

# 3600 OAKWOOD BLVD.

Melvindale, MI



MID-AMERICA<sup>®</sup>  
Real Estate-Michigan, Inc.

## FOR SALE OR LEASE



RETAIL OPPORTUNITY

# 3600 OAKWOOD BLVD.



## Address

3600 Oakwood Blvd.  
Melvindale, MI 48122

## Availability

1,500 - 30,000 SF  
3.03 Acres  
Drive-Thru on pad

## Zoning

C-1, General Shopping District

## Features

This prime parcel of vacant land, located in Melvindale, MI, spans an impressive 3.03 acres, offering many possibilities for developers and investors. Nestled in a strategic location, this property boasts prominent frontage along Oakwood Boulevard, a key artery connecting strong dense neighborhoods and ensuring high visibility. With its versatile zoning, this expansive lot welcomes a diverse range of commercial, residential, or mixed-use ventures.

The property is also very close to major roads, local shops, and a thriving community, and it's conveniently situated near Fairlane Green in Allen Park. Fairlane Green is a bustling shopping center known for its diverse range of stores, restaurants, and attractions, drawing in a steady flow of visitors.

Build-to-suit, ground lease, and purchase opportunities are available. Ability for a drive-thru building for a pad site.

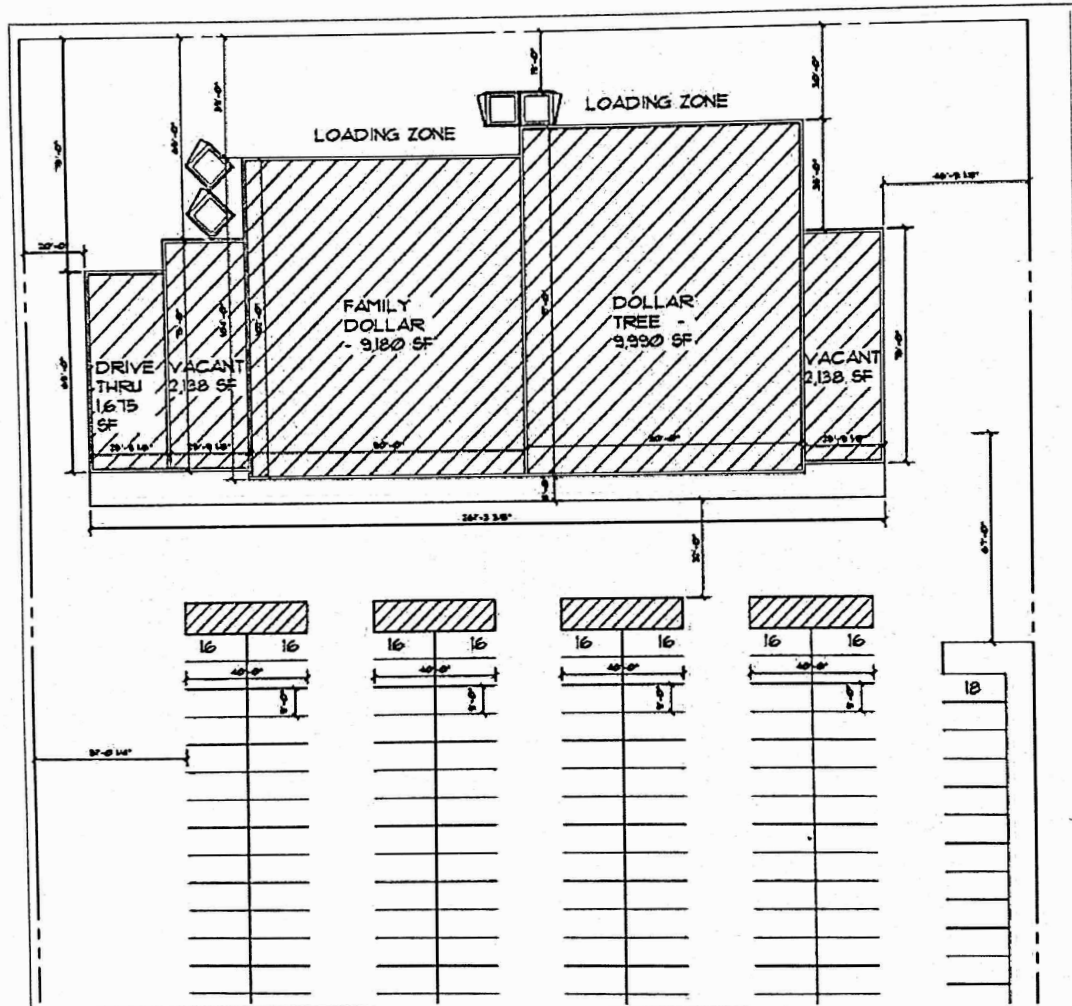
## Area Tenants



## Demographics (2023)

	1 MILE	3 MILES	5 MILES
POPULATION	13,971	108,763	325,796
HOUSEHOLDS	5,054	41,446	120,536
AVG HOUSEHOLD INCOME	\$65,469	\$74,831	\$76,778
DAYTIME POPULATION	13,175	117,986	314,067

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Beaumont



23,023 vpd

18,837 vpd

73,368 vpd

104,081 vpd

25,472 vpd

five BELOW TJ-MAXX  
Burlington carter's Michaels Target  
LANE BRYANT BARNES & NOBLE rue21. OLD NAVY TARGET  
ULTA Huntington QDOBA LONGHORN STEAKHOUSE  
Bath & Body Works verizon Visionworks  
DXL DLG's Panera Olgas BORDER

FIVE GUYS petco ALDI LOWE'S Tutor Center  
Applebees DSW GameStop  
COSMO PROF SALLY BEAUTY JOANN



SITE

AAA meijer LAIFITNESS  
BLAZE PIZZA POTBELLY Chick-fil-A

AERIAL

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