

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:

**SHERIDAN BURTON**

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[colliers.com/detroit](http://colliers.com/detroit)



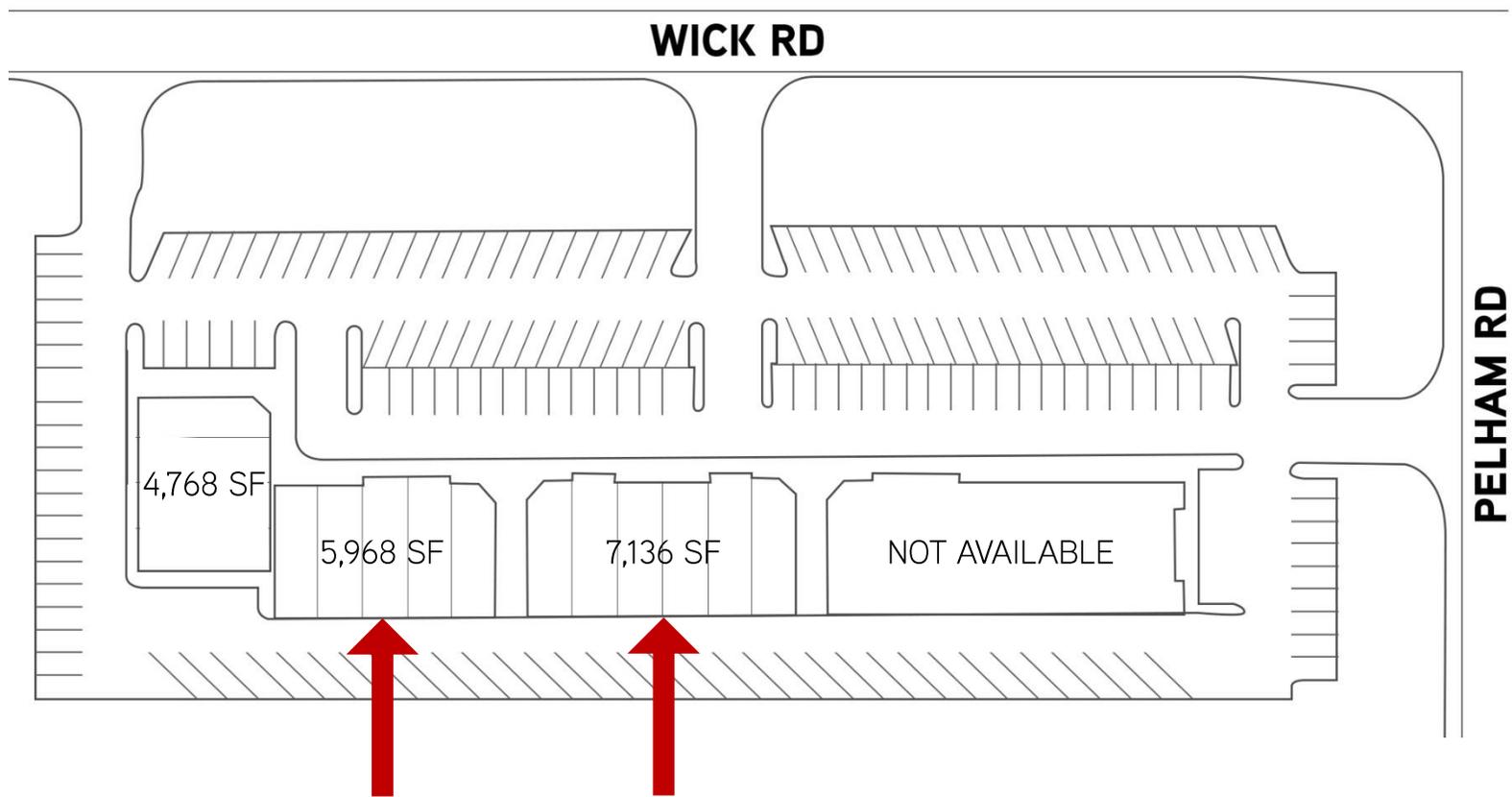
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## > SITE PLAN



