

FOR LEASE or SALE > RETAIL

ALLEN OAKS SHOPPING CENTER

9200 – 9268 PELHAM ROAD | TAYLOR, MICHIGAN



EASY ACCESS IN A GREAT LOCATION

> PROPERTY HIGHLIGHTS

- For Sale at \$1,650,000
- Redeveloped Neighborhood Center
- Good Demographics and Visibility With Pylon Signage Available
- 29,831 SF Center With 1,200 to 7,136 SF Units Available for Lease
- Strong Traffic Counts in Populated Residential Area

DEMOGRAPHICS	Category	1 Mile	3 Mile	5 Mile
	Population	15,287	109,410	258,857
	Average Income	\$68,074	\$61,471	\$58,244
	Households	6,216	45,010	108,278

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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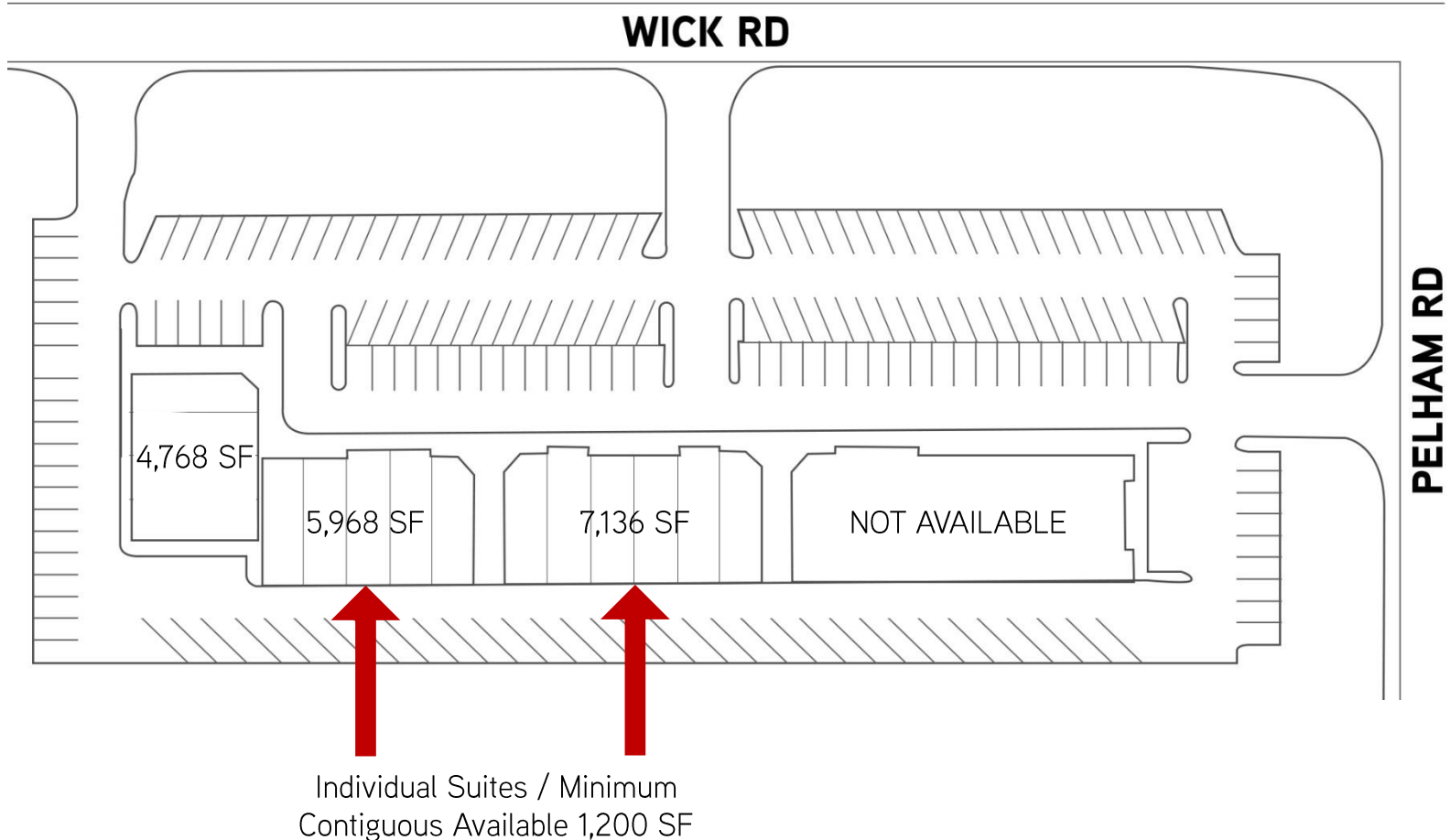
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> SITE PLAN



