



**FOR LEASE**

**Wildwood Plaza**

**34414 FORD RD  
WESTLAND, MI 48185**

Grocery anchored Wildwood Plaza is strategically located at the hard corner of Ford Road and Wildwood Street in the thriving Detroit suburb of Westland, Michigan. The center offers prime exposure for businesses with combined traffic totals of 58,000 vehicles per day. Westland's retail hub benefits from a healthy population count of 275,450 within a 5-mile radius. Anchored by Heartland Marketplace since 1979, providing stability and daily needs traffic to the plaza to compliment the synergistic tenant mix such as Dollar Tree and Ollie's Bargain Outlet. The two available junior boxes offer the perfect opportunity for retailers new and established the potential for growth and prosperity in Westland's premier retail destination.



Building SqFt	184,148 SqFt
Lot Size (acres)	24.62
Parcel ID	56 035 08 0001 000, 56035080004000
Zoning Type	Commercial
County	Wayne
Coordinates	42.325577,-83.381386
Frontage	1,142 Ft

- ❖ Signalized Intersection with +58,000 Vehicles Daily (Placer.ai)
- ❖ Grocery Anchored by Heartland Marketplace since 1979
- ❖ 5-Mile Population of over 275,000
- ❖ End-cap & Junior Box Space Available
- ❖ Great accessibility with Six Point of Ingress/Egress
- ❖ Pylon Space Available

**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
#34420 Ford Rd	Retail	Negotiable	NNN	24,000 SF	Negotiable
#34750 Ford Rd	Retail	Negotiable	NNN	25,500 SF	Negotiable
#34790 Ford Rd	Retail	Negotiable	NNN	1,300 SF	Negotiable
#34800 Ford Rd	Retail	Negotiable	NNN	2,405 SF	Negotiable

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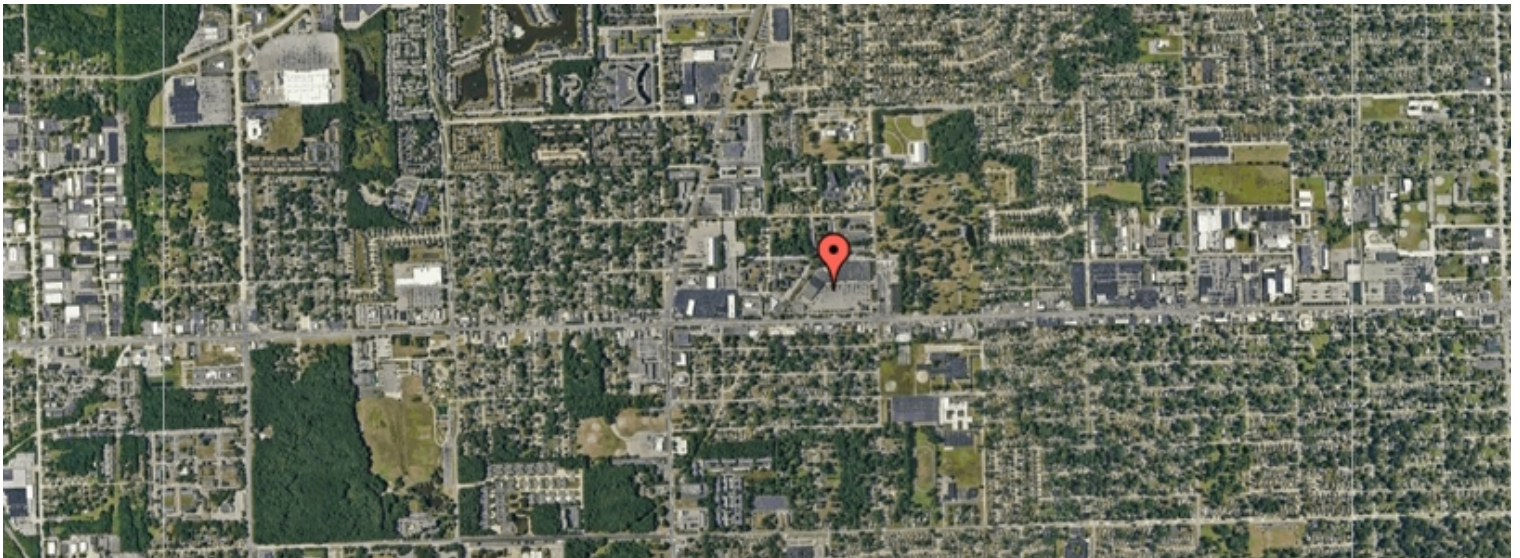
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,684	123,335	281,152
2010 Population	14,235	118,363	272,128
2022 Population	14,692	117,669	274,092
2027 Population	14,422	115,257	268,271
2022-2027 Growth Rate	-0.37 %	-0.41 %	-0.43 %
2022 Daytime Population	12,873	95,602	267,130

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	777	3,841	8,221
\$15000-24999	656	3,875	8,289
\$25000-34999	943	5,032	10,122
\$35000-49999	1,078	7,502	14,905
\$50000-74999	1,293	10,927	23,819
\$75000-99999	1,157	7,707	16,330
\$100000-149999	844	8,177	19,446
\$150000-199999	258	2,907	7,501
\$200000 or greater	186	1,718	4,816
Median HH Income	\$ 51,884	\$ 60,221	\$ 63,505
Average HH Income	\$ 69,979	\$ 80,254	\$ 85,301

