

## ACE PLAZA

1529-1553 S Wayne Road, Westland, MI 48186



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

**FRANK RAKIPI**

*Vice President*

[frakipi@thomasduke.com](mailto:frakipi@thomasduke.com)



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**OFFERING SUMMARY:** 1529-1553 S Wayne Road | Westland, MI 48186

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**PROPERTY OVERVIEW**

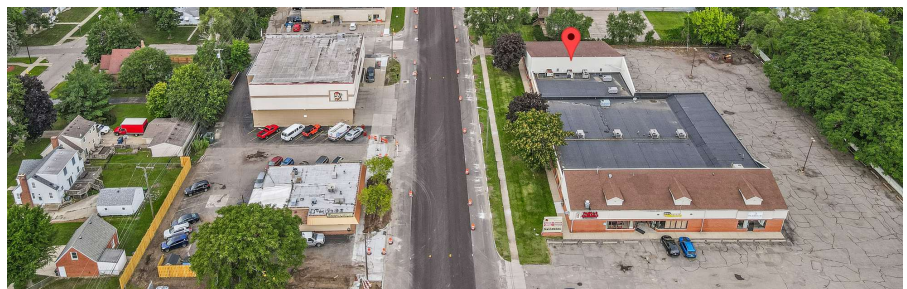
21,819 SF Value-Add Retail Center

**OFFERING SUMMARY**

Price WAS: \$1,650,000  
**Price NOW: \$1,250.000**  
Building Size: 21,819 SF  
Available SF: 10,275 SF  
Price / SF: \$57.29  
Year Built: 1958  
Zoning: CB1

**PROPERTY HIGHLIGHTS**

- Value-Add Retail Center with In-Place Income
- Tremendous Upside Through Renovation and Lease-Up
- Strong Retail Trade Area with a Mix of National and Regional Tenants
- 320 Feet of Frontage on Wayne Road
- Located within a Densely Populated Neighborhood



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**BUILDING/PROPERTY INFORMATION:** 1529-1553 S Wayne Road | Westland, MI 48186

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**BUILDING INFORMATION**

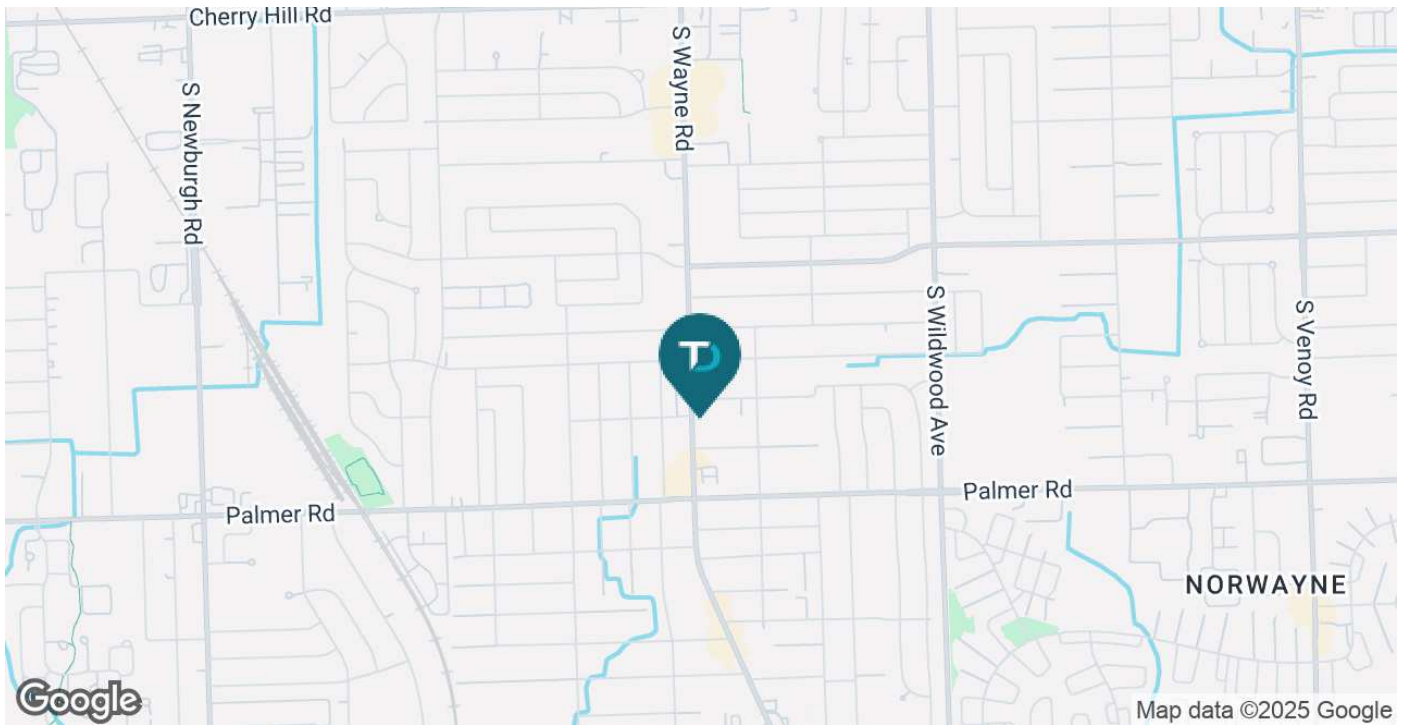
Price/SF:	\$57.29
Building Size:	21,819 SF
Year Built:	1958
Number of Floors:	1
Parking Spaces:	111 spaces per CoStar