Individual Suites / Minimum  
Contiguous Available 1,200 SF

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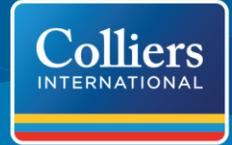


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## > SITE PLAN AERIAL



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## > SITE BIRD'S EYE VIEW



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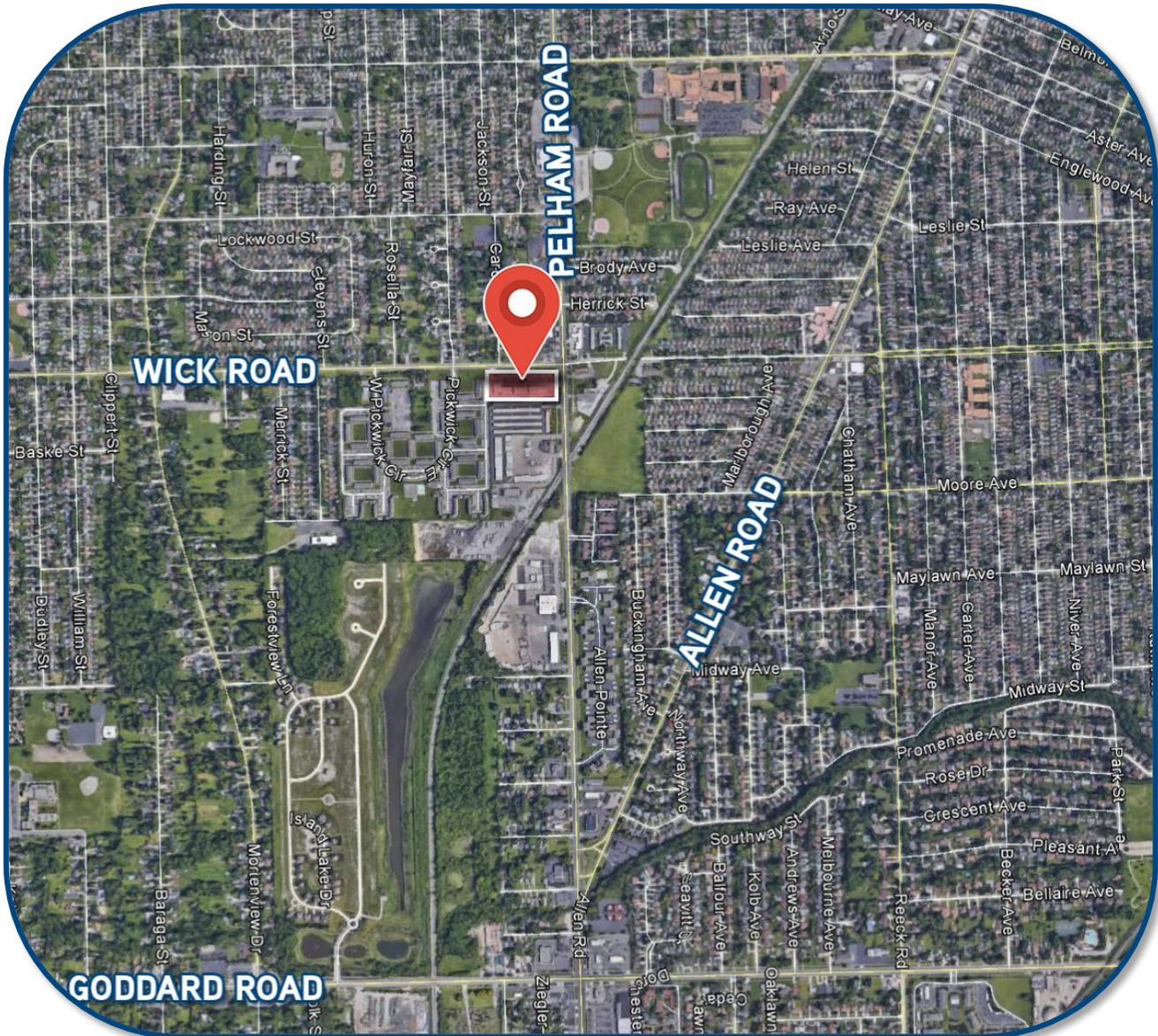
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# ALLEN OAKS SHOPPING CENTER



