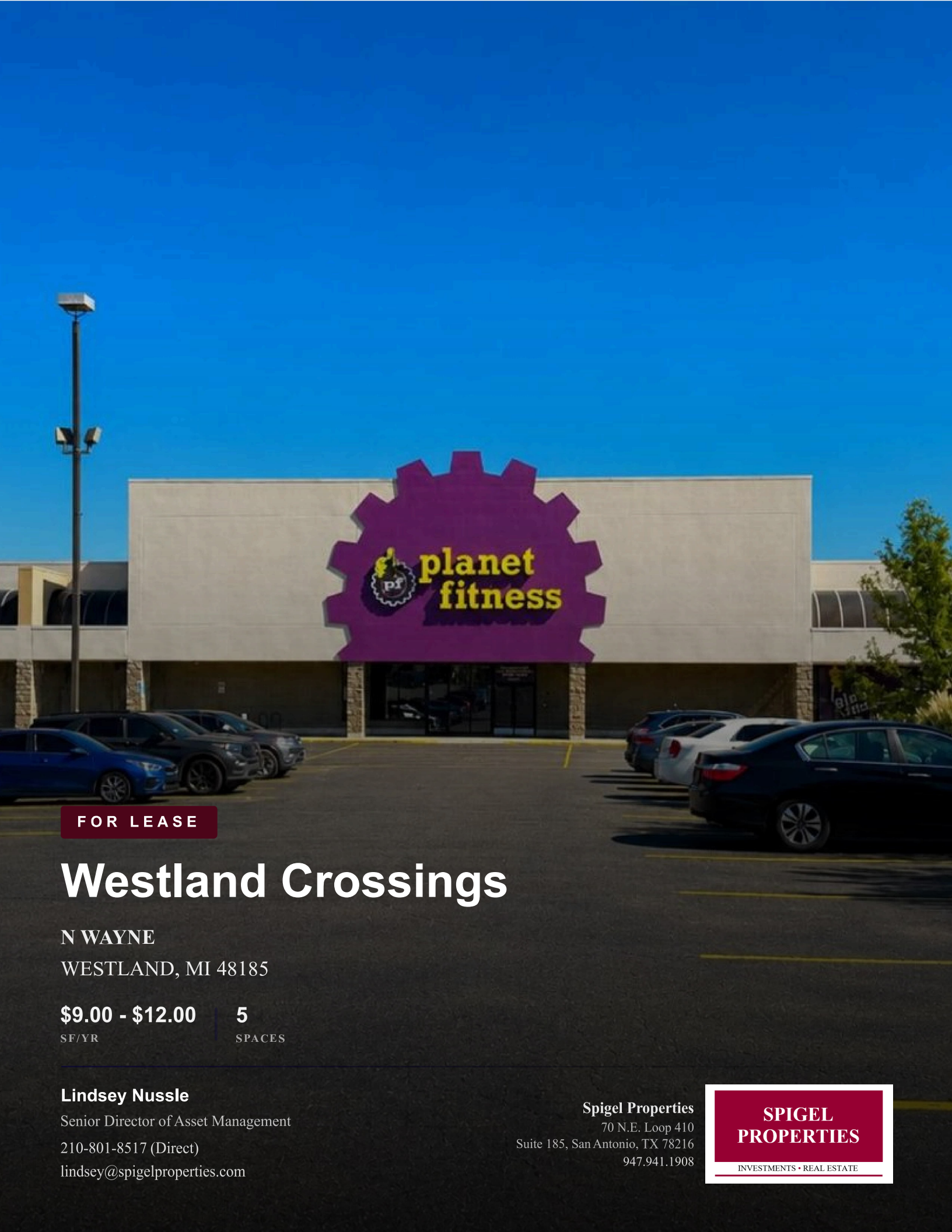




FOR LEASE

Westland Crossings

N WAYNE

WESTLAND, MI 48185

\$9.00 - \$12.00

SF/YR

5

SPACES

Lindsey Nussle

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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE



TRAFFIC THAT'S TRENDING UP

— STRONG VOLUME. GROWING DEMAND. LOYAL CUSTOMERS. —



1.7M

TOTAL VISITS

Consistent daily-needs traffic anchored by Harbor Freight, Planet Fitness, NAPA, and McDonald's.



