



FOR LEASE

Westland Crossings

**34794-34518 WARREN ROAD
WESTLAND, MI 48185**

Westland Crossings is an established shopping center located at the 34000 block of Warren Road in the bustling suburb of Westland, Michigan. Strategically positioned at the northeast corner of Wayne and Warren Road, this prime intersection sees an impressive Average Daily Traffic Count of over 96,000 vehicles per day, ensuring unparalleled exposure for your business.

The center features an esteemed lineup of national retailers including Planet Fitness, Dollar General, and Harbor Freight, guarantying daily needs foot traffic to new and established businesses alike. The surrounding area boasts retail giants such as Target, Kohl's, Best Buy, JC Penney, Burlington, and more amidst the dynamic retail landscape. Westland has experienced significant growth over the past years, and the local economy remains willing and able to support new retailers with an unmet demand of \$842 Million in a 5-Mile radius.



Lot Size (acres)	17.51
Parcel ID	56 015 03 0004 301, 56 015 03 0012 301, 56 015 99 0014 001, 56 015 03 0024 007
Zoning Type	Commercial
County	Wayne
Coordinates	42.341646,-83.384386
Building SqFt	141,738
Frontage	1350 Ft

- ❖ High-performing intersection with over 96,000 VPD.
- ❖ Great accessibility with Six Ingress/Egress Points
- ❖ Population 288,011 in 5-Mile Radius
- ❖ 5-Year Population Growth of 9% in 1-Mile Radius
- ❖ #1 Most Visited Harbor Freight in Michigan (Placer.ai)

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



CATHERINE MOROSCHAN
Regional Property Manager

Direct: 947-941-1908
catherine@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#9	Retail	Negotiable	NNN	9,080 SF	Negotiable
#11 & 12	Retail	Negotiable	NNN	10,120 SF	Negotiable
#13	Retail	Negotiable	NNN	22,000 SF	Negotiable
#20	Retail	Negotiable	NNN	3,300 SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,123	102,862	293,111
2010 Population	14,455	99,880	283,171
2022 Population	14,797	99,856	288,011
2027 Population	14,609	97,960	277,340
2022-2027 Growth Rate	-0.26 %	-0.38 %	-0.43 %
2022 Daytime Population	12,701	97,318	280,977

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	984	2,860	7,319
\$15000-24999	889	3,286	7,941
\$25000-34999	951	4,207	9,824
\$35000-49999	1,324	6,300	14,988
\$50000-74999	1,631	9,504	24,256
\$75000-99999	978	6,822	17,579
\$100000-149999	654	7,619	21,444
\$150000-199999	309	2,679	8,817
\$200000 or greater	289	1,766	6,220
Median HH Income	\$ 47,841	\$ 62,952	\$ 67,914
Average HH Income	\$ 68,649	\$ 84,029	\$ 91,078

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,757	43,913	116,849
2010 Total Households	7,507	43,262	115,135
2022 Total Households	8,011	45,049	118,399
2027 Total Households	7,928	44,474	116,570
2022 Average Household Size	1.83	2.2	2.37
2022 Owner Occupied Housing	2,917	29,319	82,481
2027 Owner Occupied Housing	2,970	29,308	82,390
2022 Renter Occupied Housing	5,094	15,730	35,917
2027 Renter Occupied Housing	4,959	15,166	34,180
2022 Vacant Housing	407	2,305	5,719
2022 Total Housing	8,418	47,354	124,118



