

FAIRLANE GREEN - PHASE II

3349 Fairlane Drive / Allen Park, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

BOX SPACE & PAD SITE
AVAILABLE FOR LEASE



45,000 SF
AVAILABLE
(DIVISIBLE)

RETAIL OPPORTUNITY

FAIRLANE GREEN - PHASE II



Address

3349 Fairlane Drive
Allen Park, MI 48101

Availability

Box Space: 22,500 - 45,000 SF
Pad Site: 2.384 AC

Features

Fairlane Green Phase II is anchored by Meijer, The Home Depot & LA Fitness. This highly successful shopping center is strategically situated between Southfield Freeway (M-39), Outer Drive, I-94 and Oakwood Boulevard in Allen Park, Michigan. Fairlane Green serves the Wayne County communities of Dearborn, Dearborn Heights, Allen park, Lincoln Park, Melvindale as well as other surrounding suburbs.

The property is the sister center of Fairlane Green Phase I, a 400,000 square foot power center development that opened in 2007. The anchor tenants for Phase I include Target, Barnes and Noble, Michael's, Old Navy, TJ Maxx and Burlington.

Area Tenants



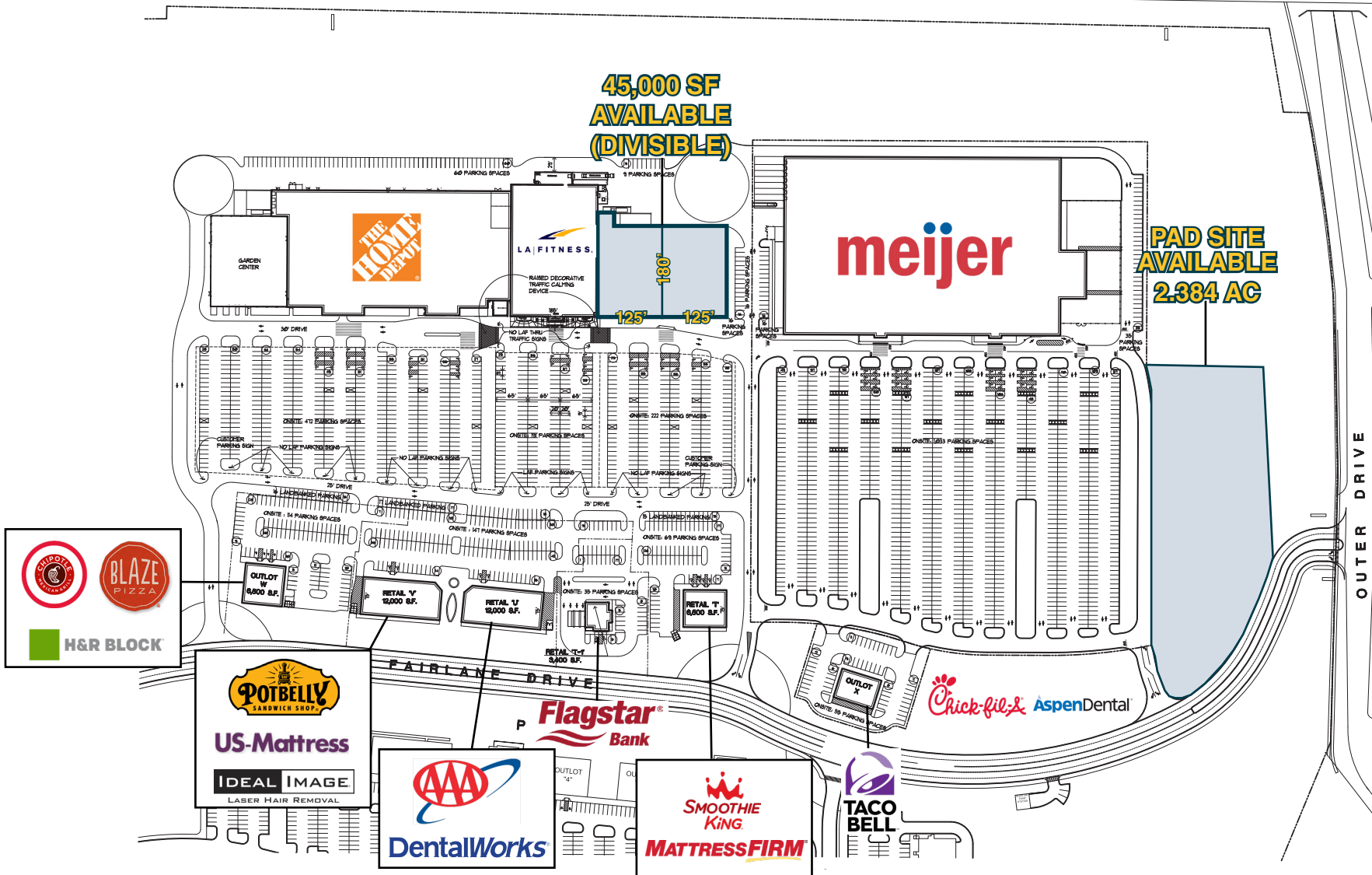
Demographics (2022)

