

EST. **T** 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

34250 FORD ROAD

34250 Ford Road, Westland, MI 48185



FOR SALE OR LEASE

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 34250 Ford Road | Westland, MI 48185

PROPERTY OVERVIEW

The Thomas Duke Company is pleased to bring to market 34250 Ford Road. The 44,644 SF building is situated on 3.36 acres at the Northeast corner of Ford Road and Wildwood. The southern portion of the building formerly housed a Racquetball Court, while the northern portion of the building is occupied by a Health Club. 34250 Ford Road provides a rare opportunity to acquire a large parcel of property on highly sought-after Ford Road as well as a potential adaptive reuse of the existing building.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	TBD
Building Size:	44,644 SF
Availability:	20,000 SF
Price / SF:	\$71.68
Year Built:	1982
Zoning:	CB-2 - Shopping Center Commercial Business District

PROPERTY HIGHLIGHTS

- 44,644 SF on 3.36 Acres
- Rare opportunity to acquire a large property on Ford Road
- Tenant Incentives available to qualified Tenant for vacant space.
- 270 Feet of frontage on Ford Road
- Exceptional adaptive reuse or redevelopment opportunity
- Newly executed 5-year renewal for Forum Fitness Center. Pride of ownership Tenant with a well maintained facility and 19+ year operating history at this location.
- Tenant pays \$7,500 per month + NNN with zero Landlord responsibilities.
- Excellent user opportunity with in-place income from established Tenant.

BUILDING/PROPERTY INFORMATION: 34250 Ford Road | Westland, MI 48185

BUILDING INFORMATION

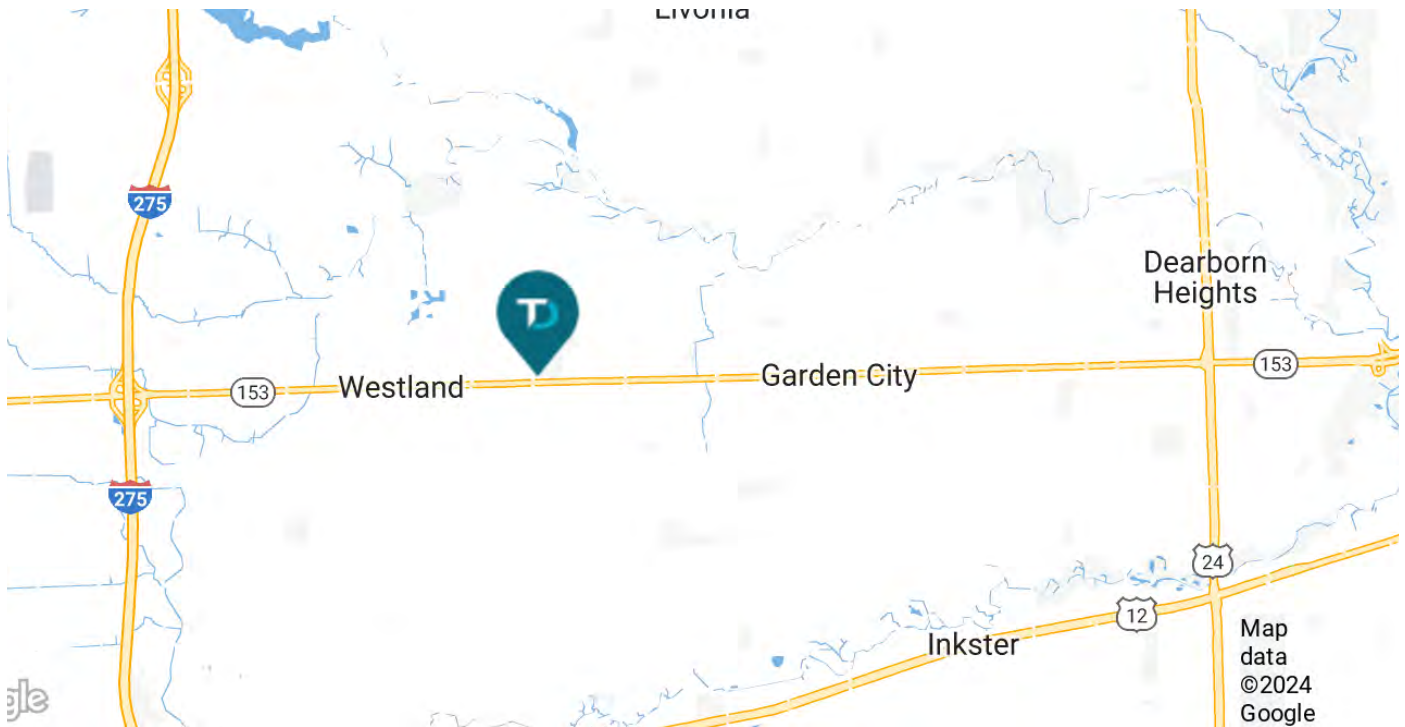
Price/SF:	\$71.68
Building Size:	44,644 SF
Available Space:	20,000 SF
Year Built:	1982
Number of Floors:	2
Parking Spaces:	183 + room for Expansion