**PROPERTY INFORMATION**

Lot Size:	1.76 acres
Property Type:	Retail
Property Subtype:	Strip Center
2024 Taxes:	\$49,774.55
Zoning	CB1
Traffic Count:	29,078 VPD on Wayne Road
APN:	56-063-02-0007-000

**LOCATION INFORMATION**

Located on Wayne Road, south of Ford Road in Westland, Michigan





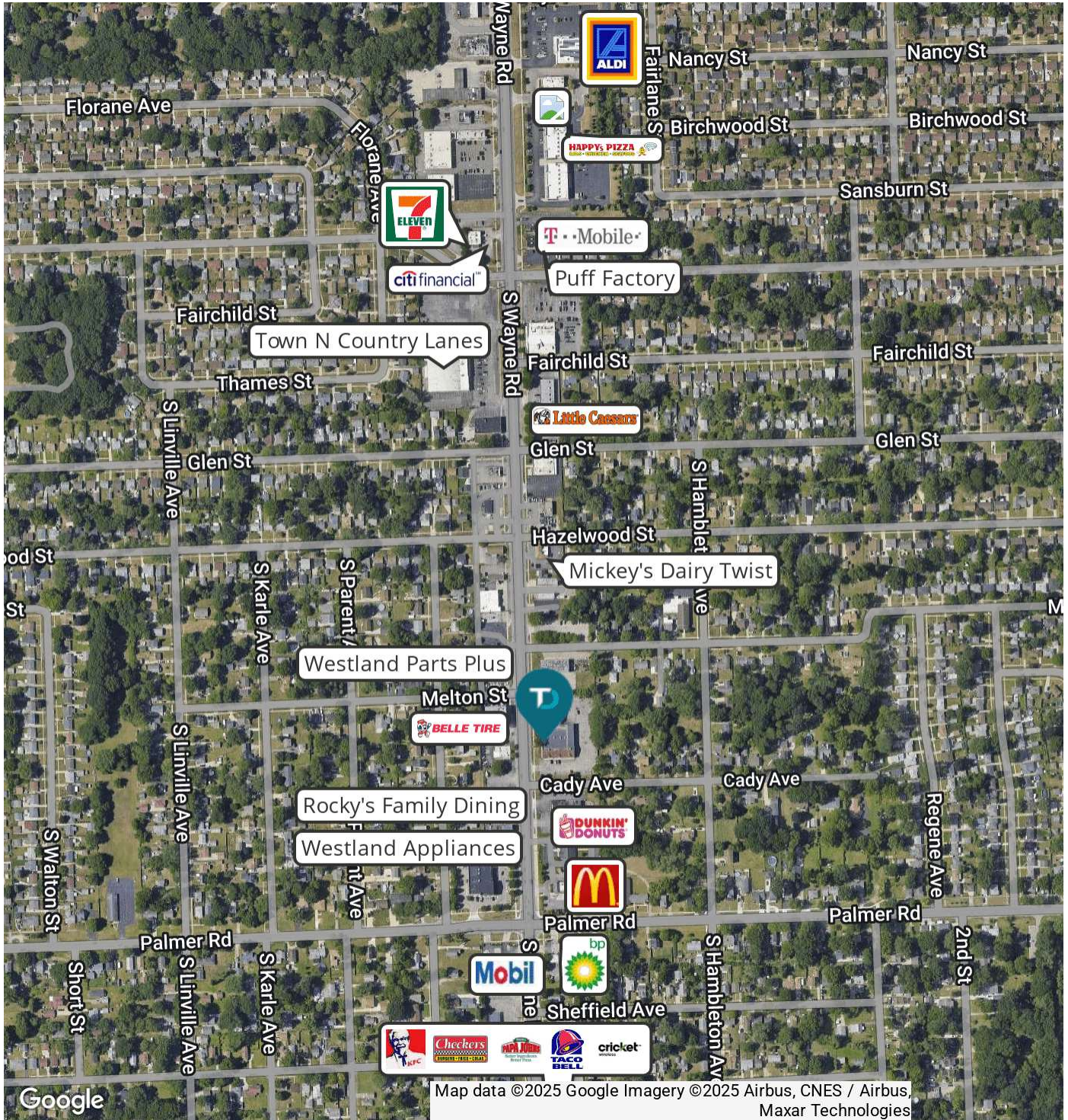
**ADDITIONAL PHOTOS:** 1529-1553 S Wayne Road | Westland, MI 48186

