



UNDER NEW OWNERSHIP + MANAGEMENT

For Lease

Office. Medical Availability • Property Highlights

7445 Allen Road | Allen Park, MI

- Suites From 395 to 3,000 SF
- Medical + Office Suites Available
- Close & Ample Parking
- Close to I-75, Southfield Freeway, and I-94
- Great Location with Close Proximity to Shopping, Restaurants, Banking, and Parks

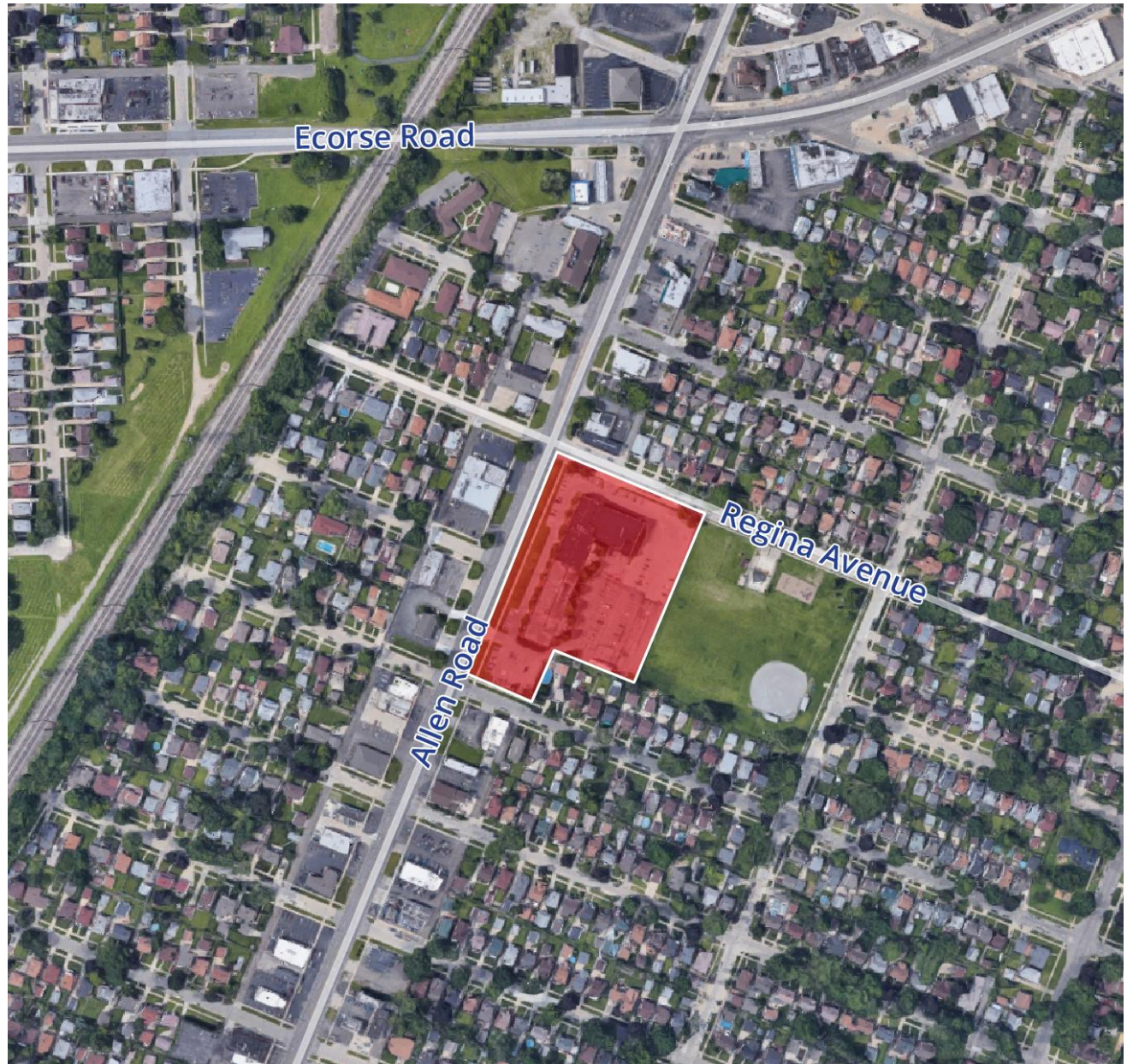


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Property Photos



Aerial



Available Suites

Building 1/Floor 1 *=Contiguous Spaces

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy
104*	1,425 SF	\$11/SF + Utilities	Immediate
120*	2,070 SF	TBD	Available
130*	365 SF	\$11/SF + Utilities	Immediate
134*	395 SF	\$11/SF + Utilities	Immediate
140*	434 SF	\$11/SF + Utilities	Immediate
160	1,815 SF	\$11/SF + Utilities	Immediate

