

Retail For Lease

WESTBORN MALL

23001-23300 Michigan Ave, Dearborn MI 48124

Petzold Enterprises



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For Lease

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Available Spaces

- **6,200 SF @ \$18/SF NNN**
- **2,543 SF @ \$18/SF NNN**
- **CAM & Taxes are \$4.75/SF +/-**

Located in the heart of West Dearborn, Westborn Mall is a premier 184,000-square-foot community shopping center offering a unique blend of national retail power and neighborhood charm. Strategically positioned on Michigan Avenue with exceptional visibility and over 1,200 feet of frontage, the center benefits from high daily traffic counts and proximity to major economic drivers like the Ford Motor Company World Headquarters, the University of Michigan-Dearborn, and Henry Ford College. A new business will find an established, high-traffic environment anchored by powerhouse tenants including Kroger, Marshalls, Staples, and Dollar Tree, providing a consistent stream of diverse customers. With its rare enclosed common walkway—a major draw for year-round shopping in Michigan—and ample parking for nearly 1,000 vehicles, Westborn Mall offers a turn-key opportunity to capture a loyal local demographic with an average household income exceeding \$78,000.

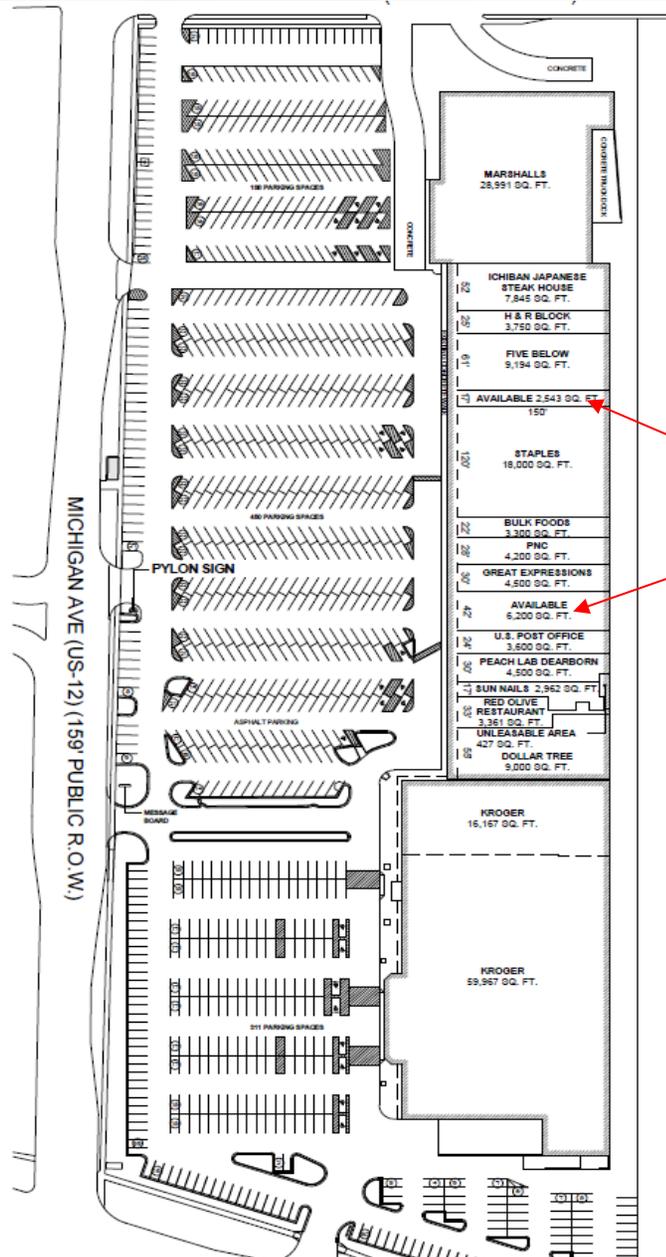


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Space Plan



WESTBORN MALL

DEARBORN, MICHIGAN



Available Spaces

PARKING COUNTS:
188 SPACES - MARSHALLS
450 SPACES - SHOPPING CENTER
311 SPACES - KROGER

949 TOTAL SPACES

MANAGED BY:
PETZOLD ENTERPRISES
20630 HARPER AVENUE
SUITE 107
HARPER WOODS, MI 48225

