



FOR LEASE

Westland Crossings

34794-34518 Warren Road, Westland MI 48185
Westland, MI 48185

4,950 - 22,000 SF	\$9.00 - \$12.00	5
AVAILABLE	SF/YR	SPACES

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Property Overview

4,950 - 22,000 SF

AVAILABLE SF

\$9 - \$12

ASKING RATE SF/YR

5

SPACES AVAILABLE

\$9-\$12

ASKING RATE SF/YR

5

SPACES AVAILBLE

1.7M

ANNUAL VISITS

96,000 VPD

HARD CORNER

+13.9%

3-YR VISIT GROWTH

\$842M

5-MI DEMAND GAP

5-MI Population

272,162

— EXECUTIVE SUMMARY

Westland Crossing is a 203,024-SF community center at the signalized hard corner of Wayne Rd and Warren Rd — Wayne County’s busiest retail intersection at approximately 96,000 vehicles per day. The center generates **1.7 million annual visits** and ranks in the **top 5% of strip and convenience centers nationwide** per [Placer.ai](#) — with **three-year visit growth of +13.9%**.

A daily-needs anchor stack of Harbor Freight Tools, Planet Fitness, NAPA Auto Parts, and McDonald’s drives consistent, recession-resistant traffic. Directly across Warren Rd, the City of Westland’s **\$12M Nankin Square** amphitheater and civic plaza opened fall 2025, programming the corner with concerts, festivals, food-truck events, and the new Multicultural Festival series.

With **\$9–\$12/SF NNN rents** well below the Westland market average, demising flexibility from 5,500 SF up to 22,000 SF in the prime elbow position, and a landlord that will capitalize TI for credit tenants, Westland Crossing is the value-priced,

high-visibility intersection that off-price, value-apparel, optical, urgent-care, fitness, books, and specialty-retail concepts are chasing across Metro Detroit in 2026.

— PROPERTY HIGHLIGHTS

- Signalized hard corner at NEC Wayne Rd & Warren Rd — Wayne County’s dominant retail node
- Directly across Warren Rd from Nankin Square — Westland’s new \$12M civic amphitheater (fall 2025)
- Six ingress/egress points, dual frontage on Wayne and Warren 1,120 parking spaces — 5.5/1,000 SF (a ratio newer power centers can’t match)
- Anchors: Harbor Freight (1,800+), Planet Fitness (3,200+), NAPA (5,900+), McDonald’s pad
- \$9–\$12/SF NNN — meaningfully below Westland market average Landlord will capitalize TI for credit tenants
- Active capex underway: parking lot, façade, signage, common areas
- 274,162 residents within 5 miles // \$842M unmet retail demand within 5 miles
- Diversifying trade area opening halal-inclusive food, modest fashion, and family value retail

ACCESSIBILITY

TRANSIT

Warren & Wayne	0.2 mi
Wayne & Warren SW	0.2 mi
Warren @ Yale	0.3 mi

AIRPORTS

Detroit Metropolitan Wayne County Airport	9.0 mi
Willow Run Airport	10.1 mi
Windsor International Airport	22.9 mi

HIGHWAYS

I 275	2.8 mi
Jeffries Freeway	2.8 mi
I 96	3.6 mi
M 14	3.7 mi

Space Available

Suite 13

\$9.00 – \$11.00 SF/Yr

SF AVAILABLE	TERM
22,000 SF	Negotiable
TYPE	USE
NNN	Retail

Plaza's premier end-cap. Full pylon visibility with signage exposure seen from both Wayne Rd and Warren Rd. Junior anchor / big-box format. 13'6"-17'5" finished ceilings, Partial commercial kitchen w/ hood, Ground-level overhead door (10'W x 12'H), Multiple restrooms, dock option. Demisable to ~11,000 SF half-elbow with power separation. TARGET USES: junior anchor, off-price, books, value-discount, pet, sporting goods.

