

INDEPENDENCE MARKETPLACE

23111 W Outer Dr, Allen Park, MI 48101



SUSAN ACCIAIOLI

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LORMAX STERN

FEATURES

- Prominently located in Allen Park, Michigan, with direct access to/from Southfield Freeway (M-39) and close proximity to I-94
- Rear signage available facing Southfield Freeway (M-39)
- Shared traffic with Fairlane Green via heavily traveled Outer Drive
- Average household income is over \$80,000 per year within a 3 mile radius

TRAFFIC COUNT

- 66,000 VPD – SOUTHFIELD FREEWAY (M-59)
- 84,000 VPD – I-94

AVAILABILITY

- 1,980 SF, 2ND GENERATION RESTAURANT SPACE

ANCHORS



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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	109,300	345,412	574,989
Average Age	41.1	37.3	37.3
Average Age (Male)	39.9	36.1	36.0
Average Age (Female)	42.2	38.4	38.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	43,540	128,777	216,006
Average Household Size	2.50	2.67	2.65
Average Household Income	\$81,177	\$75,446	\$71,274
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	13%	13%	14%
RACE	3 MILES	5 MILES	7 MILES
Population - White	73%	67%	58%
Population - Black	9%	16%	24%
Population - Asian	2%	2%	1%
Population - Pacific Islander	0%	0%	0%
Population - American Indian	1%	1%	1%
Population - Other	6%	6%	6%

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MICRO AERIAL



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SITE PLAN



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