

ALLEN-BORN SHOPPING CENTER

23150 Outer Drive, Allen Park, Michigan



CONTACT

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MID-AMERICA[®]
Real Estate-Michigan, Inc.

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ADDRESS

 23150 Outer Drive
Allen Park, MI

AVAILABLE SPACE

SF 2,200 SF
22' x 100'

TRAFFIC COUNTS

 Southfield Freeway:
91,800 vpd (2013)

Outer Drive:
28,478 vpd, Btw. Allen & Southfield Freeway (2012)

FEATURES



Excellent opportunity for existing space in the Allen Park market. The site is positioned at the cusp of the area's major retail and restaurants. Join Dunham's, Select Comfort, AT&T, Sherwin Williams and Biggby Coffee in this existing retail strip center.

Site has excellent exposure to Outer Drive ease of access and ample parking.

The Southfield Freeway/Outer Drive regional trade area is strategically positioned between two major freeways, Southfield Freeway and I-94, which allows retailers to draw from the communities of Allen Park, Dearborn, Lincoln Park, Melvindale, and Taylor. The site also features a great daytime population of 42,210 employees in a 3 miles radius.

AREA TENANTS



TRADE AREA DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
10,952 Est. Population	109,247 Est. Population	327,215 Est. Population
\$53,615 Median HH Income	\$50,704 Median HH Income	\$46,428 Median HH Income
4,667 Est. Households	45,659 Est. Households	126,745 Est. Households
4,306 Est. Daytime Pop.	42,210 Est. Daytime Pop.	117,010 Est. Daytime Pop.

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PARKING REQUIREMENT		
ORDINANCE SECTION	REQUIREMENT	PROPOSED
ARTICLE IX:	<p>COMMERCIAL RETAIL: 1 PER 250 SF (33,495 SF / 250 SF) = 134 SPACES</p> <p>COMMERCIAL FOOD SERVICE: OFF SITE CONSUMPTION ONLY 1 PER 200 SF LITTLE CAESARS (2,420 SF) = 12 SPACES DINING ROOM CONSUMPTION 1 PER 100 SF BIGBY & CAPERS (6,200 SF) = 62 SPACES</p> <p>TOTAL REQUIRED = 208 SPACES</p>	213 SPACES (41 SPACES LESS)

TABLE OF LAND USE AND ZONING		
COMMERCIAL DISTRICT (C-3)		
PROPOSED USE	PERMITTED USE	
RETAIL	PERMITTED USE	
RESTAURANT	PERMITTED USE	
ZONING REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM FRONT SETBACK	0 FT	15 SF
MINIMUM REAR SETBACK	0 FT	104 FT

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