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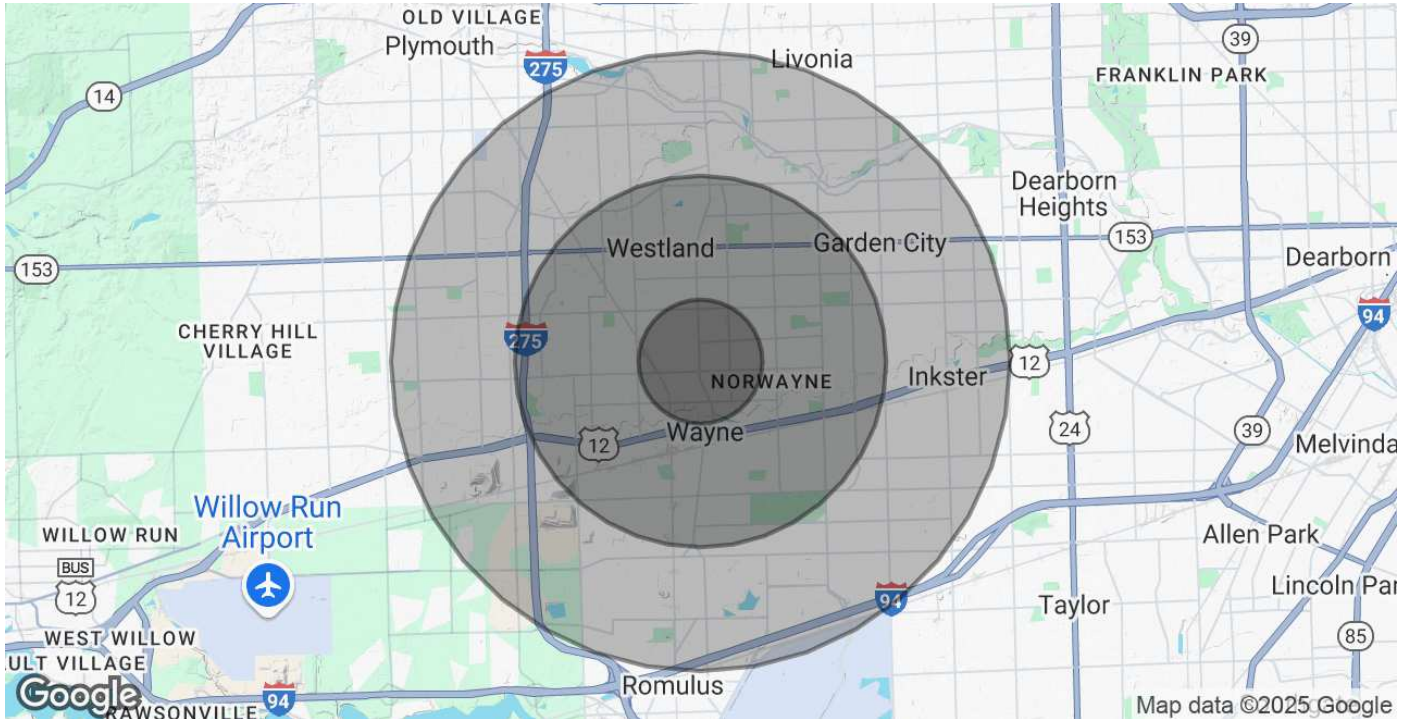


**RETAILER MAP:** 1529-1553 S Wayne Road | Westland, MI 48186





## DEMOGRAPHICS MAP & REPORT: 1529-1553 S Wayne Road | Westland, MI 48186



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,452	95,170	234,021
Average Age	39.7	39.5	39.4
Average Age (Male)	38.6	37.8	37.4
Average Age (Female)	39.2	40.5	40.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,238	41,802	101,950
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,766	\$61,644	\$66,516
Average House Value	\$111,830	\$122,993	\$136,651

2020 American Community Survey (ACS)