

EST. **TD** 1978  
**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

**35135 WARREN ROAD**

35135 Warren Rd, Westland, MI 48185



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

**FRANK RAKIPI**

*Vice President*

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

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**OFFERING SUMMARY:** 35135 Warren Rd | Westland, MI 48185

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**PROPERTY OVERVIEW**

The Thomas Duke Company is pleased to offer this turn-key hair salon for lease. This property features 8-styling stations, shampoo area, spacious reception area, ample storage space, and plenty of parking. This is an ideal opportunity for beauty professionals to lease a turn-key building with excellent road exposure located directly across from Westland Mall and surrounded by many other area retailers.

Cosmetology and Beauty professionals from all categories should take note of 35135 Warren Road.

**OFFERING SUMMARY**

Lease Rate: \$4,000.00 per month  
(Gross)

Building Size: 1,155 SF

Available SF: 1,155 SF

Zoning: Shop & Dine District

**PROPERTY HIGHLIGHTS**

- Well Maintained Free-Standing Building
- Turn-Key Hair Salon
- Dedicated parking lot
- Excellent Exposure on Warren Road
- Shown by Appointment Only



## BUILDING/PROPERTY INFORMATION: 35135 Warren Rd | Westland, MI 48185

### BUILDING INFORMATION

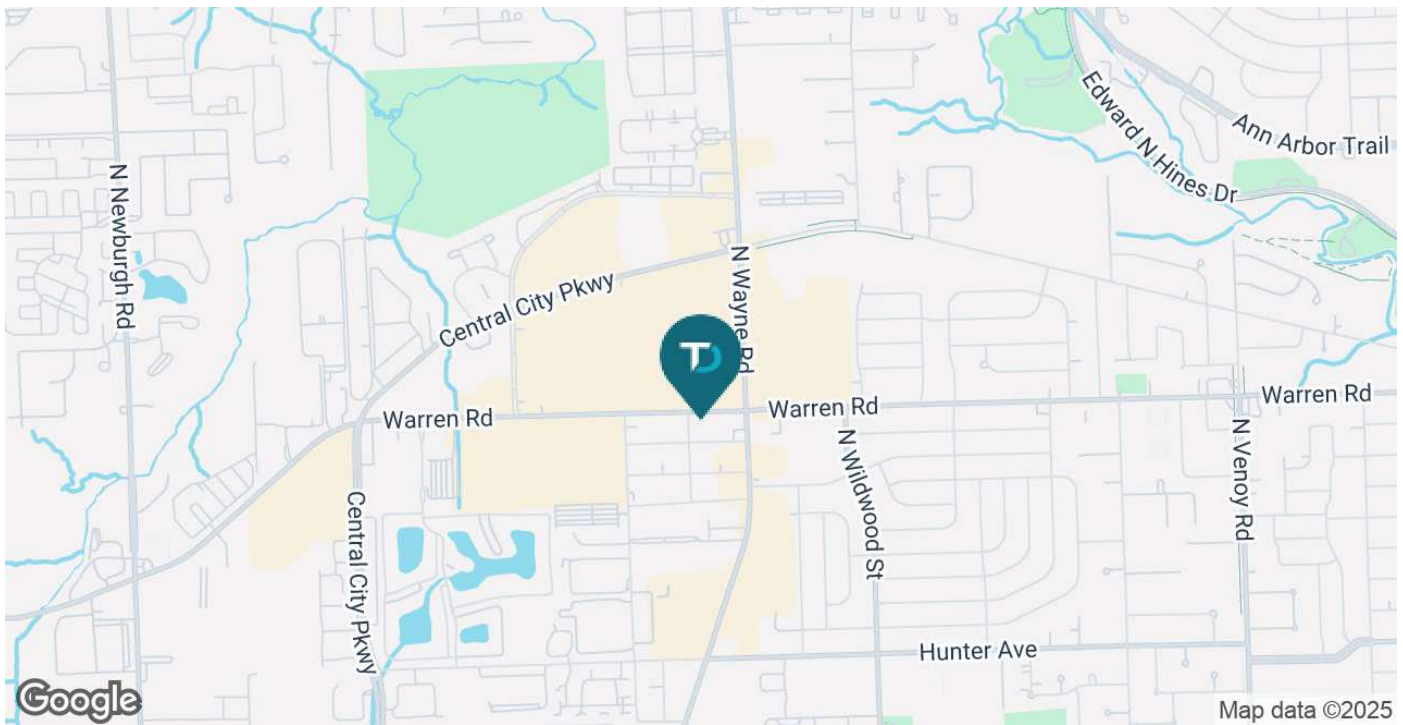
Building Size:	1,155 SF
Year Built:	1921
Number of Floors:	2
Parking Spaces:	13

### PROPERTY INFORMATION

Lot Size:	0.34 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
Zoning	Shop & Dine District
Traffic Count:	Warren Rd - 25,082 Wayne Rd - 28,202
APN:	56-034-0010-300

### LOCATION INFORMATION

Key location on Warren Road just West of Wayne Road directly across from Westland Mall in Westland's principal Shopping & Retail District. Excellent visibility and exposure make 35135 Warren a tremendous opportunity to locate among regional and national retailers like Kohls, Target, Sally Beauty, Starbucks, Best Buy, and many more.