	1 MILE	3 MILES	5 MILES
POPULATION	10,212	107,874	352,720
HOUSEHOLDS	3,878	42,486	130,155
AVG HOUSEHOLD INCOME	\$85,905	\$78,281	\$73,970
DAYTIME POPULATION	17,549	120,254	335,594

FAIRLANE GREEN - PHASE II



1 - 9 4



SITE PLAN

FAIRLANE GREEN - PHASE II

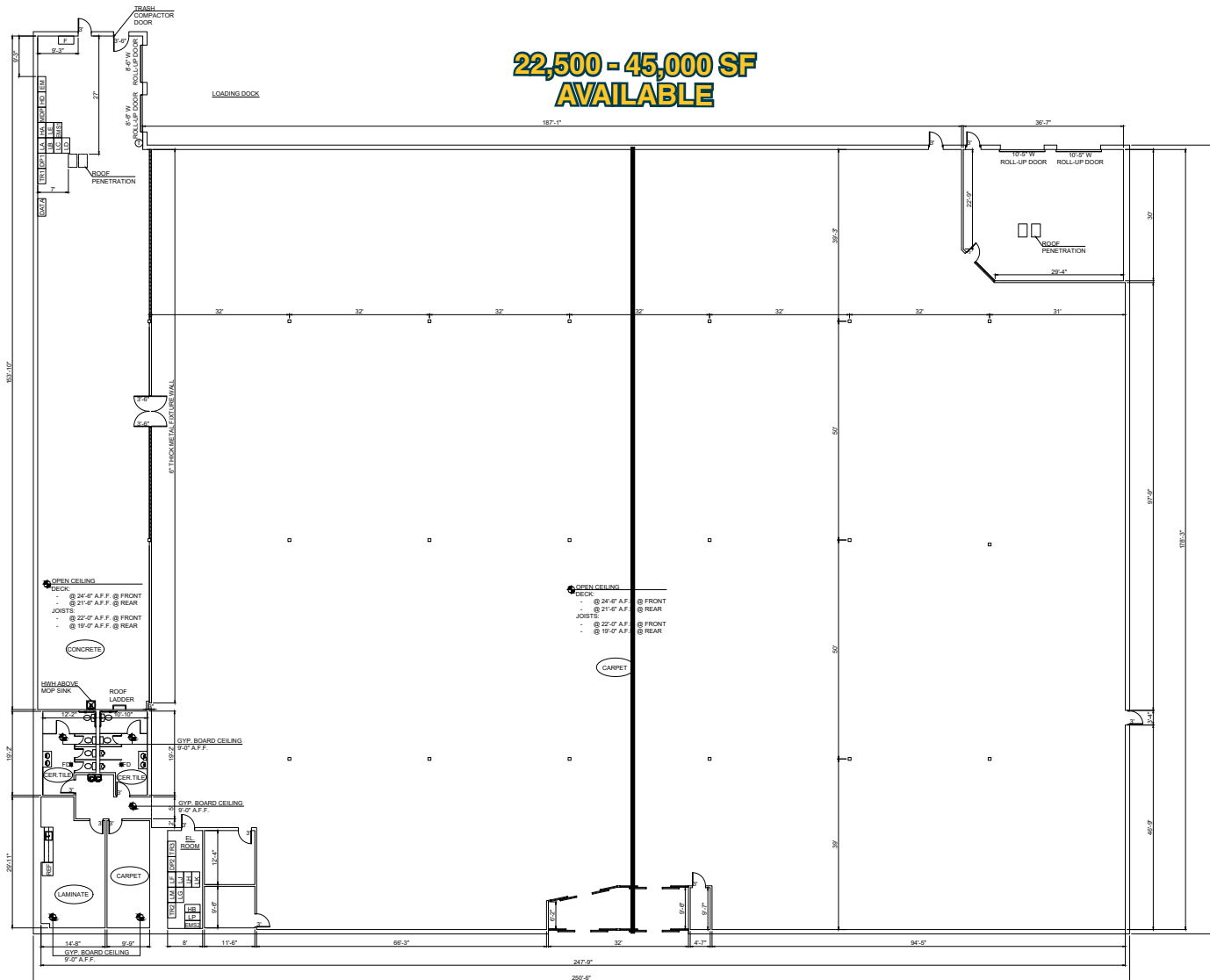


SITE EVALUATORS LLC
6136 FRISCO SQUARE BLVD.
SUITE 400
FRISCO, TX 75034
214-705-8555

THE NECESSITY RETAIL REIT
FAIRLANE GREEN
3349 FAIRLANE DRIVE
ALLEN PARK, MI 48101

THIS IS NOT A WORKING
DRAWING.
DO NOT USE FOR
CONSTRUCTION.
ALL DIMENSIONS ARE
SUGGESTED AND ARE TO BE
VERIFIED BY THE
CONTRACTOR.
DRAWN BY: I.S.
NOT TO SCALE
DATE: 08-12-22

**22,500 - 45,000 SF
AVAILABLE**



LEGEND

- EM1 = ELECTRIC METER 48 819 511
- EM2 = 600 AMP, 480V/277V, 3PH4W
- EM3 = 800 AMP, 480V/277V, 3PH4W
- EM4 = 200 AMP, 480V/277V, 3PH4W
- EM5 = 200 AMP, 208Y/120V, 3PH4W
- EM6 = 20 AMP, 120V, 1P
- EM7 = 200 AMP, 208Y/120V, 3PH4W