+13.9%

THREE-YEAR VISIT GROWTH

Westland Crossing is gaining share in a flat-population trade area.



32
MINUTES

AVERAGE DWELL TIME

Long enough to cross-shop multiple tenants — basket-size traffic, not drive-by.



353K

UNIQUE VISITORS

A deep customer pool drawn from across western Wayne County.



4.95x

VISIT FREQUENCY

Customers return nearly five times a year — daily-needs loyalty in action.

Property Overview

5,500 - 22,000 SF AVAILABLE SF	\$9 - \$12 ASKING RATE SF/YR	5 SPACES AVAILABLE	\$9-\$12 ASKING RATE SF/YR	5 SPACES AVAILBLE
1.7M ANNUAL VISITS	96,000 VPD HARD CORNER	+13.9% 3-YR VISIT GROWTH	\$842M 5-MI DEMAND GAP	5-MI Population 272,162

EXECUTIVE SUMMARY

- Westland Crossings is strategically located on Warren Road in Westland, MI, a cozy suburb of Detroit. There is ample parking with 4 spaces per 1,000 SF with 796 parking spaces total. Westland Crossings is located at the high traffic intersection of Wayne and Warren Rd. (96,000 Average Daily Traffic Count). Westland Crossing offers high daily traffic from national retailers including Planet Fitness, Dollar General, Harbor Freight, Little Caesars and McDonalds, and is surrounded by major retailers such as Target, Kohls, Best Buy, JC Penney and Burlington.

PROPERTY HIGHLIGHTS

- High-performing intersection with 61,000 vehicles per day.
- Signage opportunities visible along a high-traffic street.
- Six Ingress/Egress Points.
- The anchor stores provides a “daily needs” traffic generator to the shopping center.
- Ample, well lit parking
- Main retail corridor of Westland
- 5-mile population of approximately 274,162

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Warren & Wayne	Detroit Metropolitan Wayne County Airport	I 275
Wayne & Warren SW	Willow Run Airport	Jeffries Freeway
Warren @ Yale	Windsor International Airport	I 96
		M 14

Space Available

Suite 13

\$9.00 – \$11.00 SF/Yr

SF AVAILABLE

22,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Plaza's premier end-cap. Full pylon visibility with signage exposure seen from both Wayne Rd and Warren Rd. Junior anchor / big-box format. 13'6–17'5" finished ceilings, Partial commercial kitchen w/ hood, Ground-level overhead door (10'W × 12'H), Multiple restrooms, dock option. Demisable to ~11,000 SF half-elbow with power separation. TARGET USES: junior anchor, off-price, books, value-discount, pet, sporting goods.

Suite 4

\$9 SF/Yr

SF AVAILABLE

9,534 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Prime in-line position between Harbor Freight and NAPA Auto Parts — the strongest small-shop cotenancy in the plaza. Warren Rd frontage with pylon exposure. Warren Rd frontage, pylon visibility. Standard in-line build-out. TARGET USES: optical, value apparel, books, jewelry, urgent care, specialty retail.

Suite 5

\$12 SF/Yr

SF AVAILABLE

5,500 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

High-density in-line position between Planet Fitness and Harbor Freight. Highest small-shop cotenancy fit in the center for optical, urgent care, value apparel, and personal services. TARGET USES: optical, urgent care, value apparel, athletic, dental, tactical

Suite 11/12

\$9 SF/Yr

SF AVAILABLE

10,120 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Fully built-out end-cap suite in excellent condition. Combinable with the 22,000 SF Elbow for up to 32,120 SF contiguous, with main plaza pylon and signage exposure on Wayne Rd. Combinable with The Elbow up to 32,120 SF contiguous. Target Uses: junior anchor expansion, off-price, fitness, pet, books, value-discount

Suite 9-10

\$11 SF/Yr

SF AVAILABLE

9,080 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Photo Gallery



Six Reasons.

The fundamentals that make Westland Crossing the corner's only modern address.

01 The Hard Corner

~96,000 VPD at a six-ingress signalized intersection with dual frontage and 1,120 parking spaces. That combination doesn't exist anywhere else on the Westland-side of Warren Road.

02 Across From Nankin Square

The City of Westland's \$12 million amphitheater and civic plaza opened fall 2025 directly across Warren Rd — concerts, beer garden, food-truck plaza, playgrounds, and the new Multicultural Festival series. A real, completed public destination.