PROPERTY INFORMATION

Lot Size:	3.36 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
Taxes:	Winter 2023 - \$8,087 Summer 2023 - \$55,022
Zoning:	CB-2 - Shopping Center Commercial Business District
Traffic Count:	Ford Rd - 29,513 vpd Wildwood St - 6,811 vpd (Costar 2022)
Legal Description:	Available Upon Request
APN:	56-036-99-0003-001 56-036-99-0002-000

LOCATION INFORMATION

Located on the Northeast Corner of Ford Road & Wildwood St in Westland, Michigan.



ADDITIONAL PHOTOS: 34250 Ford Road | Westland, MI 48185



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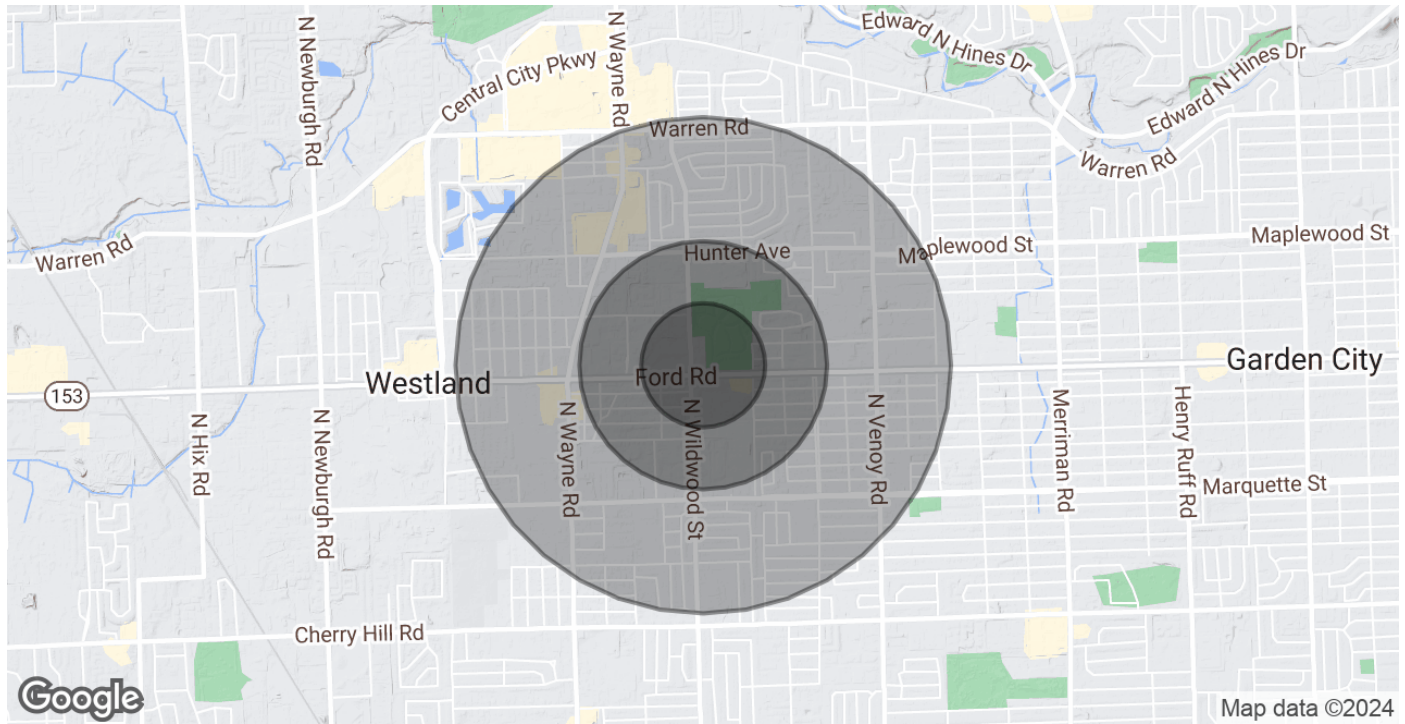
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RETAILER MAP: 34250 Ford Road | Westland, MI 48185



DEMOGRAPHICS MAP & REPORT: 34250 Ford Road | Westland, MI 48185



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	689	2,777	13,166
Average Age	37.7	41.4	42.8
Average Age (Male)	37.3	41.6	41.4
Average Age (Female)	34.6	39.2	43.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	291	1,267	6,315
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$58,424	\$55,478	\$57,247
Average House Value	\$99,310	\$111,364	\$123,921

2020 American Community Survey (ACS)