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,054	51,086	111,694
2010 Total Households	6,659	49,905	110,001
2022 Total Households	7,192	51,688	113,461
2027 Total Households	7,099	50,951	111,728
2022 Average Household Size	2.03	2.25	2.39
2022 Owner Occupied Housing	3,744	33,213	75,578
2027 Owner Occupied Housing	3,759	33,256	75,583
2022 Renter Occupied Housing	3,447	18,475	37,882
2027 Renter Occupied Housing	3,340	17,695	36,145
2022 Vacant Housing	314	2,554	5,944
2022 Total Housing	7,506	54,242	119,405



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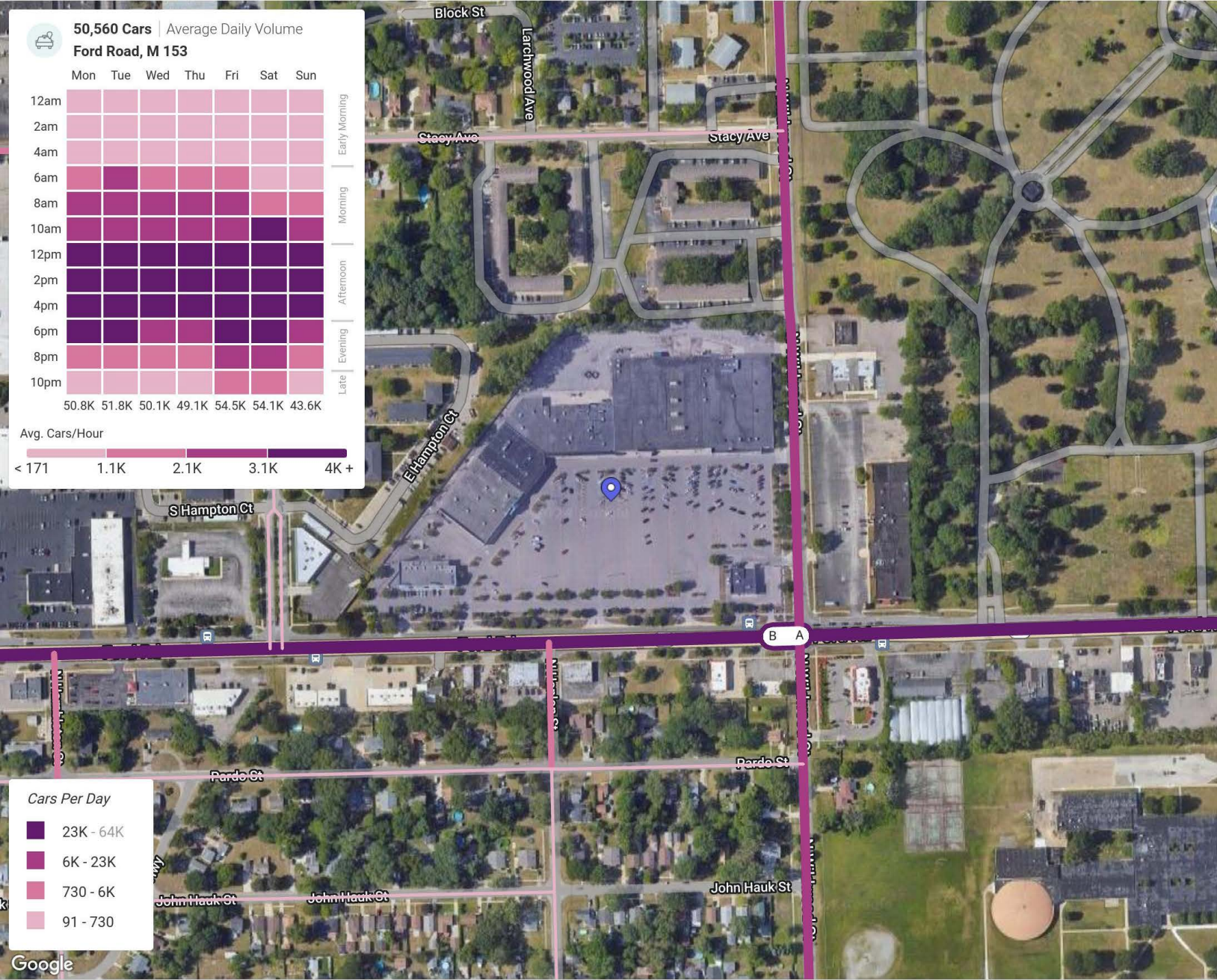


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May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



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70 N.E. LOOP 410, SUITE 1855  
SAN ANTONIO, TEXAS 78216



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## ABOUT WESTLAND

Nestled just 16 miles west of downtown Detroit, Westland stands as a vibrant and dynamic city in Wayne County, Michigan. Boasting a population of 84,094 as of the 2020 census, it holds the distinction of being the 10th largest city and 12th largest municipality in the state—a testament to its thriving community and economic vitality.

What sets Westland apart is its strategic location within the bustling metropolitan area, offering businesses a gateway to a diverse and robust consumer base. With its proximity to Detroit, access to major highways, and excellent transportation infrastructure, Westland serves as a strategic hub for commerce, attracting entrepreneurs and investors seeking to capitalize on its prime position.

Moreover, Westland boasts a rich cultural tapestry and a strong sense of community spirit, making it an ideal place to not only do business but also to live and thrive. With diverse dining options, recreational amenities, and a range of entertainment venues, the city offers residents and visitors alike a high quality of life.

In essence, Westland embodies the quintessential American spirit of innovation, opportunity, and community. For those seeking a prime location to establish or expand their business ventures, Westland stands as a beacon of promise and potential in the heart of Michigan's economic landscape.



### 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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