Suite 4

\$9 SF/Yr

SF AVAILABLE	TERM
9,534 SF	Negotiable
TYPE	USE
NNN	Retail

Prime in-line position between Harbor Freight and NAPA Auto Parts — the strongest small-shop cotenancy in the plaza. Warren Rd frontage with pylon exposure. Warren Rd frontage, pylon visibility. Standard in-line build-out. TARGET USES: optical, value apparel, books, jewelry, urgent care, specialty retail.

Suite 5

\$12 SF/Yr

SF AVAILABLE	TERM
5,500 SF	Negotiable
TYPE	USE
NNN	Retail

High-density in-line position between Planet Fitness and Harbor Freight. Highest small-shop cotenancy fit in the center for optical, urgent care, value apparel, and personal services. TARGET USES: optical, urgent care, value apparel, athletic, dental, tactical

Suite 11/12

\$9 SF/Yr

SF AVAILABLE	TERM
10,120 SF	Negotiable
TYPE	USE
NNN	Retail

Fully built-out end-cap suite in excellent condition. Combinable with the 22,000 SF Elbow for up to 32,120 SF contiguous, with main plaza pylon and signage exposure on Wayne Rd. Combinable with The Elbow up to 32,120 SF contiguous. Target Uses: junior anchor expansion, off-price, fitness, pet, books, value-discount

Suite 9-10

\$11 SF/Yr

SF AVAILABLE	TERM
4,950 SF	Negotiable
TYPE	USE
NNN	Retail

Photo Gallery



Six Reasons

The fundamentals that make Westland Crossing the corner's only modern address.

01 The Hard Corner

~96,000 VPD at a six-ingress signalized intersection with dual frontage and 1,120 parking spaces. That combination doesn't exist anywhere else on the Westland-side of Warren Road.

02 Across From Nankin Square

The City of Westland's \$12 million amphitheater and civic plaza opened fall 2025 directly across Warren Rd — concerts, beer garden, food-truck plaza, playgrounds, and the new Multicultural Festival series. A real, completed public destination.

03 Top 5% Nationwide

Placer.ai ranks Westland Crossing #922 of 19,543 strip/convenience centers nationwide, #19 in Michigan, and #4 within 15 miles — with three-year visit growth of +13.9%. Performing, not declining.

04 The Right Price

\$9–\$12/SF NNN is meaningfully below the Westland market average — real margin in a tenant's rent-to-sales model on an A-grade corner. Landlord will capitalize TI for credit tenants.

05 The Demand Pool

\$842M of unmet retail demand within 5 miles, with visible category gaps in off-price apparel, modern optical, urgent care, value pet, books, and boutique fitness — the exact categories actively expanding in Metro Detroit in 2026.

06 Built-In Cotenancy

Harbor Freight, Planet Fitness, NAPA, and McDonald's drive daily-needs frequency across the value, fitness, auto-service, and QSR crossover pools — exactly the cotenancy stack that off-price, optical, pet, urgent care, and fast-casual tenants underwrite.



A New Civic Anchor — Right Across the Street.

NANKIN SQUARE . WESTLAND'S NEW CIVIC PLAZA. OPENED FALL 2025

A \$12 million amphitheater and civic plaza opened in fall 2025 directly across Warren Road from Westland Crossing. A four-acre destination programmed year-round with concerts, food-truck festivals, a beer garden, playgrounds, and the new Multicultural Festival series.

The City of Westland built Nankin Square as the centerpiece of its long-term plan for the Wayne and Warren intersection, funded by the Westland TIFA Board (\$8.5M), Wayne County ARPA (\$2.5M), the Michigan Economic Development Corporation, and a federal earmark via Congresswoman Rashida Tlaib.

SPEC BLOCK (three callouts, gold accents):

\$12M — public investment

- **4 acres** — amphitheater, plaza, beer garden, playgrounds
- **Year-Round** — concerts, festivals, multicultural programming
-



Nankin Square: A \$12 million civic plaza on Warren Road, opened fall 2025. Four acres of amphitheater lawn, beer garden, food-truck plaza, and playgrounds.