Building 2/Floor 2 *=Contiguous Spaces

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy
200	3,000 SF	\$11/SF + Utilities	Immediate
230*	1,870 SF	\$11/SF + Utilities	Immediate
240*	1,000 SF	\$11/SF + Utilities	Immediate
242	2,070 SF	\$11/SF + Utilities	Immediate

Demographics

	1 mile radius	5 mile radius	10 mile radius
Population			
2000 Population	18,843	296,054	943,856
2010 Population	17,955	281,374	849,850
2022 Population	17,951	284,827	840,393
2027 Population	17,507	279,925	826,396
2010-2020 Annual Rate	0.08%	0.23%	-0.03%
2020-2022 Annual Rate	-0.38%	-0.48%	-0.37%
2022-2027 Annual Rate	-0.50%	-0.35%	-0.34%
2022 Male Population	48.9%	48.6%	48.5%
2022 Female Population	51.1%	51.4%	51.6%
2022 Median Age	43.1	40.8	38.4

In the identified area, the current year population is 17,951. The 2010 Census population count in the area was 17,955, and 18,105 in 2020, a 0.1% annual growth rate. The rate of growth since 2020 was -0.4% annually. The five-year projection for the population in the area is 17,507 representing a change of -0.5% annually. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	82.3%	70.1%	56.7%
2022 Black Alone	2.9%	13.6%	28.0%
2022 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2022 Asian Alone	0.8%	1.8%	1.5%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	4.0%	4.8%	5.3%
2022 Two or More Races	9.5%	9.0%	7.8%
2022 Hispanic Origin (Any Race)	12.5%	11.8%	11.0%

Persons of Hispanic origin represent 12.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	1 mile radius	5 mile radius	10 mile radius
2022 Wealth Index	80	65	59
2000 Households	7,481	119,186	356,037
2010 Households	7,230	113,182	325,066
2020 Households	7,329	116,269	328,356
2022 Households	7,245	115,720	327,060
2027 Households	7,105	114,335	323,327
2010-2020 Annual Change (CAGR)	0.14%	0.27%	0.10%
2020-2022 Annual Change (CAGR)	-0.51%	-0.21%	-0.18%
2022-2027 Annual Change (CAGR)	-0.39%	-0.24%	-0.23%
2022 Average Household Size	2.46	2.45	2.55

The household count in this area has changed from 7,318 in 2020 to 7,245 in the current year, a change of -0.51% annually. The five-year projection of households is 7,105, a change of -0.39% annually from the current year total. Average household size is currently 2.46, compared to 2.45 in the year 2020. The number of families in the current year is 4,598 in the specified area.

Demographics

	1 mile radius	5 mile radius	10 mile radius
Mortgage Income			
2022 Percent of Income for Mortgage	10.5%	12.4%	13.8%
Median Household Income			
2022 Median Household Income	\$76,551	\$59,236	\$53,380
2027 Median Household Income	\$87,339	\$69,504	\$61,707
2022-2027 Annual Change (CAGR)	2.67%	3.25%	2.94%
Average Household Income			
2022 Average Household Income	\$93,370	\$79,217	\$73,173
2027 Average Household Income	\$111,862	\$95,894	\$88,419
2022-2027 Annual Change (CAGR)	3.68%	3.89%	3.86%
Per Capita Income			
2022 Per Capita Income	\$37,808	\$32,203	\$28,464
2027 Per Capita Income	\$45,617	\$39,196	\$34,575
2022-2027 Annual Change (CAGR)	3.83%	4.01%	3.97%

Households by Income

Current median household income is \$76,551 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$87,339 in five years, compared to \$84,445 for all U.S. households