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> SITE PLAN AERIAL



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> SITE BIRD'S EYE VIEW



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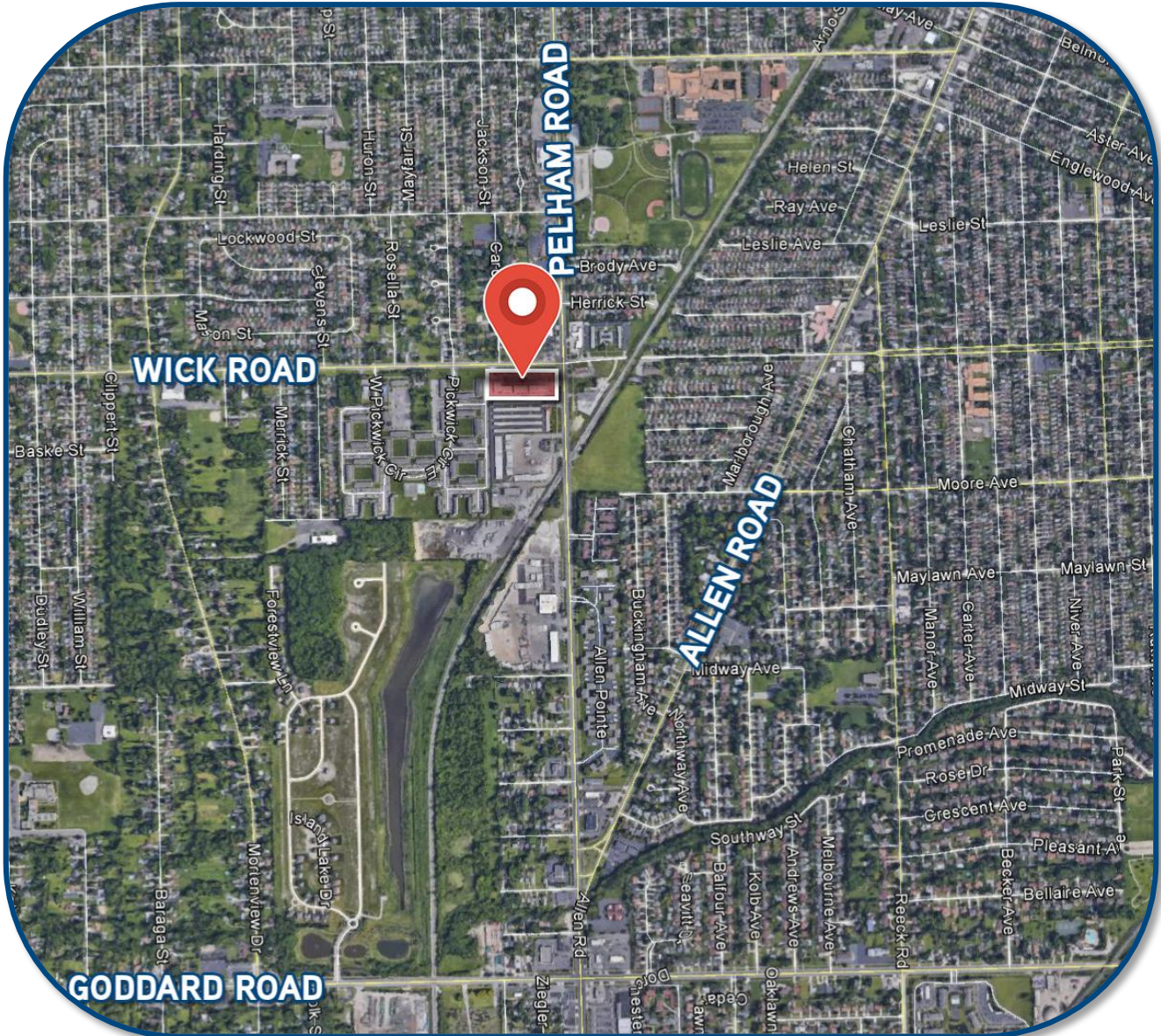
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> AERIAL MAP