Westland Crossing is the first commercial frontage every Nankin Square visitor sees.

Market Overview



POPULATION 84,037	5-MILE MEDIAN HH \$75,931
5-MILE POPULATION 279,780	3-MILE MEDIAN HH \$69,276
5-MILE HOUSEHOLDS 119,294	5-MILE RETAIL DEMAND GAP \$842M
5-MILE DAYTIME POPULATION 277,898	HARD CORNER TRAFFIC 96,000 VPD
COUNTY Wayne	DISTANCE TO DETROIT 18 Miles - West
AREA 20.4 SQ MI	DISTANCE TO I-275 2.9 Miles

Market Overview - Westland, MI

Westland is the thirteenth-largest city in Michigan and one of the densest retail corridors in western Wayne County. Located eighteen miles west of downtown Detroit and adjacent to Livonia, Canton, Garden City, and Dearborn Heights, the city covers 20.4 square miles and is home to roughly 84,000 residents — a mature, infill suburban market where new retail land is scarce and modernized A-grade corners are scarcer still.

The city's economic backbone is its working- and middle-class household base, with a 2025 median household income of \$46,951 within one mile of Westland Crossing, rising to \$75,931 within five miles as the trade area pulls in higher-income shoppers from Livonia, Canton, and Plymouth. That income gradient is the trade-area story in one number: Westland Crossing sits at the value-anchor end of a corridor that draws discretionary spending from wealthier neighbors who have no comparable modern retail at this intersection.

Westland's leadership is actively investing in the Wayne and Warren node. Mayor Kevin Coleman's administration has prioritized commercial corridor investment through a Fast Track to Business permitting team, and the City delivered the \$12 million Nankin Square amphitheater and civic plaza directly across the street in fall 2025 — a four-acre programmed destination funded through the Westland TIFA Board, Wayne County ARPA, the Michigan Economic Development Corporation, and a federal earmark.

Metro Detroit retail fundamentals reinforce the opportunity: multi-tenant retail vacancy across the region sits at 1.6% — the second-lowest of any major U.S. market — and Marcus & Millichap's 2025 outlook names Westland as a key infill target for retail investment.