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## > AERIAL MAP



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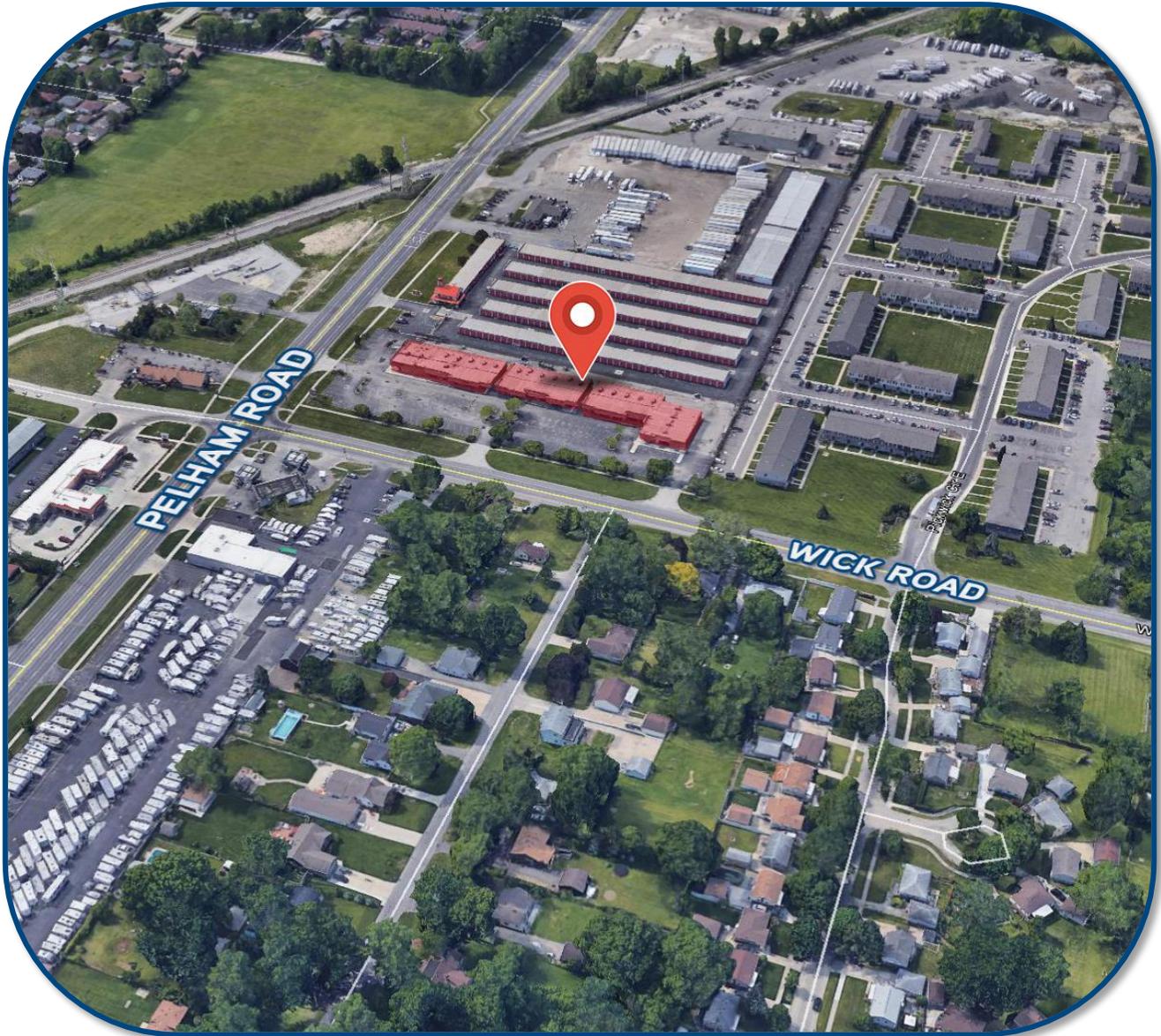
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## > AERIAL BIRD'S EYE VIEW



