



Ann Arbor Trail

Building B
4,000 SF

Building C
4,000 SF

Building D
4,000 SF

Building A
4,000 SF

CRW
FLOORING
DEPOT

WESTLAND
HEATING/AIR CONDITIONING • PLUMBING

Great Lakes ACE

EXISTING BUILDING
(TO REMAIN)

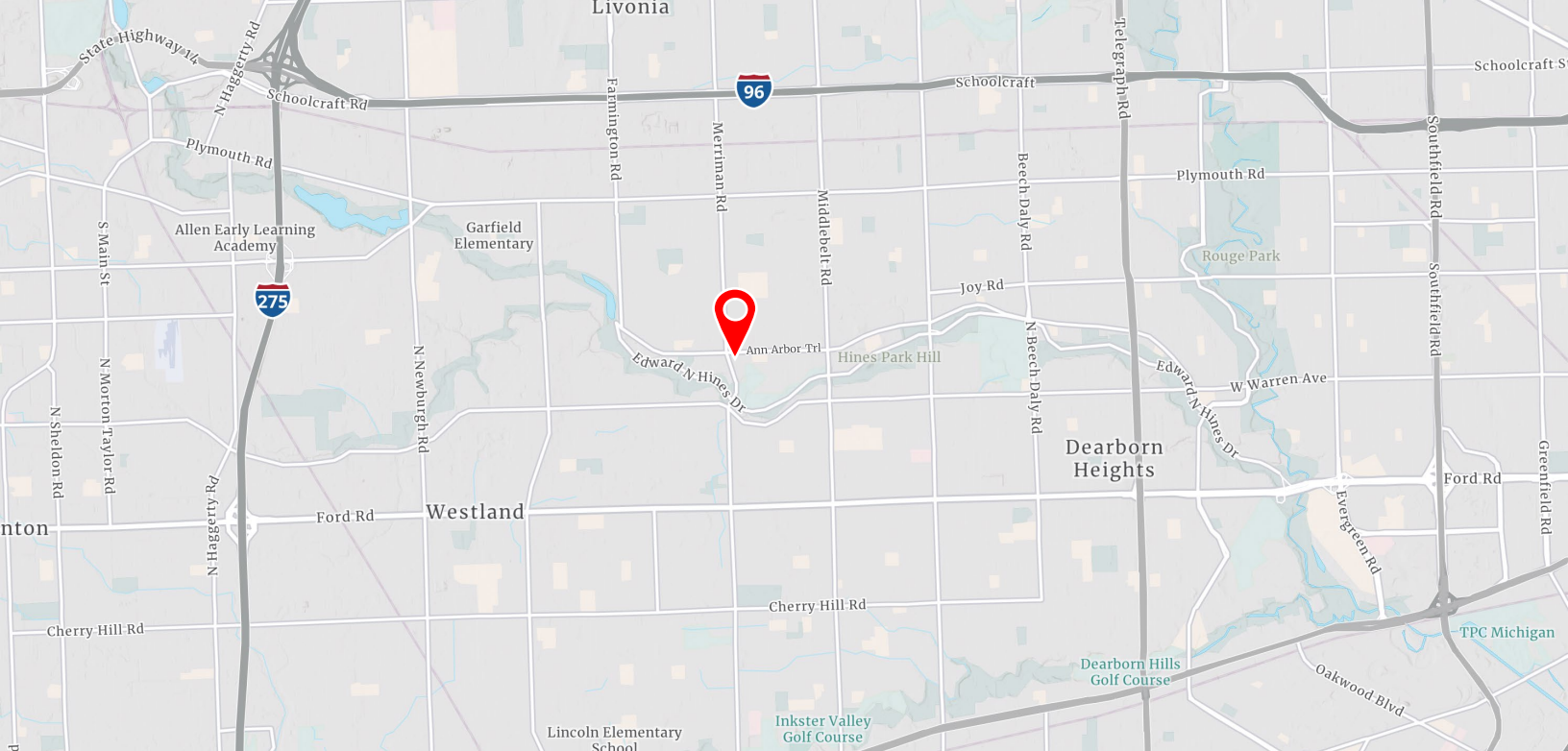
Prime Outlots Offered For Ground Lease / Build-To-Suit

Prime leasing opportunity at 31313 Ann Arbor Trail in Westland, featuring exceptional visibility, strong traffic counts, and a signalized corner location. Ideal for retail, restaurant, medical, financial, fitness, and service-oriented users seeking a high-exposure site in a thriving commercial corridor.

