF FREESTANDING RETAIL/MEDICAL OFFICE BUILDING ON 0.515 ACRES



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INVESTMENT HIGHLIGHTS

Asking Price	\$1,200,000
Lease Rate	\$22.00/SF NNN
Property Address	19040 Ecorse Rd. Allen Park, MI 48101
Building Size	5,500 SF
Lot Size	0.515 AC
Year Built	1995
Frontage	180' Ft on Ecorse Road
Parking	23 +/- Surface Parking Spots
Curb Cuts	2
Zoning	C4 – General Business
Municipality	City of Allen Park
Property Type	Freestanding Retail Building
Parcel Numbers	30-023-03-0339-300



INVESTMENT HIGHLIGHTS

- ✓ High-visibility corner lot with dual curb cuts and signage
- ✓ Redevelopment-ready 5,500 SF building on 0.515 acres
- ✓ Flexible C4 zoning supports retail, QSR, medical, & mixed-use
- ✓ 17,539 VPD traffic count on Ecorse Road
- ✓ 180' of frontage on Ecorse Road with 23+/- parking spots
- ✓ 284,048 total population within a 5-mile radius
- ✓ Average household income of \$96,879 within 1 mile
- ✓ Near Ford Motor Company and major employment centers
- ✓ Direct access to I-94 and I-75 corridors
- ✓ Stable suburban market with strong rental demand



PROPERTY PHOTO



OFFERING MEMORANDUM
19040 ECORSE ROAD | ALLEN PARK, MI

PROPERTY OUTLINE

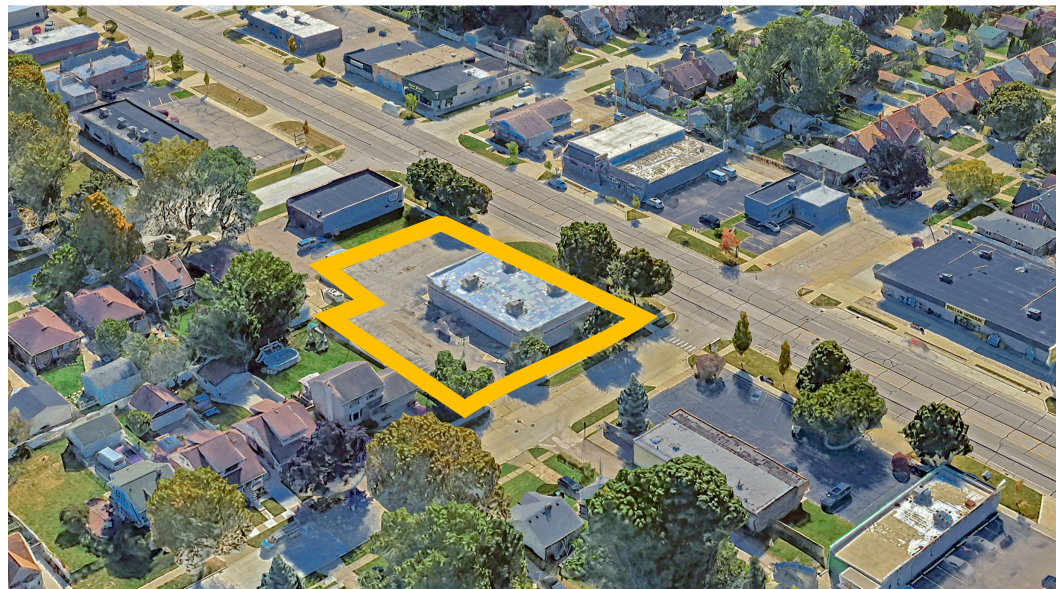
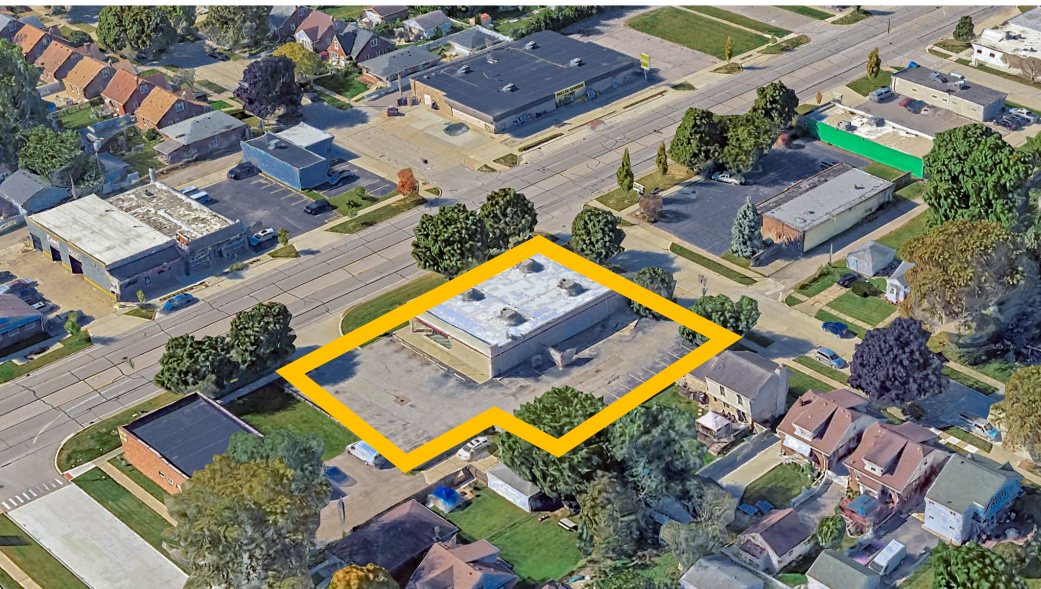