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## > PROPERTY PHOTOS



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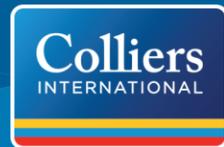
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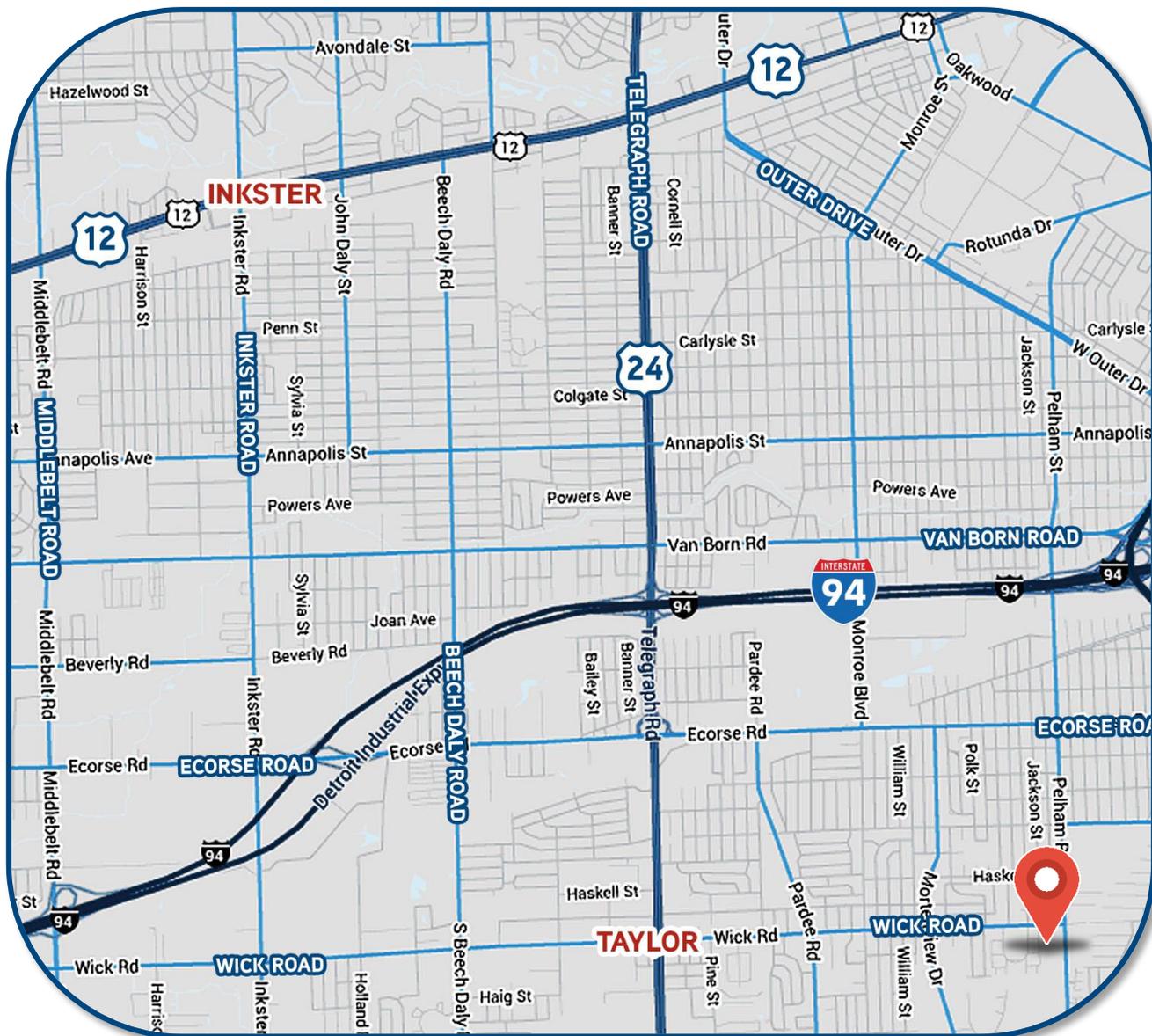
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## > LOCATION MAP