- EM8 = 200 AMP, 208Y/120V, 3PH4W
- EM9 = 200 AMP, 208Y/120V, 3PH4W
- EM10 = 200 AMP, 208Y/120V, 3PH4W
- EM11 = 600 AMP, 208Y/120V, 3PH4W
- EM12 = 150 KVA
- EM13 = FIRE RISER
- EM14 = 19.9 GAL. ELECTRIC HOT WATER HEATER
- EM15 = THERMOSTAT
- EM16 = 30 KVA
- EM17 = 200 AMP, 208Y/120V
- EM18 = 100 AMP, 208Y/120V
- EM19 = 200 AMP, 208Y/120V
- EM20 = 200 AMP, 208Y/120V
- EM21 = 200 AMP, 208Y/120V
- EM22 = 200 AMP, 208Y/120V
- EM23 = 600 AMP, 208Y/120V, 3PH4W
- EM24 = 150 KVA
- EM25 = 200 AMP, 480V/277V, 3PH4W
- EM26 = 20 AMP, 120V, 1P
- EM27 = FLOOR DRAIN

LEASABLE S.F. = 45,830

FLOOR PLAN - PROPOSED SPLIT

FAIRLANE GREEN - PHASE II



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Placer.ai | Meijer Google
3565 Fairlane Blvd., Allen Park, MI 48101

Last 12 Months

Export

Metrics

Property:

[Meijer / Fairlane Blvd., Allen P...](#)



Visits	2.5M	Visit Frequency	5.07
Visits / sq ft	11.04	Avg. Dwell Time	46 min
Visitors	487.2K		

