

WILDWOOD PLAZA | SPACE FOR LEASE

34410 Ford Road, Westland, MI



HARD CORNER
34,686 VPD



TWO-TENANT OUTLOT TO
GROCERY ANCHORED CENTER



NNN LEASE | 2 UNITS
AVAILABLE 4,530 SF



Simon Jonna
Executive Vice President
248 226 1610
simon@jonnagroup.com



Layth Barash
Vice President
248 224 2651
layth@jonnagroup.com



Table Of Contents

03 LEASE
SUMMARY

05 PROPERTY
OVERVIEW

16 AGENT
REPRESENTATION

LEASE SUMMARY

FOR LEASE

PROPERTY SUMMARY

Rent PSF	\$36/SF/Year + NNN
Year Built	2013
Available Unit 1	2,080 Square Feet
Available Unit 2	2,450 Square Fett
Building Size	4,530 Square Feet
Frontage	155' on Ford Road 148' on Wildwood Ave
Curb Cuts	2 (Ford Road & Wildwood Ave)
Parking	20 +/- Surface Spaces
Zoning	C-1
Property Type	Multi-Tenant Retail

NNN EXPENSES

CAM	\$2.50
INSURANCE	\$0.60
REAL ESTATE TAXES	\$5.80
TOTAL EXPENSES	\$8.90 PSF

PROPERTY HIGHLIGHTS



- PART OF A 2-TENANT OUTLOT TO A GROCERY ANCHORED CENTER
- 2 UNITS AVAILABLE FOR LEASE
- **UNIT #2** EQUIPPED W/ DRIVE-THRU & BUILT-IN WALK-IN COOLERS
- HARD CORNER: FORD ROAD & WILDWOOD STREET
- 34,686 VPD FORD RD & WILDWOOD INTERSECTION
- THREE INGRESS/EGRESS POINTS TO WILDWOOD PLAZA
- 3 MILES EAST OF I-275 FORD ROAD EXIT RAMP
- 20 MIN AWAY FROM DTW AIRPORT
- A HIGHLY TRAFFICKED CORRIDOR & HIGH PERFORMING INTERSECTION
- VARIOUS NATIONAL & LOCAL RETAILERS IN IMMEDIATE AREA: POPEYES, KFC, BASKIN ROBBINS, TOTAL BY VERIZON, HEARTLAND MARKETPLACE, GAMESTOP, DOLLAR TREE, AARON'S, T-MOBILE, AND MANY MORE...

OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI



PROPERTY OUTLINE



OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI

ONNA GROUP
REAL ESTATE INVESTMENT SERVICES



PROPERTY PHOTOS

UNIT 1



OFFERING MEMORANDUM

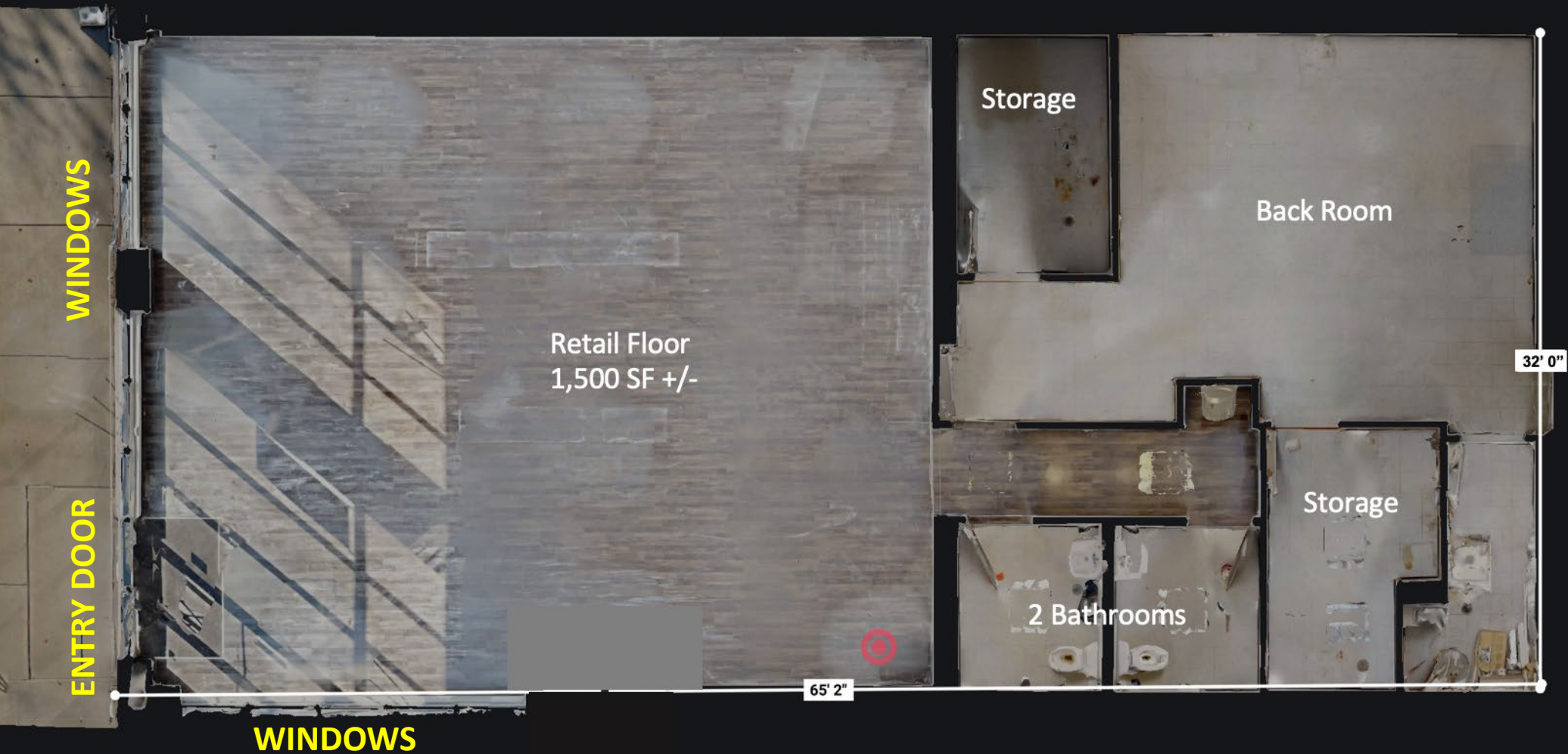
WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