OFFERING MEMORANDUM
1904 ECORSE ROAD | ALLEN PARK, MI

ONNA GROUP
REAL ESTATE INVESTMENT SERVICES

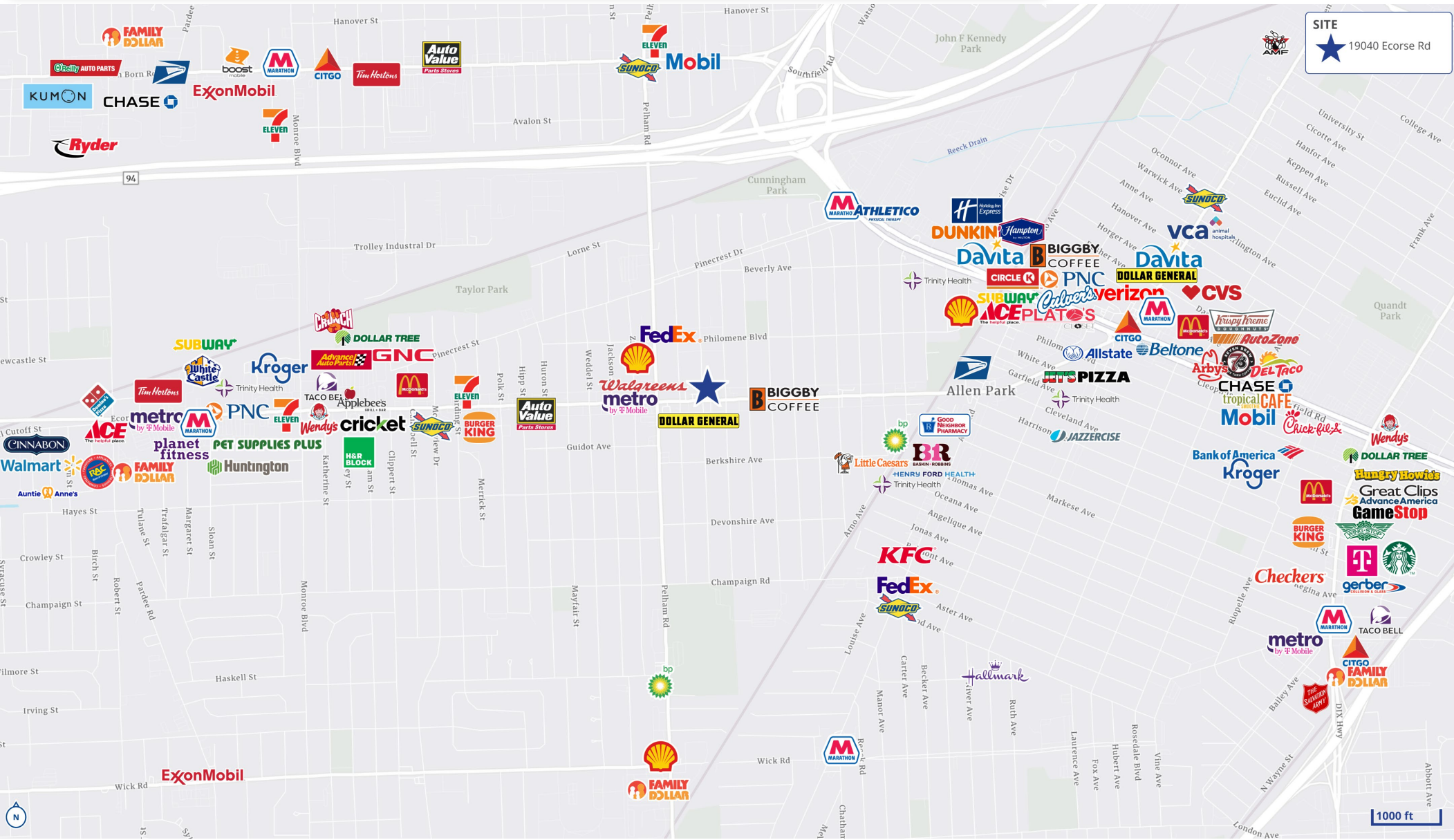


AERIAL VIEWS



OFFERING MEMORANDUM
1904 ECORSER ROAD | ALLEN PARK, MI

LOCAL OVERVIEW



LOCATION OVERVIEW

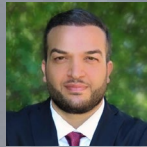


Allen Park, Michigan offers a compelling blend of stability, accessibility, and long-term upside that makes it attractive to real estate investors. Located just minutes south of downtown Detroit, the city benefits from proximity to major employment centers while maintaining the character of a well-established suburban market. Allen Park is anchored by strong institutional employers, including the Ford Motor Company campus and nearby healthcare and educational facilities, which help support consistent rental demand and low vacancy rates. The community features predominantly single-family housing with a solid base of owner-occupants, contributing to neighborhood stability and predictable appreciation rather than speculative volatility. With direct access to I-94 and I-75, tenants enjoy quick commuting options throughout Metro Detroit, making the area appealing to working professionals and long-term renters.

Property prices in Allen Park have historically remained more affordable than many neighboring suburbs, allowing investors to enter at reasonable price points while still benefiting from steady rent growth. Combined with a reputedly well-run city government, maintained infrastructure, and a reputation for safety and livability, Allen Park represents a market focused on dependable returns, downside protection, and sustainable investment performance rather than short-term hype.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	14,007	126,106	284,048
Total Households	5,820	51,899	116,578
Total Family Households	3,623	31,883	70,241
Average Household Size	2.39	2.43	2.42
Median Age	42.4	39.7	39.2
Population Age 25+	10,341	89,961	199,673
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.18%	0.35%	0.30%
Average Household Income	\$96,879	\$85,615	\$83,186
Total Businesses	463	2,944	7,803
Total Daytime Population	12,342	110,768	283,068
Daytime Population: Workers	5,803	44,312	126,936
Daytime Population: Residents	6,539	66,456	156,132



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- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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