Ranking Overview

Within: Chain
Metric: Visits

Download

United States

Michigan

Local: 15mi

14 / 254

94%

14 / 118

88%

1 / 12

100%

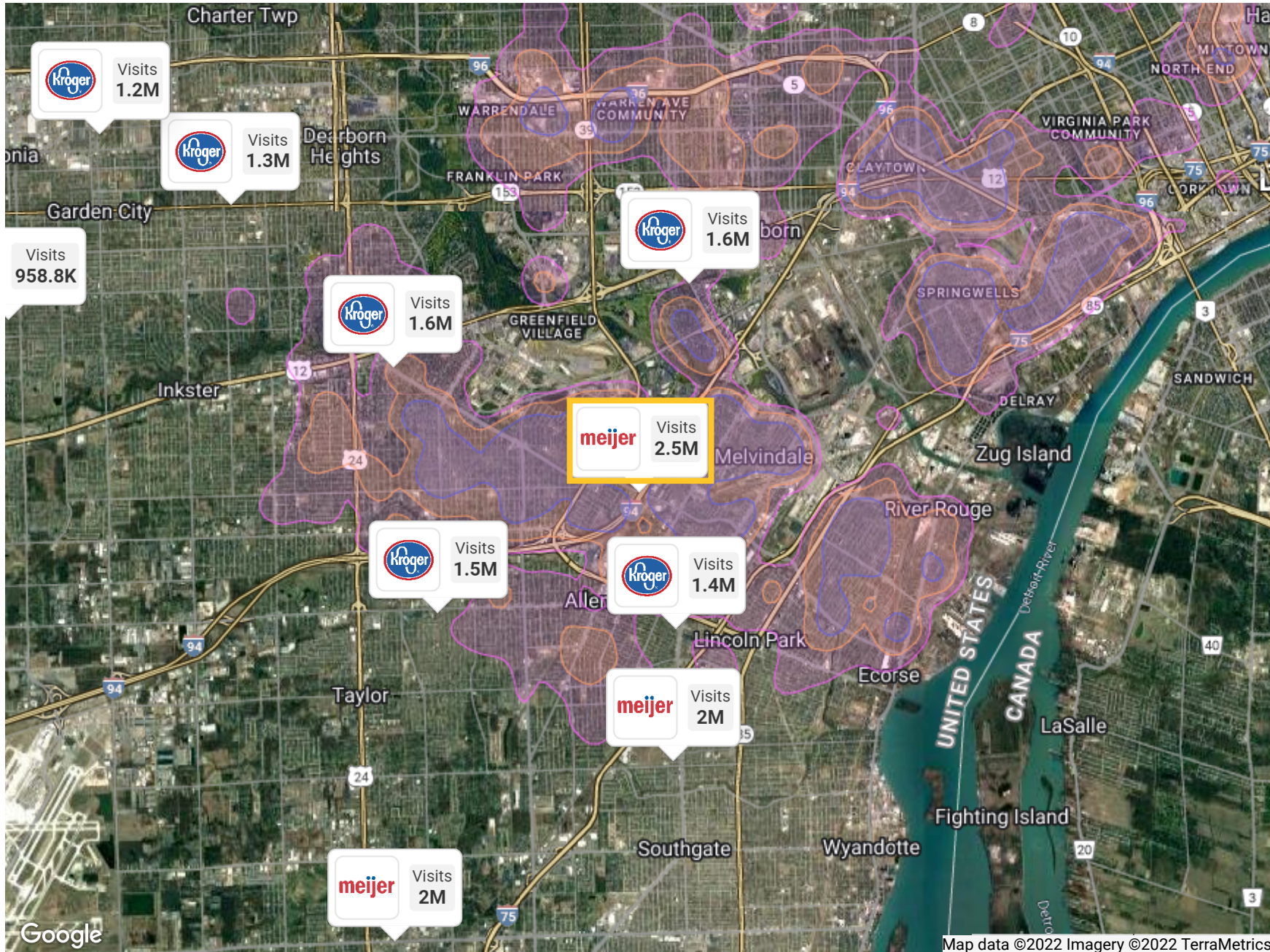
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* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

FAIRLANE GREEN - PHASE II



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T.J. Maxx

3320 Fairlane Dr, Allen Park, MI 48101



Last 12 Months

Export

Metrics

Property:

T.J. Maxx / Fairlane Dr, Allen P...