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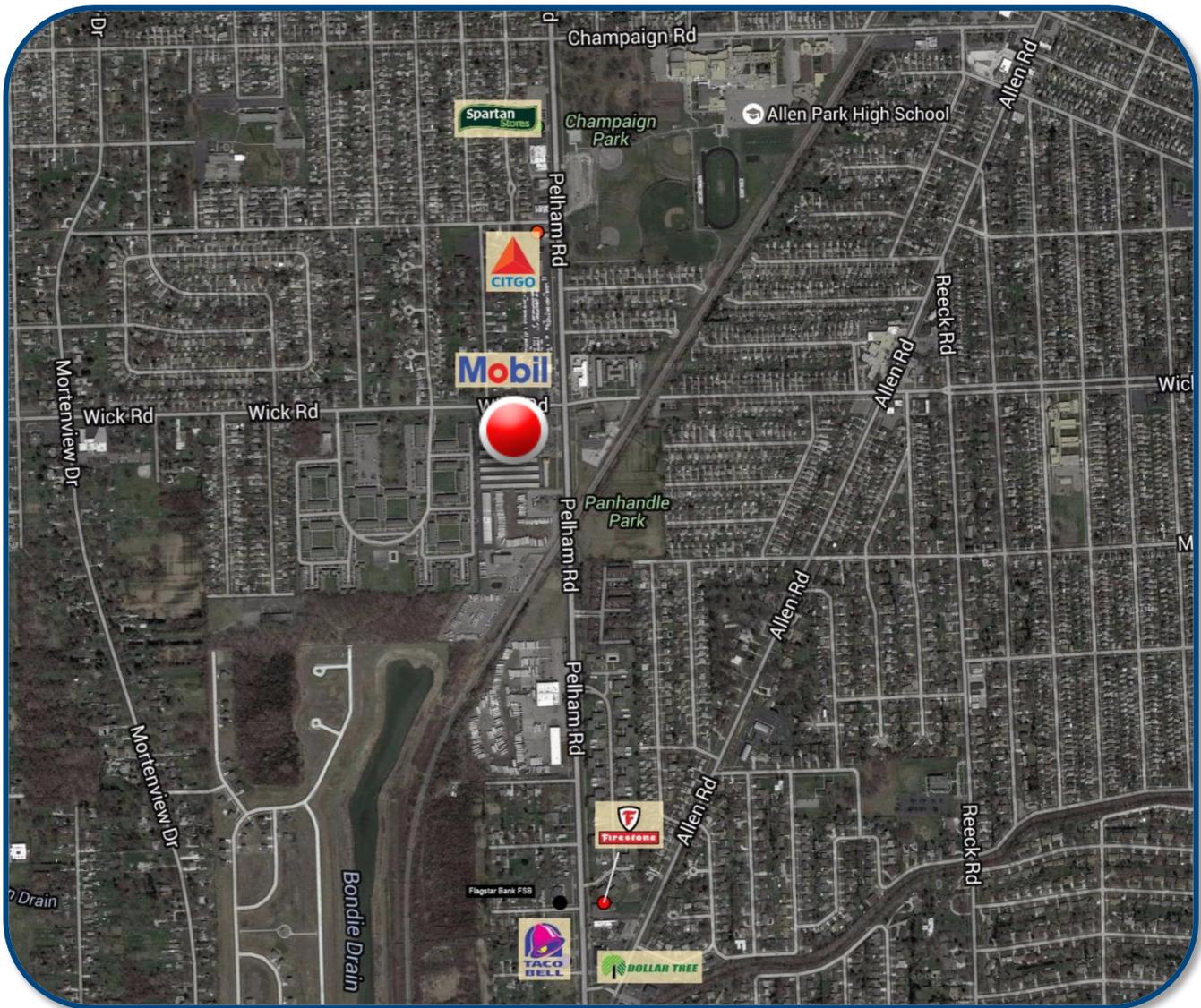
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## > AREA MERCHANT MAP



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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