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> AERIAL BIRD'S EYE VIEW



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> PROPERTY PHOTOS



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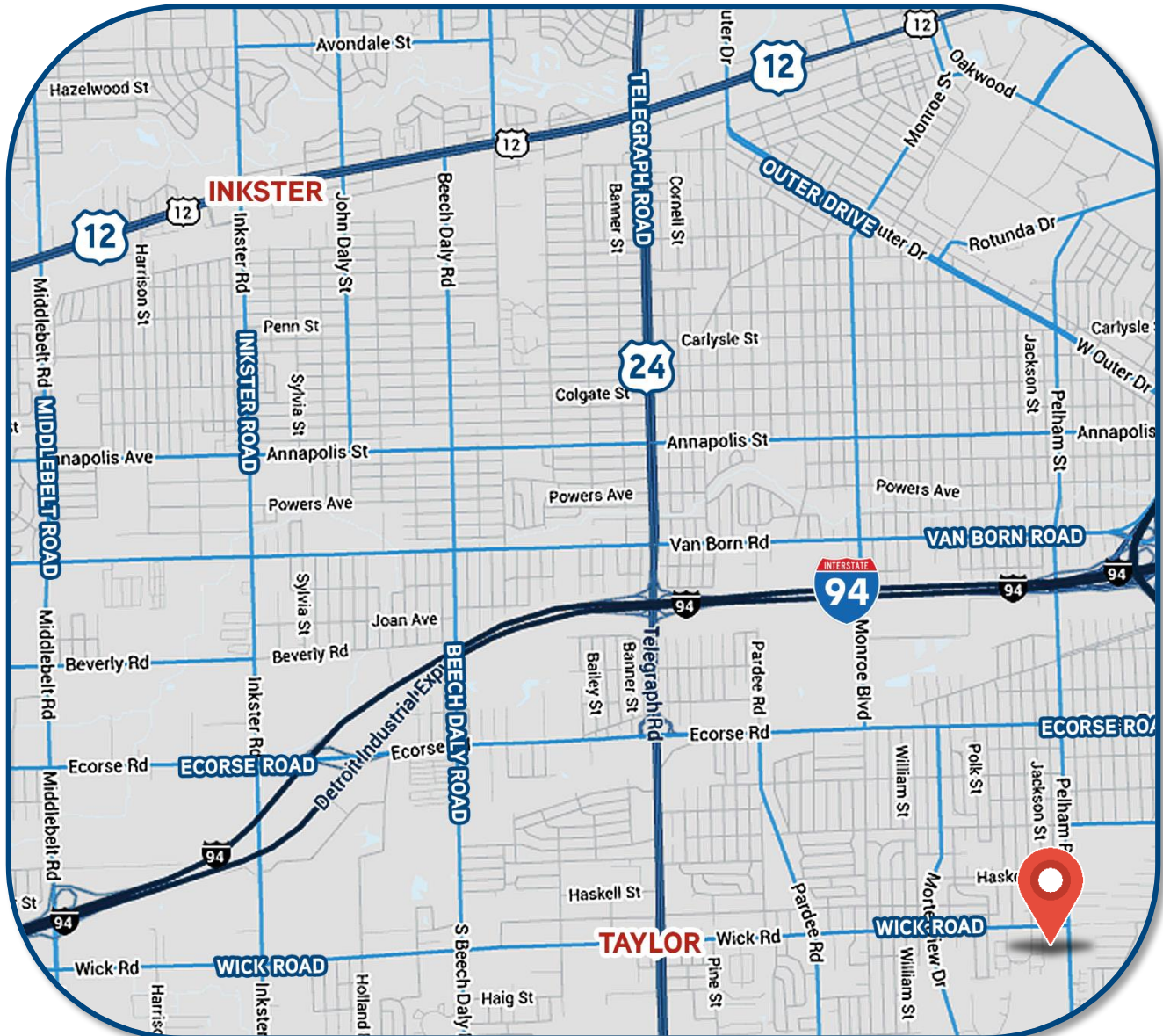
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> LOCATION MAP