Visits	731.7K	Visit Frequency	2.46
Visits / sq ft	22.01	Avg. Dwell Time	46 min
Visitors	296.6K		

Ranking Overview

Within: Chain
Metric: Visits

Download

United States

88 / 1,125

[View List](#)

92%



Michigan

2 / 36

[View List](#)

97%



Local: 15mi

1 / 6

[View List](#)

100%

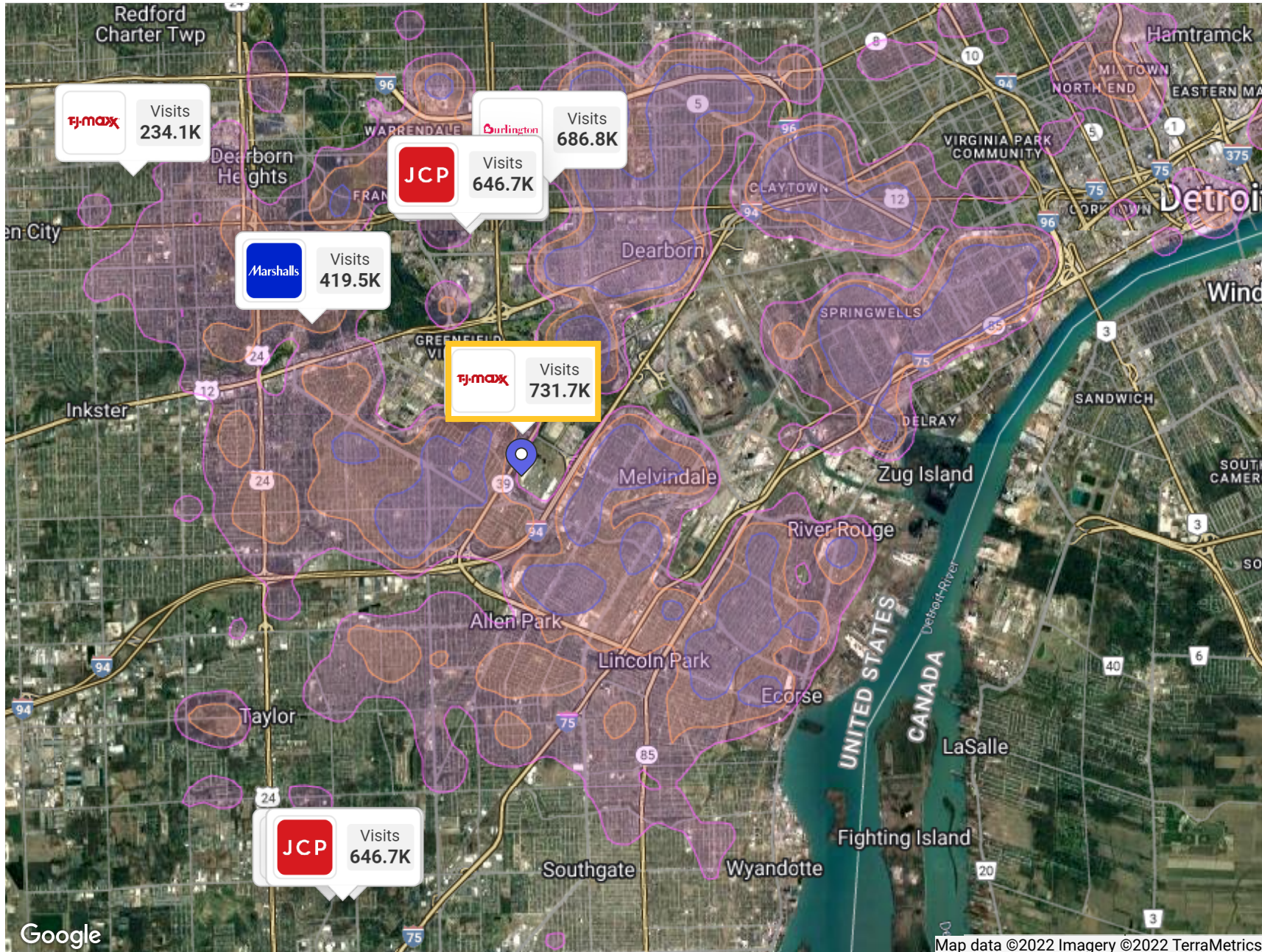


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PLACER OVERVIEW - T.J. MAXX

FAIRLANE GREEN - PHASE II

Market Landscape



PLACER OVERVIEW - T.J. MAXX

FAIRLANE GREEN - PHASE II



Target

3100 Fairlane Dr, Allen Park, MI 48101-2870

Last 12 Months

Export

Metrics

Property:

Target / Fairlane Dr, Allen Par...