[View online at colliers.com/detroit](https://colliers.com/detroit)

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31313 Ann Arbor Trail Westland, MI



Prime Location

- Signalized corner at Ann Arbor Trail & Merriman Rd
- ±34,098 vehicles per day
- Excellent visibility and access



Flexible Leasing Options

- Up to 4,000 SF drive-thru pad site
- Pad sites can be combined for larger space size
- Flexible outlot opportunity
- High-growth, high-traffic location



Franchise-Ready Retail

- Retail, restaurant, medical, fitness, and service users
- Strong fit for QSR and convenience concepts
- High-profile corner location



High Visibility & Access

- Access from both major roads
- Strong signage opportunities
- Ample parking available



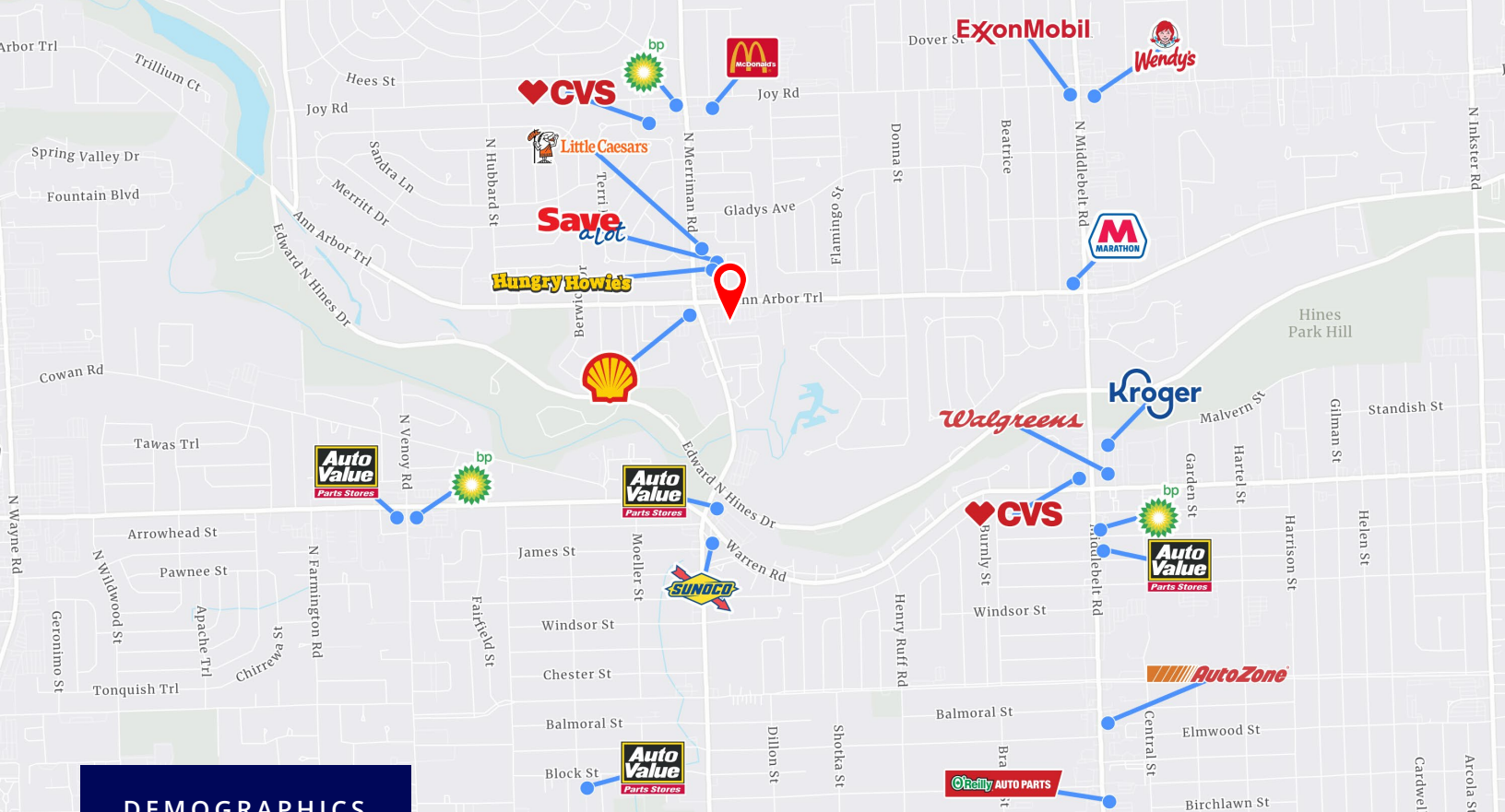
Strong Demographics

- 292,000+ residents within 5 miles
- \$73,000 median household income
- Median age: 40



Established Retail Environment

- Surrounded by national retailers
- Prime Westland intersection
- Flexible space with strong visibility



DEMOGRAPHICS

Population 292,000

Median household Income \$70k-80k

Median age 40

Percent in workforce 64.2%

Vehicles per day 34,098

Bike score 46/100

Walk score 71/100

Located at Ann Arbor Trail & Merriman, this highly visible retail center serves 292,000+ residents within 5 miles and benefits from strong demographics and traffic, making it ideal for retail, restaurant, medical, and service users.

- 292,291 residents within a 5-mile radius, providing a deep and established customer base.
- 34,000+ vehicles per day at the signalized intersection of Warren & Merriman, delivering outstanding exposure and accessibility.
- Located in a dense retail trade area with 4.2 million SF of surrounding retail, office, and industrial space and strong daytime population drivers.

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