**LEASE SPACES:** 35135 Warren Rd | Westland, MI 48185



#### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,155 SF	Lease Rate:	\$4,000.00 per month

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
35135	Available	1,155 SF	Gross	\$4,000 per month	Turn-Key Salon



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**EXTERIOR PHOTOS:** 35135 Warren Rd | Westland, MI 48185

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**INTERIOR PHOTOS: 35135 Warren Rd | Westland, MI 48185**

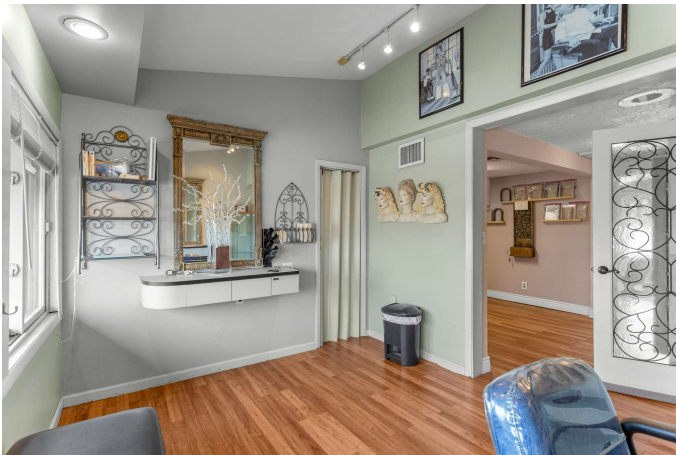
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**INTERIOR PHOTOS: 35135 Warren Rd | Westland, MI 48185**

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**AERIAL MAP:** 35135 Warren Rd | Westland, MI 48185





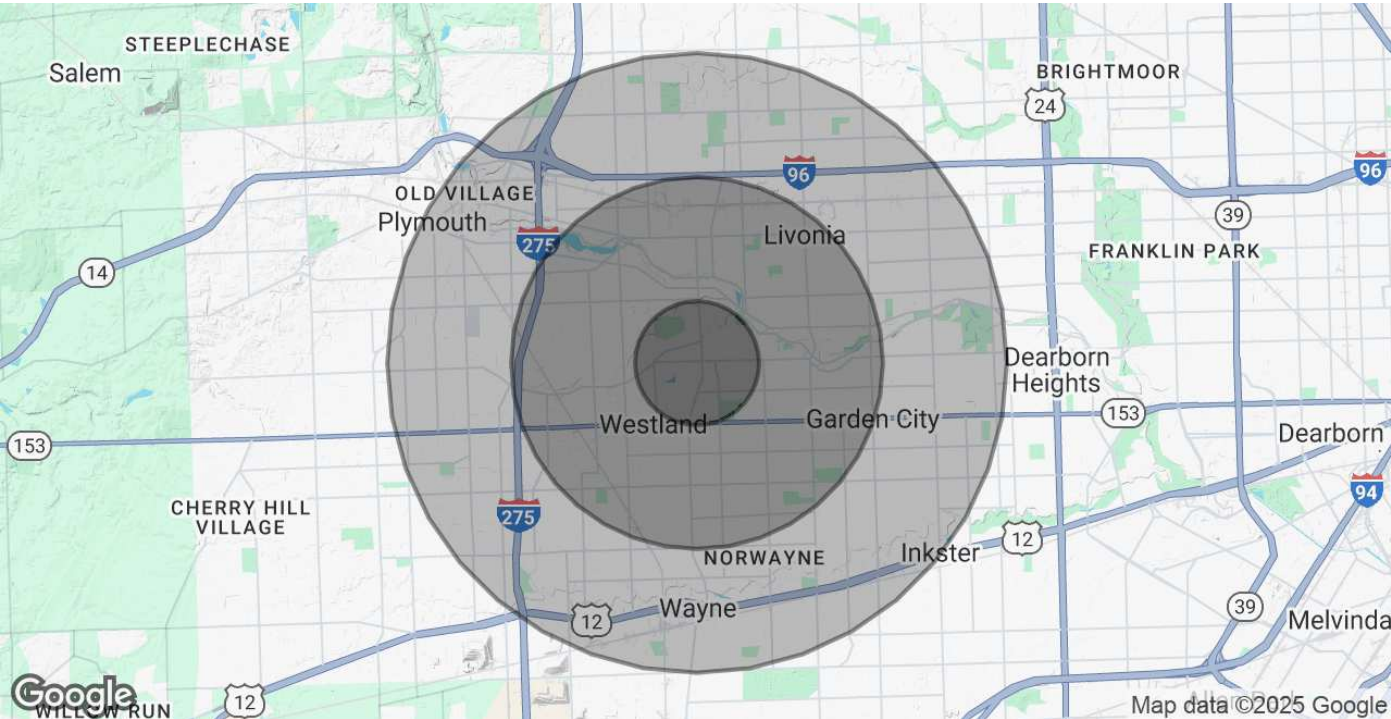
**RETAILER MAP:** 35135 Warren Rd | Westland, MI 48185





DEMOGRAPHICS MAP & REPORT:

35135 Warren Rd | Westland, MI 48185



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,873	98,014	281,001
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,344	44,080	117,122
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$62,635	\$85,696	\$93,516
Average House Value	\$218,090	\$215,884	\$235,909

Demographics data derived from AlphaMap