03 Top 5% Nationwide

Placer.ai ranks Westland Crossing #922 of 19,543 strip/convenience centers nationwide, #19 in Michigan, and #4 within 15 miles — with three-year visit growth of +13.9%. Performing, not declining.

04 The Right Price

\$9–\$12/SF NNN is meaningfully below the Westland market average — real margin in a tenant's rent-to-sales model on an A-grade corner. Landlord will capitalize TI for credit tenants.

05 The Demand Pool

\$842M of unmet retail demand within 5 miles, with visible category gaps in off-price apparel, modern optical, urgent care, value pet, books, and boutique fitness — the exact categories actively expanding in Metro Detroit in 2026.

06 Built-In Cotenancy

Harbor Freight, Planet Fitness, NAPA, and McDonald's drive daily-needs frequency across the value, fitness, auto-service, and QSR crossover pools — exactly the cotenancy stack that off-price, optical, pet, urgent care, and fast-casual tenants underwrite.



A New Civic Anchor — Right Across the Street.

NANKIN SQUARE . WESTLAND'S NEW CIVIC PLAZA. OPENED FALL 2025

A \$12 million amphitheater and civic plaza opened in fall 2025 directly across Warren Road from Westland Crossing. A four-acre destination programmed year-round with concerts, food-truck festivals, a beer garden, playgrounds, and the new Multicultural Festival series.

The City of Westland built Nankin Square as the centerpiece of its long-term plan for the Wayne and Warren intersection, funded by the Westland TIFA Board (\$8.5M), Wayne County ARPA (\$2.5M), the Michigan Economic Development Corporation, and a federal earmark via Congresswoman Rashida Tlaib.

SPEC BLOCK (three callouts, gold accents):

- **\$12M** — public investment
- **4 acres** — amphitheater, plaza, beer garden, playgrounds
- **Year-Round** — concerts, festivals, multicultural programming



Nankin Square: A \$12 million civic plaza on Warren Road, opened fall 2025. Four acres of amphitheater lawn, beer garden, food-truck plaza, and playgrounds.

Westland Crossing is the first commercial frontage every Nankin Square visitor sees.

Market Overview



POPULATION 84,037	5-MILE MEDIAN HH \$75,931
5-MILE POPULATION 279,780	3-MILE MEDIAN HH \$69,276
5-MILE HOUSEHOLDS 119,294	5-MILE RETAIL DEMAND GAP \$842M
5-MILE DAYTIME POPULATION 277,898	HARD CORNER TRAFFIC 96,000 VPD
COUNTY Wayne	DISTANCE TO DETROIT 18 Miles - West
AREA 20.4 SQ MI	DISTANCE TO I-275 2.9 Miles

12/31/1969

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.