DEMOGRAPHIC SNAPSHOT

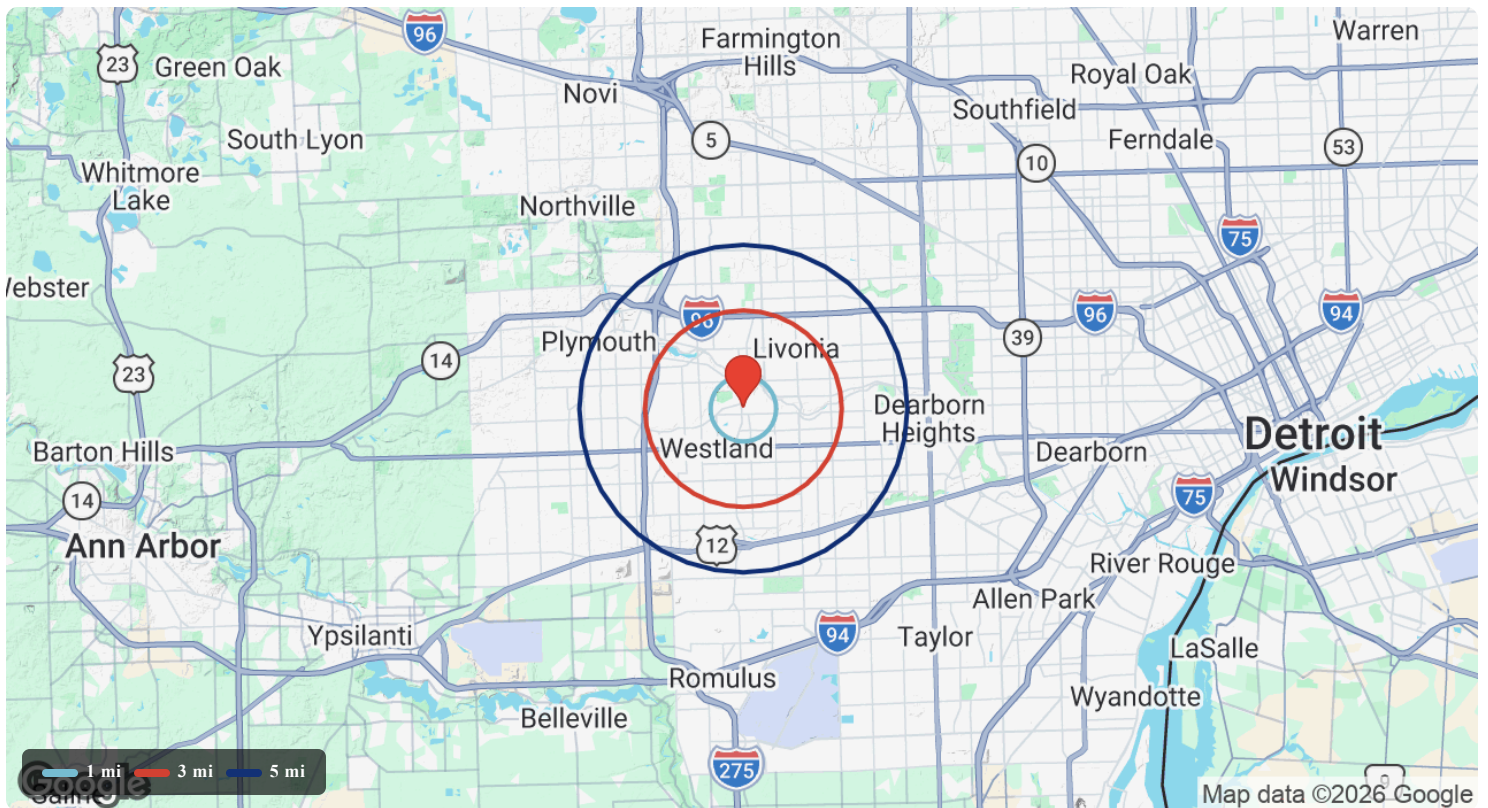
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	15,399	Population	100,151	Population	279,780
Median HH Income	\$46,951	Median HH Income	\$69,276	Median HH Income	\$75,931
Households	8,483	Households	45,970	Households	119,294

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,782	105,528	294,767
2010 Population	15,002	102,326	284,497
2025 Population	15,399	100,151	279,780
2030 Population	15,177	98,024	273,618
2025-2030 Growth Rate	-0.29 %	-0.43 %	-0.44 %
2025 Daytime Population	14,111	97,228	277,898

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	8,086	44,739	117,398	less than \$15,000	1,277	3,769	10,024
2010 Total Households	7,798	44,026	115,568	\$15,000-\$24,999	1,126	3,553	7,349
2025 Total Households	8,483	45,970	119,294	\$25,000-\$34,999	984	3,112	7,530
2030 Total Households	8,458	45,757	118,630	\$35,000-\$49,999	1,005	5,535	12,947
2025 Avg. Household Size	1.8	2.16	2.32	\$50,000-\$74,999	1,712	8,697	20,973
2025 Owner Occupied Housing	3,457	30,953	85,165	\$75,000-\$99,999	1,053	6,319	16,431
2030 Owner Occupied Housing	3,587	31,538	86,663	\$100,000-\$149,999	886	9,021	23,634
2025 Renter Occupied Housing	5,026	15,017	34,129	\$150,000-\$199,999	314	3,673	11,301
2030 Renter Occupied Housing	4,871	14,219	31,968	\$200,000 or greater	125	2,285	9,093
2025 Vacant Housing	425	2,120	5,487	Median HH Income	\$46,951	\$69,276	\$75,931
2025 Total Housing	8,908	48,090	124,781	Average HH Income	\$59,866	\$86,823	\$96,370



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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**SPIGEL
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