

FOR SALE

Colliers

2,700 SF Retail Building

6661 Allen Road
Allen Park, MI



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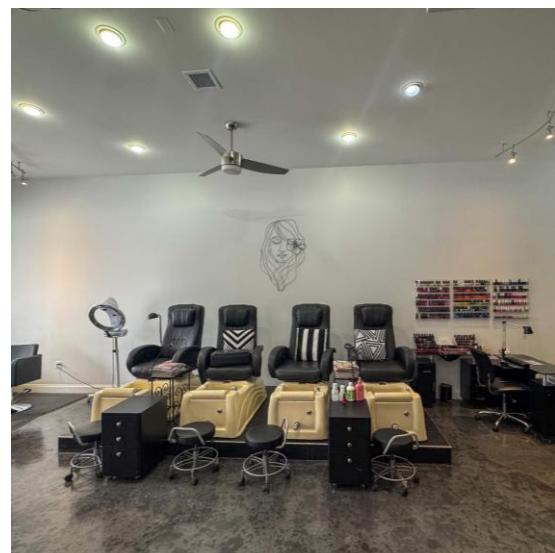




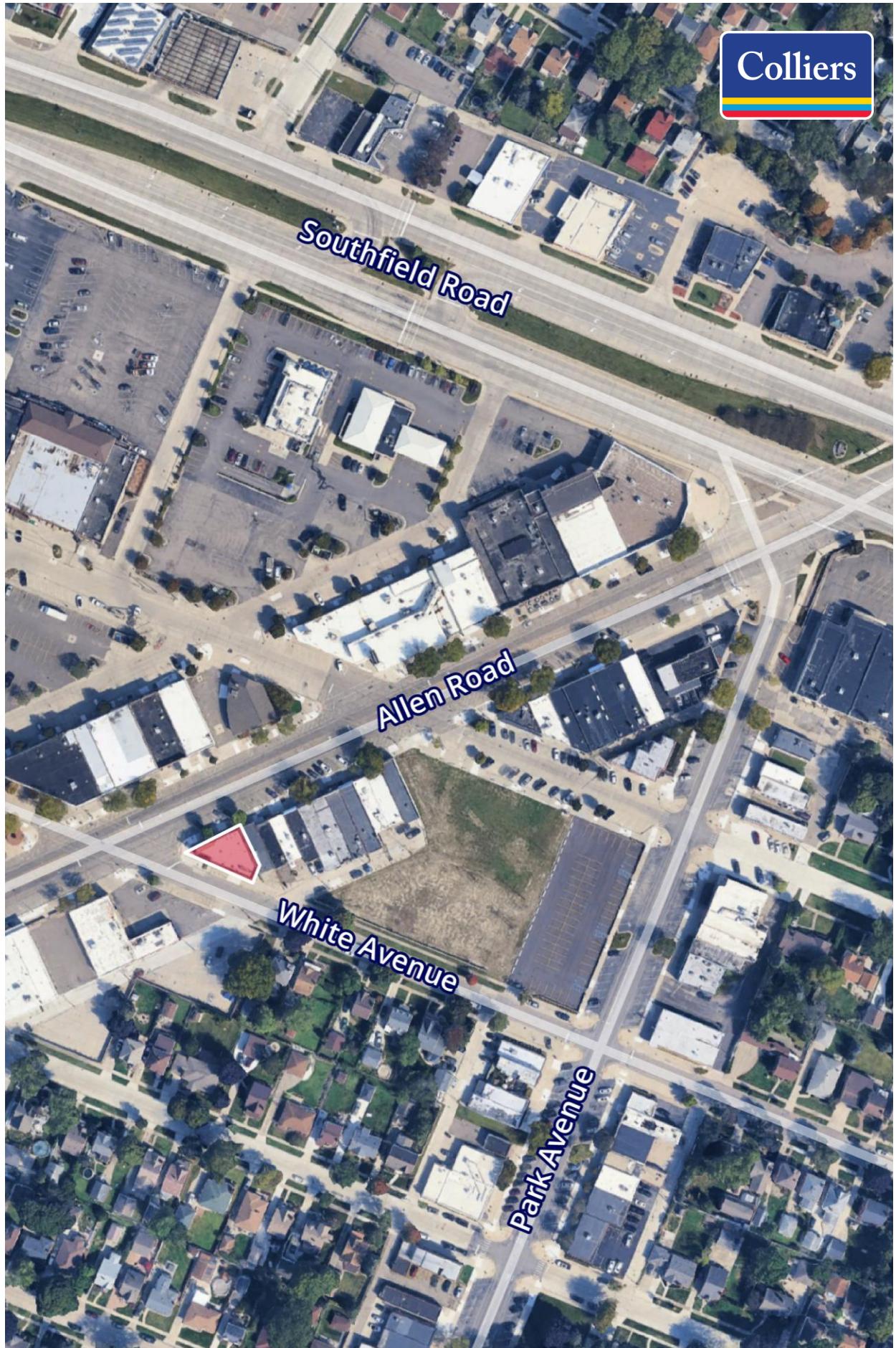
PROPERTY HIGHLIGHTS

- 2,700 SF Retail Building Available
- Prime Corner Lot in Downtown District with High Visibility
- Fully Built-Out High-End Salon with a Modern, Upscale Interior
- Advanced Make-up Air System Providing Continuous Circulation
- Private Salon Rooms Plus an Elegant Salon Bar Concept
- Ample Street Parking
- Includes Break Room (with Kitchen) and Two Restrooms
- Abundant Local Amenities Including Retail, Restaurants, and Hotels
- Current Layout is Divisible (Previously Split for Current Tenant)
- Ideal for Owner-User or Investor Seeking Strong Downtown Presence
- Full Salon Equipment Available for Purchase, Allowing a Turnkey Operation