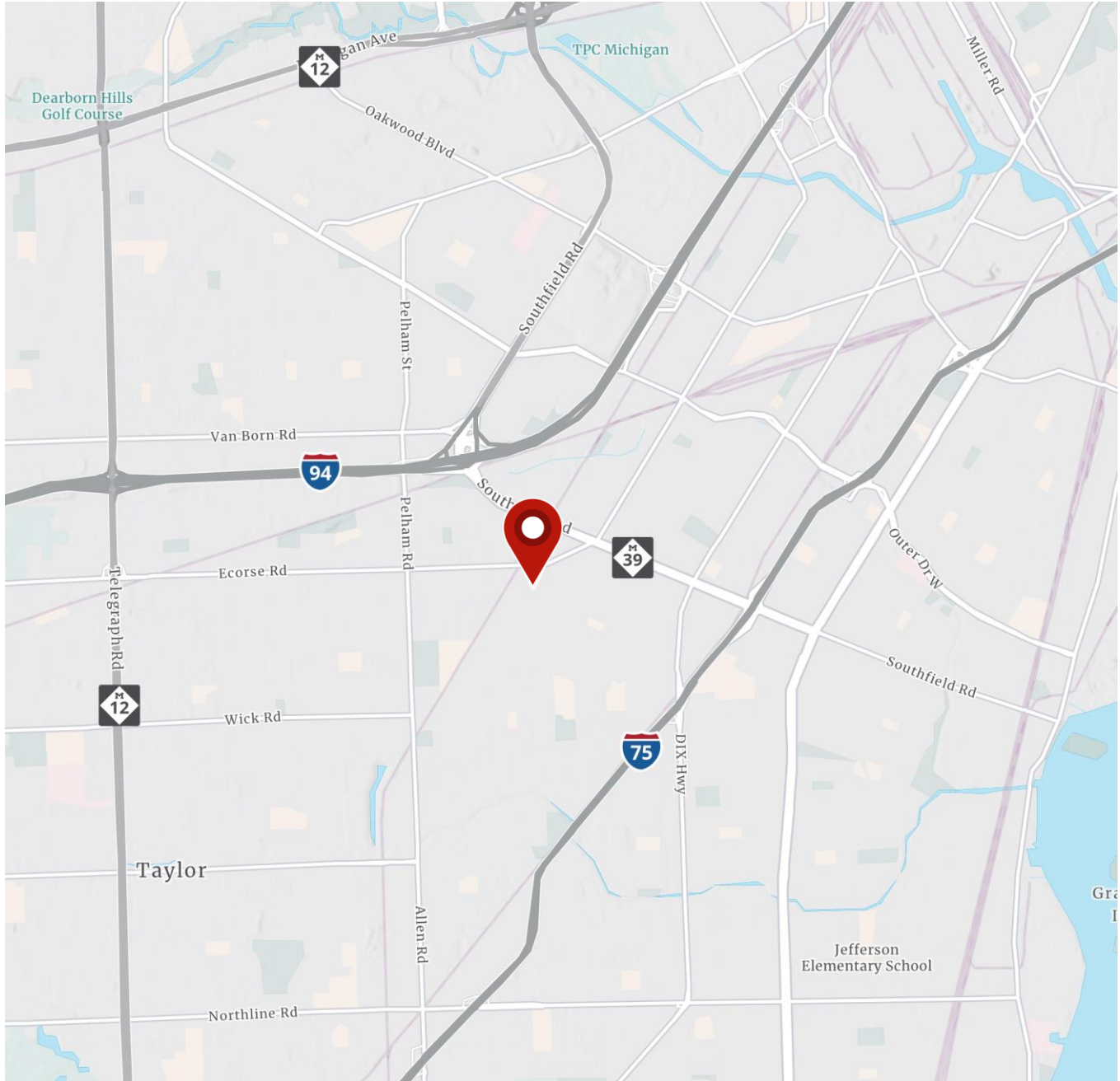
Current average household income is \$93,370 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$111,862 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,808 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,617 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	188	156	141
2000 Total Housing Units	7,636	124,982	381,142
2000 Owner Occupied Housing Units	6,721	90,420	244,221
2000 Renter Occupied Housing Units	760	28,766	111,816
2000 Vacant Housing Units	155	5,796	25,105
2010 Total Housing Units	7,591	124,951	375,498
2010 Owner Occupied Housing Units	6,256	81,284	213,681
2010 Renter Occupied Housing Units	974	31,897	111,385
2010 Vacant Housing Units	361	11,769	50,432
2022 Total Housing Units	7,506	122,453	359,223
2022 Owner Occupied Housing Units	6,256	80,150	208,234
2022 Renter Occupied Housing Units	988	35,570	118,827
2022 Vacant Housing Units	261	6,733	32,163
2027 Total Housing Units	7,506	122,599	359,591
2027 Owner Occupied Housing Units	6,186	80,398	209,669
2027 Renter Occupied Housing Units	919	33,937	113,658
2027 Vacant Housing Units	401	8,264	36,264

Currently 86.4% of the 7,506 housing units in the area are owner occupied; 13.6% renter occupied; and 3.5% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 7,591 housing units in the area - 82.4% owner occupied, 12.8% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2020 is -0.6%. Median home value in the area is \$151,936, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change to \$200,463.

Location Map



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