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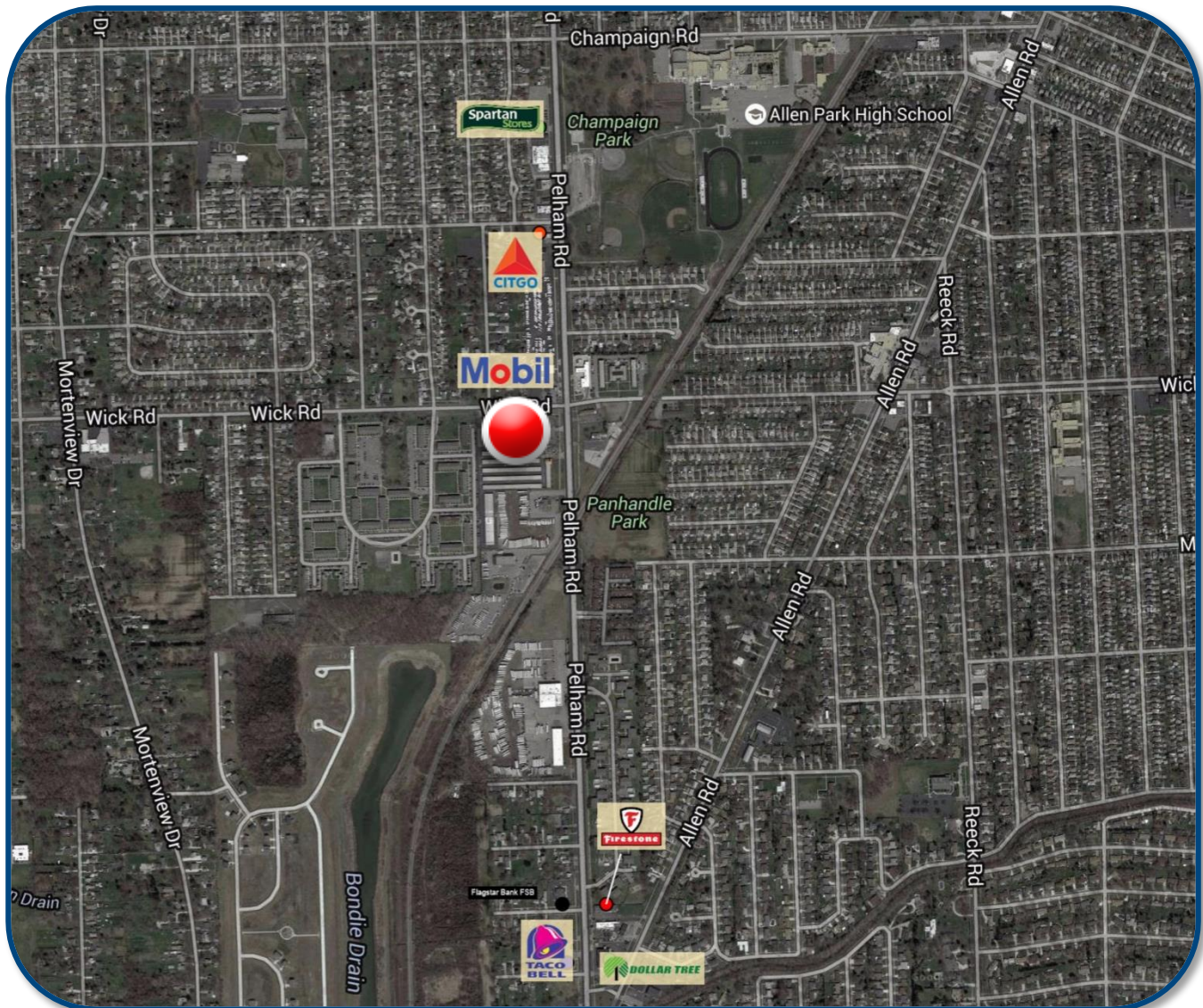
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> AREA MERCHANT MAP



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Retail Availability

For Sale or Lease

Allen Oaks Shopping Center

9200-9268 Pelham Rd

Taylor, MI 48180



Sale Price : \$1,650,000 Cash
Lease Rate : \$10.00 - \$10.00 NNN
Gross Sq Ft: 29,831
Total Available Sq Ft 29,831
Min Available Sq Ft: 1,200
Max Contiguous Sq Ft: 7,136
% Occupied: 32%
Date Built/Rehab: 1987 / 2016
T I Allowance: TBD
Pass Thrus: TBD
Property Taxes/Year:
Parking: 160

For more information, contact:



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County: Wayne

Crossroads: Pelham & Wick

- For Sale at \$1,650,000
- 29,831 SF Center With 1,200 to 7,136 SF Units Available for Lease
- Strong Traffic Counts in Populated Residential Area
- Redeveloped Neighborhood Center
- Good Demographics and Visibility with Pylon Signage Available
- Annual Income \$85,000 / Net Income \$71,310.13
- Cap Rate 4%
- 10 Year Sale / Lease Back Minimum Term

Site Status: Existing

Acres: 2.94

Zoning: B-3

Sub-Type:

Floors: 1

Basement:

Loading Docks:

Traffic Count:

Pelham 28,000

Demographics:

3 Miles

Population: 109,410

DT Population: 44,706

Households: 45,010

HH Income: \$61,471