

**AVAILABLE**

**FORMER OFFICE MAX | WESTLAND, MICHIGAN**



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PROPERTY INFORMATION

Property Address	35150 Central City Parkway
City/Township	Westland, Michigan
Building Size	24,860 SF
Space Available	24,860 SF
Sales Price	\$2,500,000
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$4.50 PSF
Parking	200 Spaces
Land Size	2.03 AC

DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
255,826 PEOPLE



**HOUSEHOLDS**  
106,901



**AVG HOUSEHOLD INCOME**  
\$90,708/ANNUALLY



**MEDIAN AGE**  
41.4 YEARS OLD



**CONSUMER SPENDING**  
\$3.3 BILLION ANNUALLY



**DAYTIME POPULATION**  
115,665 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Located in the heart of Westland’s regional trade area, the former Office Max building presents an incredible opportunity to lease 24,860 SF.
- Property has received a brand-new roof with 15-year warranty, new HVAC, and all new LED lights in parking lot. Monument sign included in lease/sale.
- Westland Mall is home to Kohl’s, JCPenny, Ulta Beauty and more directly across the street from the site.
- Neighboring tenants include Best Buy, Ashley Home and Henry Ford OptimEyes.
- Site is surrounded by a strong residential population with over 200,000 residents within a 5-mile radius.











POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	14,381	97,622	283,816
2024 Population	13,577	88,049	255,826
2029 Population Projection	13,158	84,488	245,463
Annual Growth 2020-2024	-1.4%	-2.5%	-2.5%
Annual Growth 2024-2029	-0.6%	-0.8%	-0.8%
Median Age	41	41.7	41.4
Bachelor's Degree or Higher	23%	25%	29%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,453	67,785	196,123
Black	3,176	9,078	26,599
American Indian/Alaskan Native	40	208	540
Asian	873	4,382	12,776
Hawaiian & Pacific Islander	1	5	7
Two or More Races	1,034	6,591	19,781
Hispanic Origin	495	3,461	10,268

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	7,430	43,910	118,591
2024 Households	7,020	39,594	106,901
2029 Household Projection	6,803	37,986	102,557
Owner Occupied Households	2,595	24,345	70,929
Renter Occupied Households	4,208	13,641	31,627
Avg Household Income	\$63,175	\$81,102	\$90,708
Median Household Income	\$47,577	\$65,200	\$72,415

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,825	8,731	21,266
\$50,000 - 75,000	1,434	7,783	19,895
\$75,000 - 100,000	708	5,369	15,233
\$100,000 - 125,000	562	4,757	12,843
\$125,000 - 150,000	164	2,571	7,717
\$150,000 - 200,000	356	2,583	9,225
\$200,000+	162	1,583	6,437

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	4,443	612	7	34,290	3,779	9	98,508	12,036	8
Trade Transportation & Utilities	1,068	104	10	9,753	804	12	21,630	1,882	11
Information	63	8	8	533	59	9	1,567	159	10
Financial Activities	336	63	5	2,038	394	5	6,835	1,242	6
Professional & Business Services	355	52	7	5,978	582	10	14,658	1,594	9
Education & Health Services	1,041	243	4	8,130	1,092	7	28,378	4,640	6
Leisure & Hospitality	1,158	65	18	4,457	290	15	15,067	926	16
Other Services	296	62	5	2,744	506	5	7,640	1,417	5
Public Administration	126	15	8	657	52	13	2,733	176	16
Goods-Producing Industries	49	13	4	8,881	596	15	17,157	1,241	14
Natural Resources & Mining	0	0	-	40	8	5	345	20	17
Construction	48	12	4	2,903	300	10	4,827	669	7
Manufacturing	1	1	1	5,938	288	21	11,985	552	22
Total	4,492	625	7	43,171	4,375	10	115,665	13,277	9



## EXCLUSIVELY LISTED BY:

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*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



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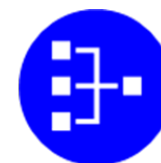
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& Site Evaluations*



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