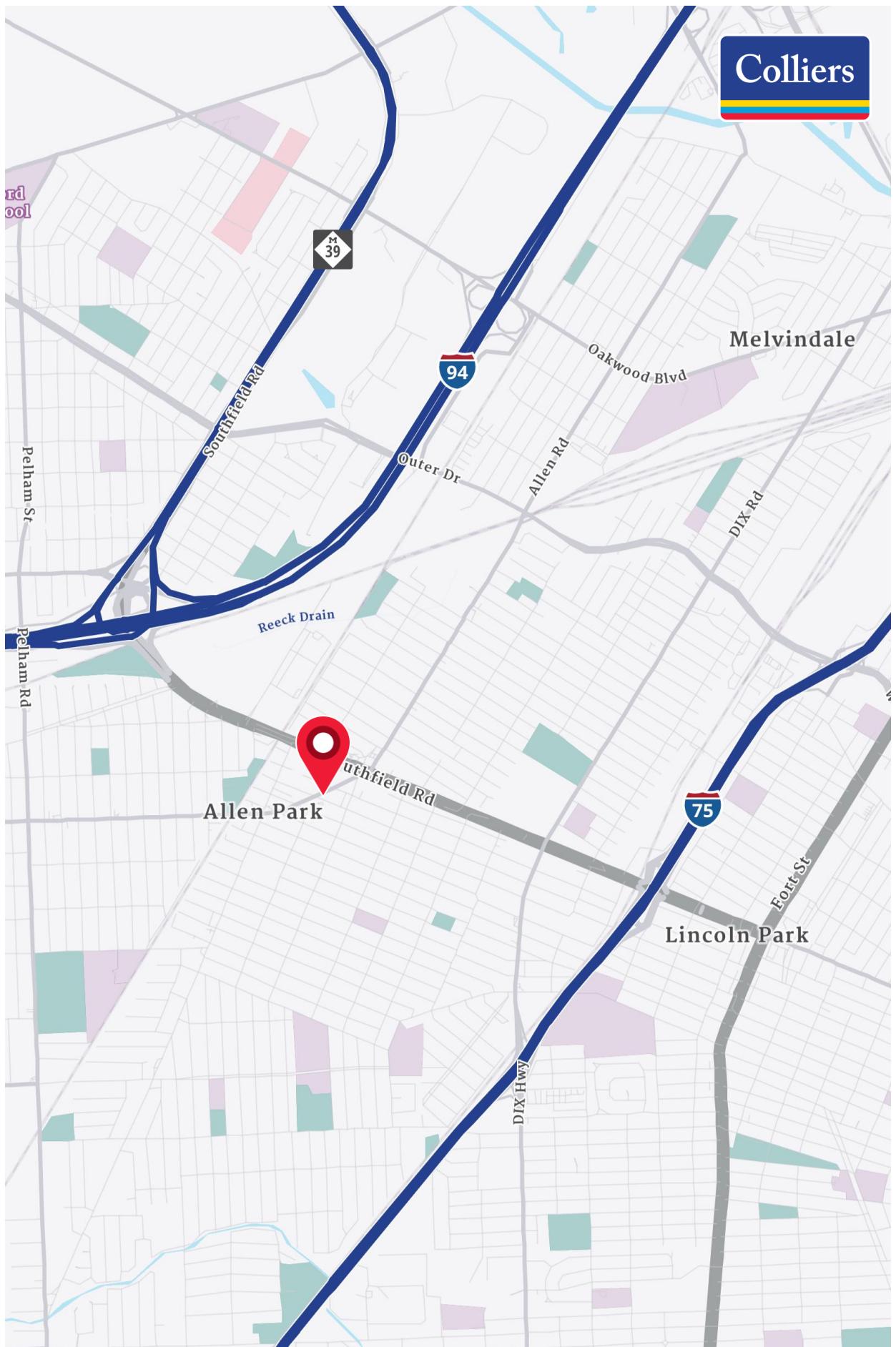
PROPERTY PHOTOS



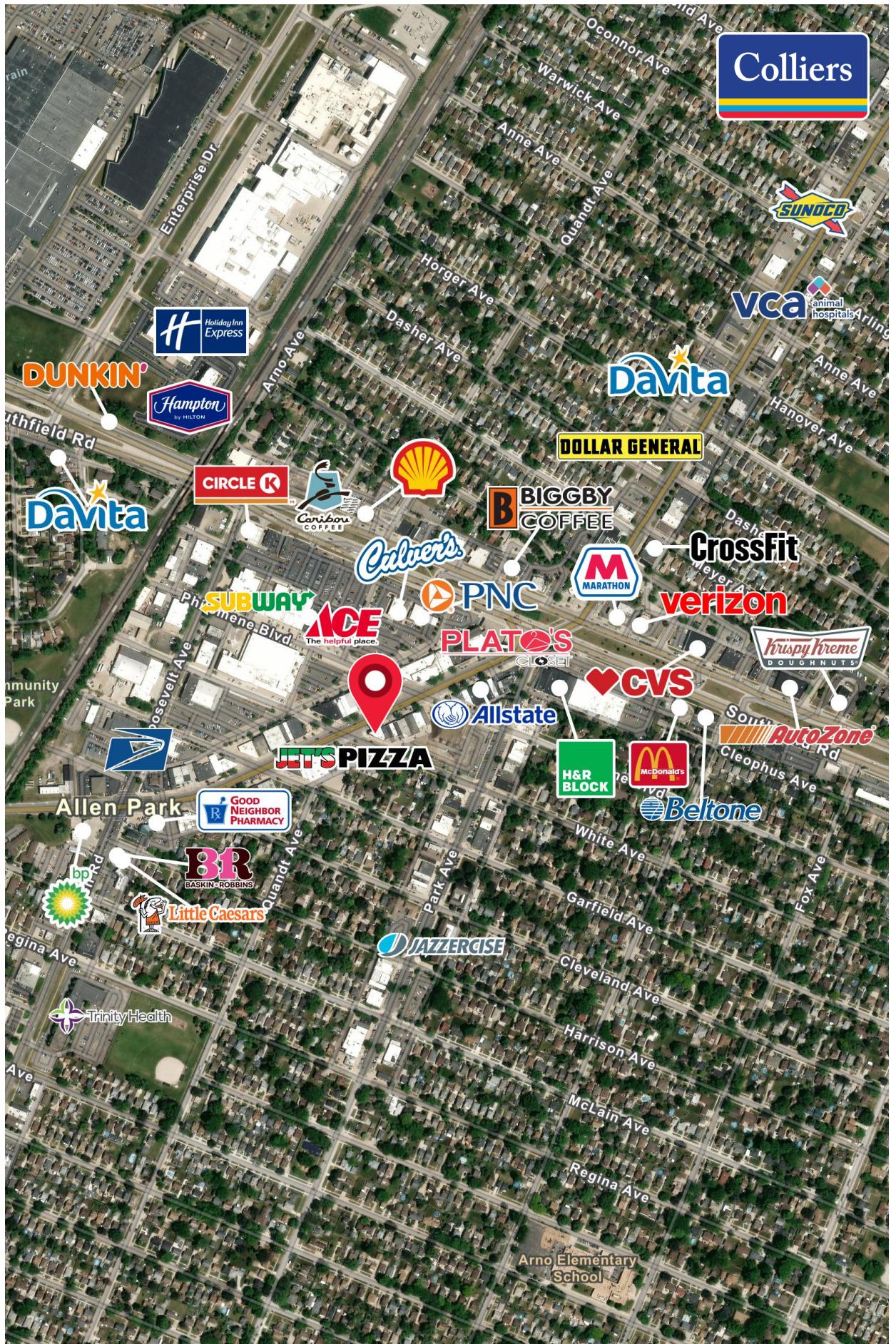
PROPERTY AERIAL



LOCATION MAP



MERCHANT MAP



2,700 SF Retail Building For Sale | **6**

DEMOGRAPHICS



CURRENT YEAR SUMMARY

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	16,222	133,788	287,216
Total Households	6,852	54,324	118,205
Total Family Households	4,119	33,192	70,372
Average Household Size	2.45	2.46	2.41
Median Age	41.2	39.3	39.0
Population Age 25+	11,799	93,981	200,848
2010 - 2020 Population: Annual Growth Rate (CAGR)	0.16%	0.44%	0.30%
2020 - 2025 Population: Annual Growth Rate (CAGR)	-0.53%	-0.38%	-0.51%

5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	-0.45%	-0.38%	-0.38%
Households	-0.14%	-0.09%	-0.08%
Families	-0.33%	-0.29%	-0.28%
Median Household Income	3.22%	2.68%	2.44%

CURRENT YEAR POPULATION BY SEX

Male Population / % Male	8,038 / 49.5%	66,841 / 50.0%	142,993 / 49.8%
Female Population / % Female	8,184 / 50.5%	66,947 / 50.0%	144,223 / 50.2%

INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$77,783	\$65,976	\$63,955
Average Household Income	\$99,341	\$83,039	\$81,862
Per Capita Income	\$40,894	\$33,675	\$33,675

SUMMARY BUSINESS DATA

Total Businesses	550	2,739	8,112
Total Daytime Population	13,578	112,863	293,178
Daytime Population: Workers	5,318	40,245	133,556
Daytime Population: Residents	8,260	72,618	159,622

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.