

EST. 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
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OFFERING SUMMARY: 35135 Warren Rd | Westland, MI 48185



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
- Show by Appointment Only



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

BUILDING INFORMATION

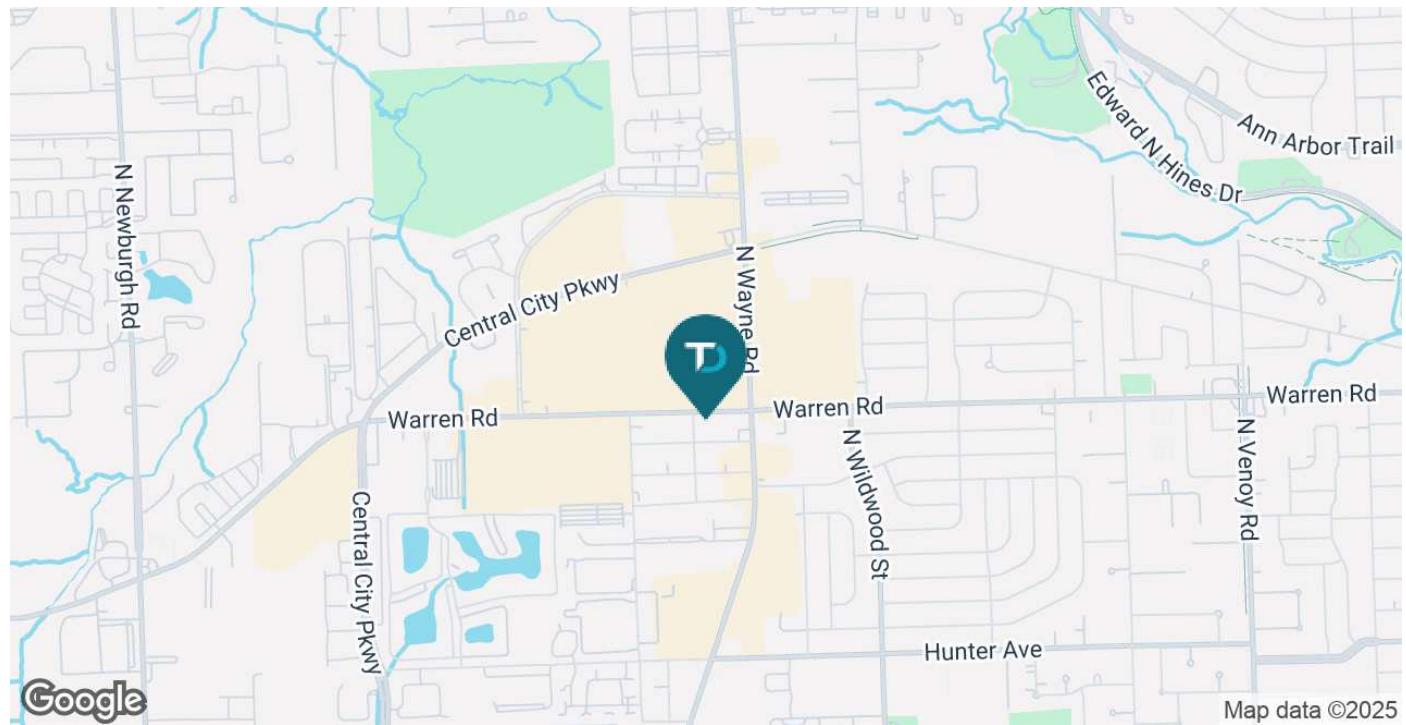
Building Size: 1,155 SF
Year Built: 1921
Number of Floors: 2
Parking Spaces: 13

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



INTERIOR PHOTOS: 35135 Warren Rd | Westland, MI 48185





AERIAL MAP: 35135 Warren Rd | Westland, MI 48185

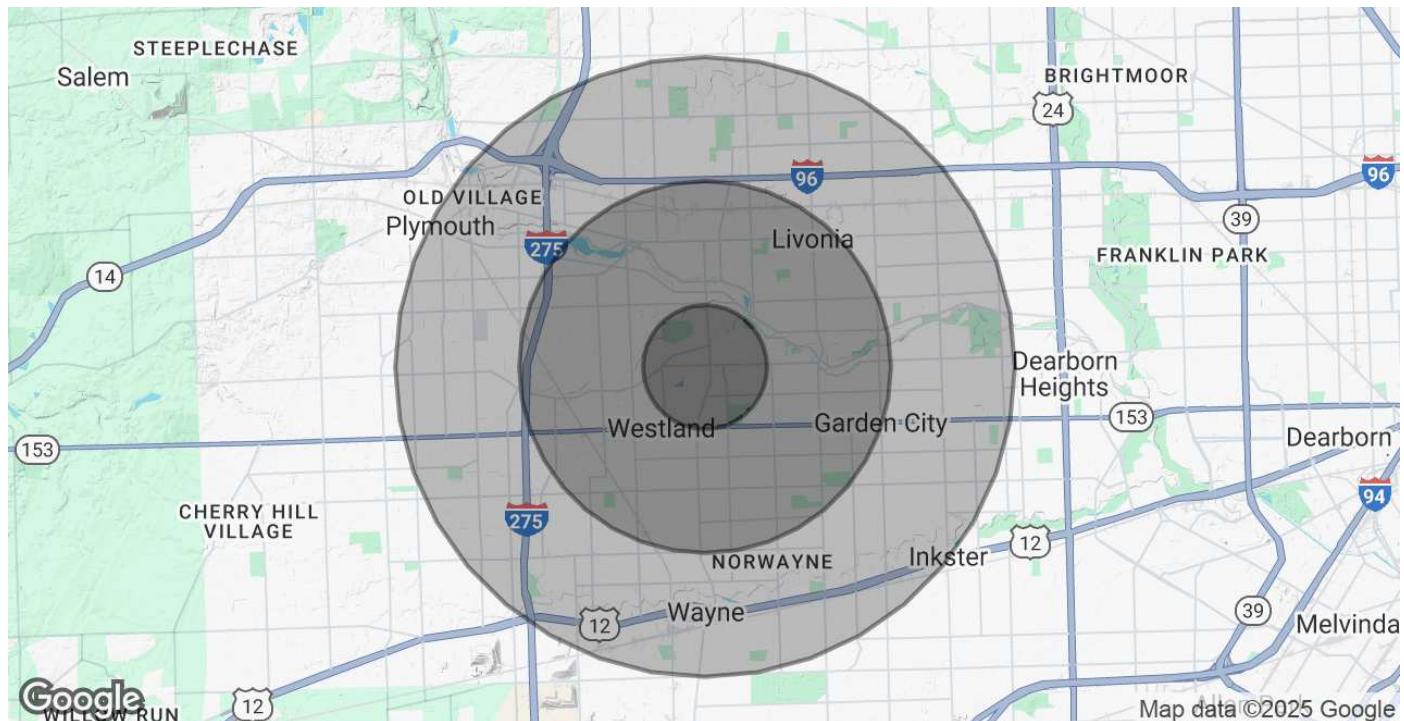




RETAILER MAP: 35135 Warren Rd | Westland, MI 48185



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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