DEMOGRAPHIC SNAPSHOT

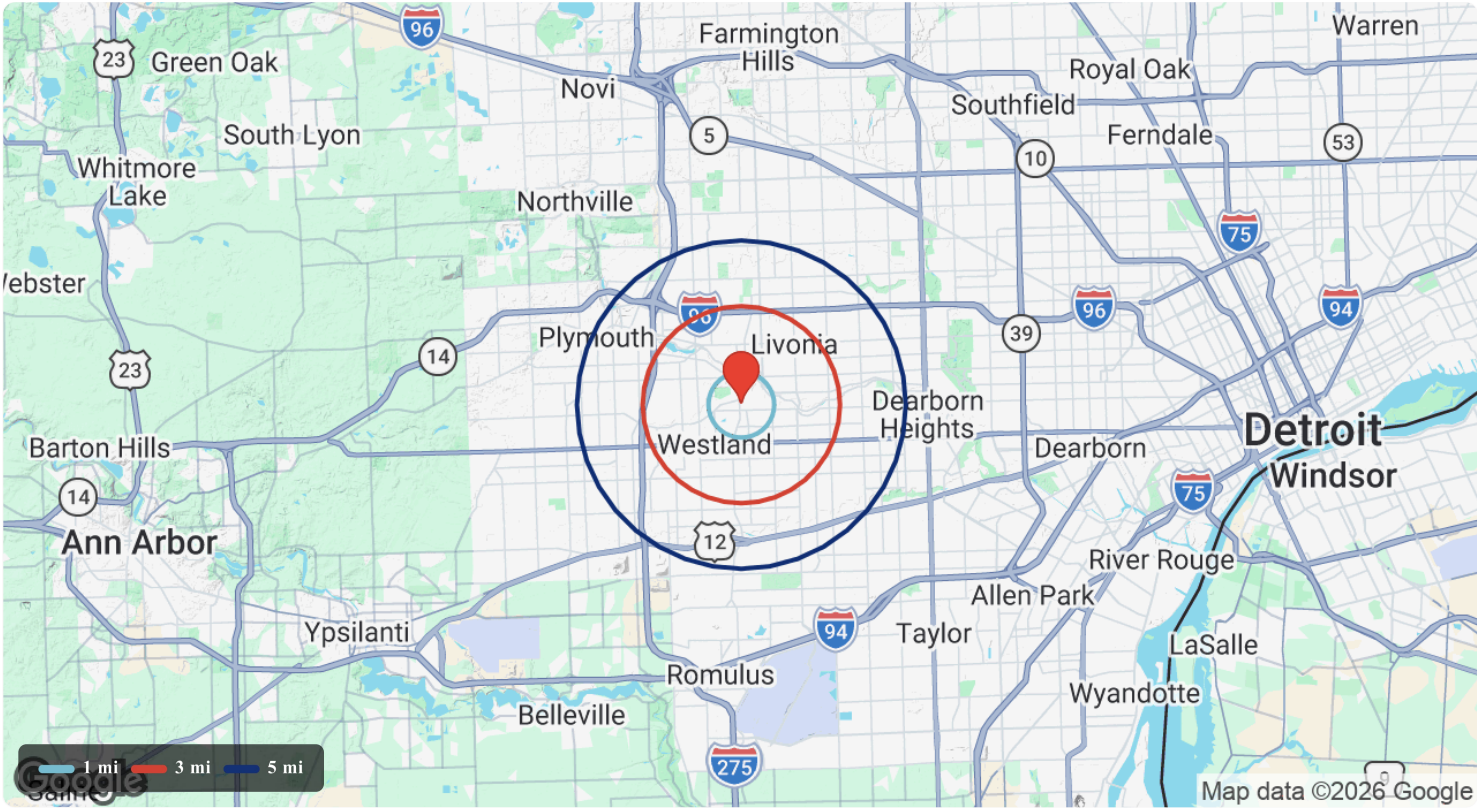
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population 16,024	Population 98,012	Population 279,054
Median HH Income \$51,485	Median HH Income \$69,418	Median HH Income \$76,393
Households 8,645	Households 45,163	Households 119,105

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,961	103,149	293,734
2010 Population	15,360	100,005	283,844
2025 Population	16,024	98,012	279,054
2030 Population	15,782	95,968	272,902
2025-2030 Growth Rate	-0.30 %	-0.42 %	-0.44 %
2025 Daytime Population	13,744	96,893	278,322

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	8,118	43,939	117,076	less than \$15,000	1,179	3,636	9,834
2010 Total Households	7,869	43,237	115,392	\$15,000-\$24,999	1,069	3,506	7,251
2025 Total Households	8,645	45,163	119,105	\$25,000-\$34,999	955	3,100	7,471
2030 Total Households	8,622	44,966	118,441	\$35,000-\$49,999	1,010	5,411	12,856
2025 Avg. Household Size	1.84	2.15	2.32	\$50,000-\$74,999	1,742	8,525	20,925
2025 Owner Occupied Housing	3,684	30,273	85,303	\$75,000-\$99,999	1,076	6,184	16,391
2030 Owner Occupied Housing	3,822	30,853	86,794	\$100,000-\$149,999	978	8,897	23,712
2025 Renter Occupied Housing	4,961	14,890	33,802	\$150,000-\$199,999	403	3,625	11,387
2030 Renter Occupied Housing	4,801	14,113	31,647	\$200,000 or greater	232	2,272	9,267
2025 Vacant Housing	448	2,110	5,423	Median HH Income	\$51,485	\$69,418	\$76,393
2025 Total Housing	9,093	47,273	124,528	Average HH Income	\$65,812	\$87,063	\$97,047



Source: ESRI / ArcGIS Business Analyst

Westland Crossings

N WAYNE, WESTLAND, MI, 48185



PRESENTED BY



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