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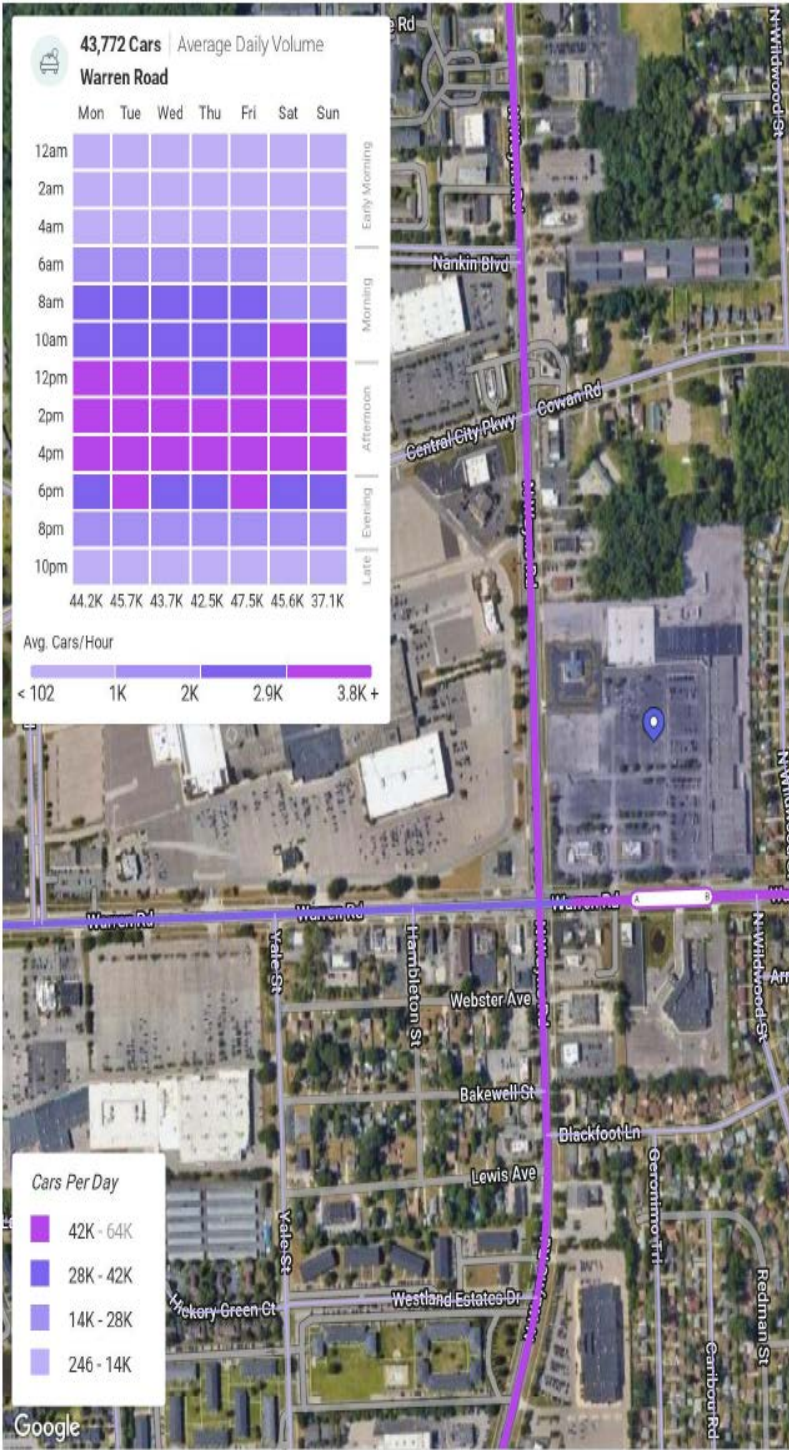
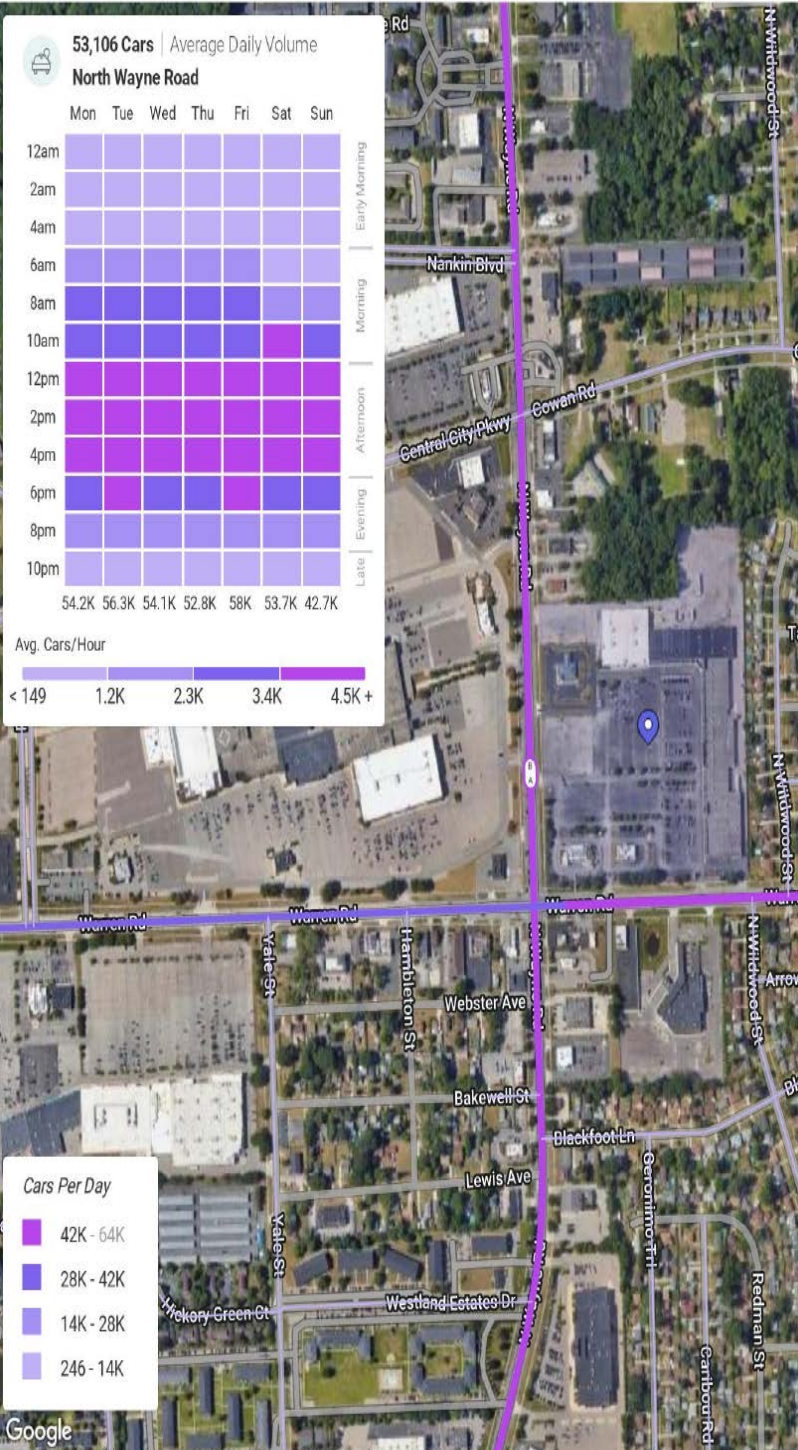


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May 1st, 2022 - Apr 30th, 2023
 Data provided by Placer Labs Inc. (www.placer.ai)

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ABOUT WESTLAND

Westland is a city in Wayne County in the U.S. state of Michigan. It is located about 16 miles (26 km) west of downtown Detroit which has a metro population of 4,365,205. As of the 2020 census, the city had a total population of 84,094. It is the 10th largest city and 12th largest municipality in Michigan.



CITY OF WESTLAND

AREA

CITY	20.4 SQ MI
LAND	20.4 SQ MI
ELEVATION	653 FT

POPULATION

POPULATION	85,420
DENSITY	4,180.70 SQ MI

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