FLOOR PLAN

UNIT 1



OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI



PROPERTY PHOTOS

UNIT 1



PROPERTY PHOTOS

UNIT 1



OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI



PROPERTY PHOTOS

UNIT 2



OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers

PROPERTY PHOTOS

UNIT 2

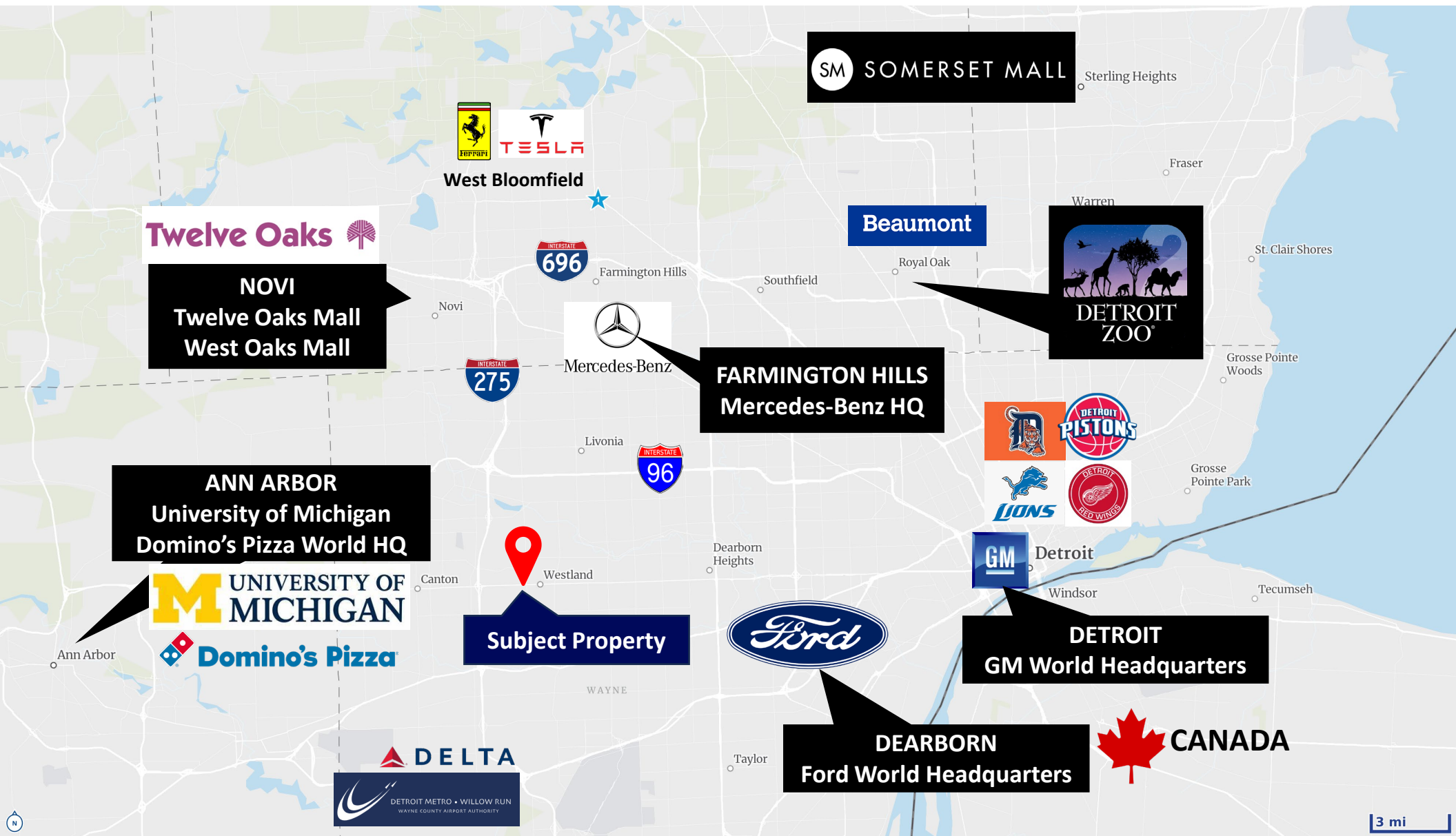


OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI



AREA OVERVIEW



LOCAL OVERVIEW



OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI

LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	15,639	123,050	280,102
2010 Total Population	14,112	117,983	271,031
2023 Total Population	14,413	116,590	271,476
2023 Group Quarters	85	1,265	2,593
2028 Total Population	14,214	114,457	266,584
Household Summary			
2000 Households	6,861	50,934	111,329
2010 Households	6,472	49,719	109,577
2023 Households	6,901	51,418	112,808
2023 Average Household Size	2.08	2.24	2.38
2028 Households	6,897	51,150	112,132
Income			
2023 Per Capita Income	\$31,999	\$35,135	\$35,980
2023 Median Household Income	\$50,768	\$59,253	\$63,492
2023 Average Household Income	\$66,102	\$79,847	\$86,587
Household Income Base	6,901	51,416	112,797

IN 5-MILE RADIUS



**AVERAGE
INCOME**
\$86k+



**TOTAL
HOUSEHOLDS**
112k+



POPULATION
271k+

OFFERING MEMORANDUM

WILDWOOD PLAZA | RETAIL SPACE FOR LEASE | WESTLAND, MI





Market Overview

34410 Ford Rd, Westland, Michigan, 48185
5 mile radius

Household & population characteristics



\$63,492

Median household income



\$185,445

Median home value



66.8%

Owner occupied housing units



40.9

Median age



51.6%

Female population



46.0%

% Married (age 15 or older)

Annual lifestyle spending



\$1,802

Travel



\$21

Tickets to Movies



\$44

Theatre/Operas/
Concerts



\$51

Admission to Sports Events



\$8

Online Gaming Services

Households & population



271,476

Current total population



266,584

5 Year total population



112,808

Current total households



112,132

5 year total households

Education

8%

No high school diploma



30%

High school graduate



32%

Some college



30%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific Islander population
- Other race population
- Population of two or more races

Business



7,862

Total businesses



108,700

Total employees

Annual household spending



\$1,805

Apparel & Services



\$204

Computers & Hardware



\$3,020

Eating Out



\$5,601

Groceries



\$6,347

Health Care

Employment



61%

White collar



26%

Blue collar



12%

Services

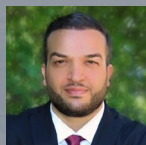
4.2%

Unemployment rate



JONNA GROUP

REAL ESTATE INVESTMENT SERVICES



Simon Jonna
Executive Vice President
248 226 1610
simon@jonnagroup.com



Layth Barash
Vice President
248 224 2651
layth@jonnagroup.com

Jonna Group
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •
jonnagroup.com
colliers.com/detroit