Visits	1.8M	Visit Frequency	3.8
Visits / sq ft	14.1	Avg. Dwell Time	41 min
Visitors	461.8K		

Ranking Overview

Within: Chain
Metric: Visits

Download

United States

339 / 1,796

[View List](#)

81%



Michigan

1 / 53

[View List](#)

100%



Local: 15mi

1 / 9

[View List](#)

100%



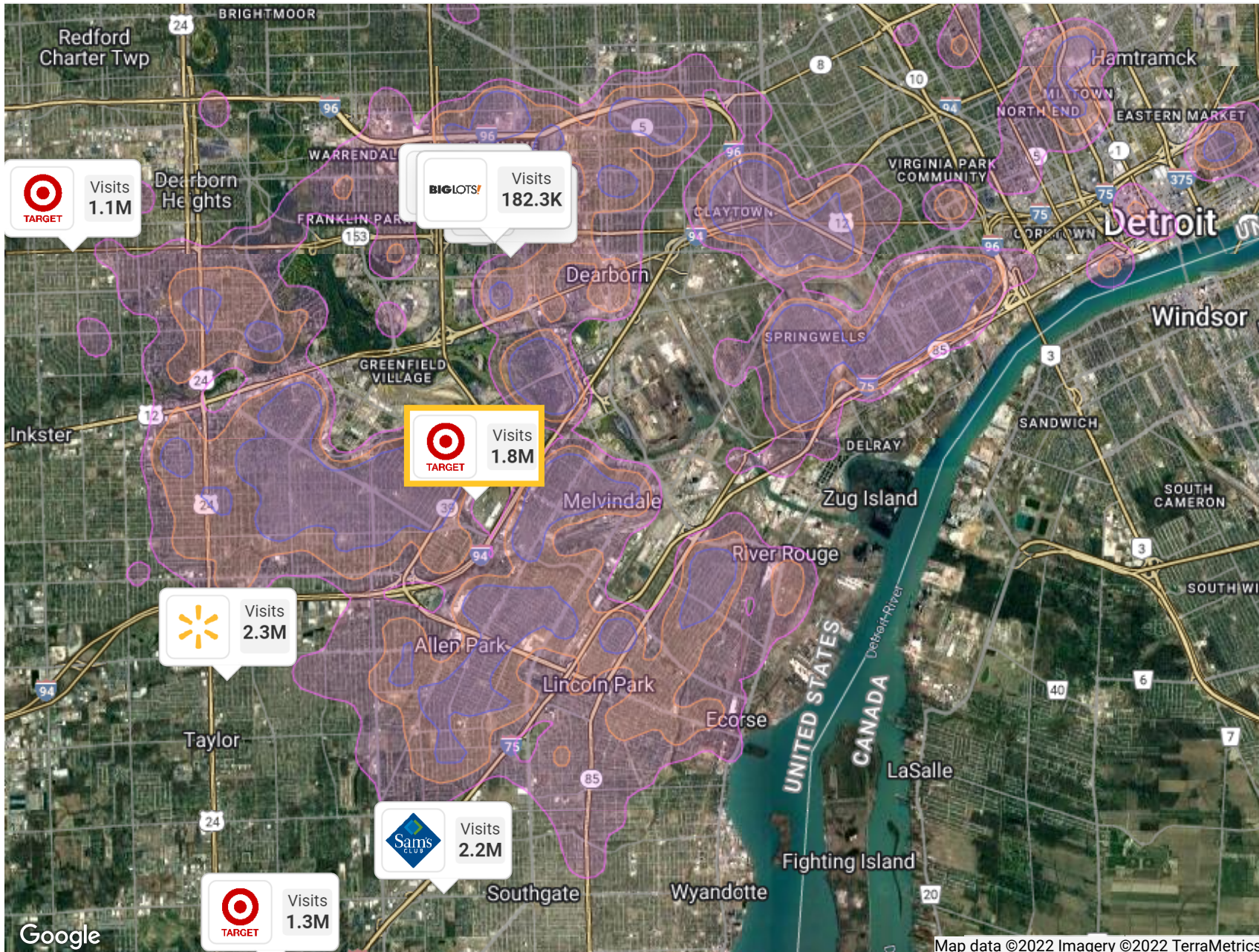
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PLACER OVERVIEW - TARGET

FAIRLANE GREEN - PHASE II



Market Landscape



PLACER OVERVIEW - TARGET

FAIRLANE GREEN - PHASE II



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