

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Allen Park Self Storage Development Site

4100 Allen Rd.
Allen Park, MI 48101

Presented by:

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LIST PRICE: \$975,000

INVESTMENT HIGHLIGHTS

- **Prime Self Storage Development Opportunity** on 2.8 acres in Allen Park, MI (Detroit MSA)
- **Approved Use and Site Plan** for 106,632 GSF | 76,350 NRSF | 767 Units
- **3-Story Building** featuring 100% climate-controlled, premium product
- **Great Visibility and Access** from Allen Road with 11,500 AADT
- **Strong Local Demographics** with population of 116,000 and AHHI over \$76k (3-mile)
- **Underserved Market** with 4.9 SF/capita and largely outdated competitive set (3-mile)
- **Major Anchor Tenants** including Home Depot, Target, Lowe's, and Meijer within proximity
- **Key Landmarks** such as Ford World HQ, Ford Engineering & Research Campus, Henry Ford Museum of American Innovation, Detroit Lions HQ, TPC Michigan, University of Michigan Dearborn and many more nearby
- **Strategic Location** in Wayne County, Michigan's most densely populated county
- **High Barriers to Entry** with limited land available and restrictive land use regulations
- **Cleared Site** with the former structure demolished



