



For Sale  
**2,728 SF Operating Restaurant w/ Adjacent 1,572 SF Retail Unit**  
 Westland, Michigan

## Capitol Coney With Retail Unit

35495 Ford Rd, Westland, MI

- Freestanding multi-tenant location with 110' frontage on high-traffic Ford Road
- Operate a restaurant and rent adjacent vacant unit for additional income
- .33 AC, Zoned CB-3
- 55 to 60 parking spaces
- New HVAC, roof - two years old
- 2014 annual taxes: \$14,128
- 2014 assessed value: \$160,640

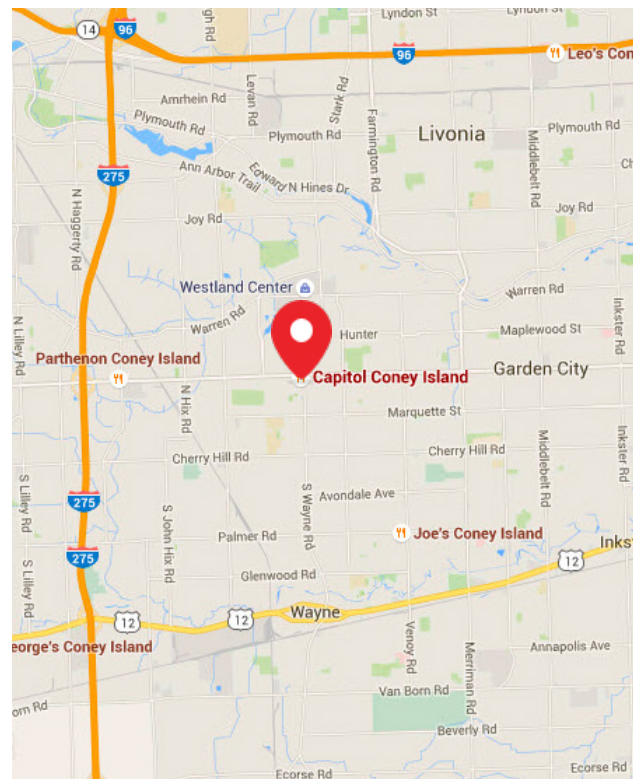
For more information, contact:

**Ron Goldstone**

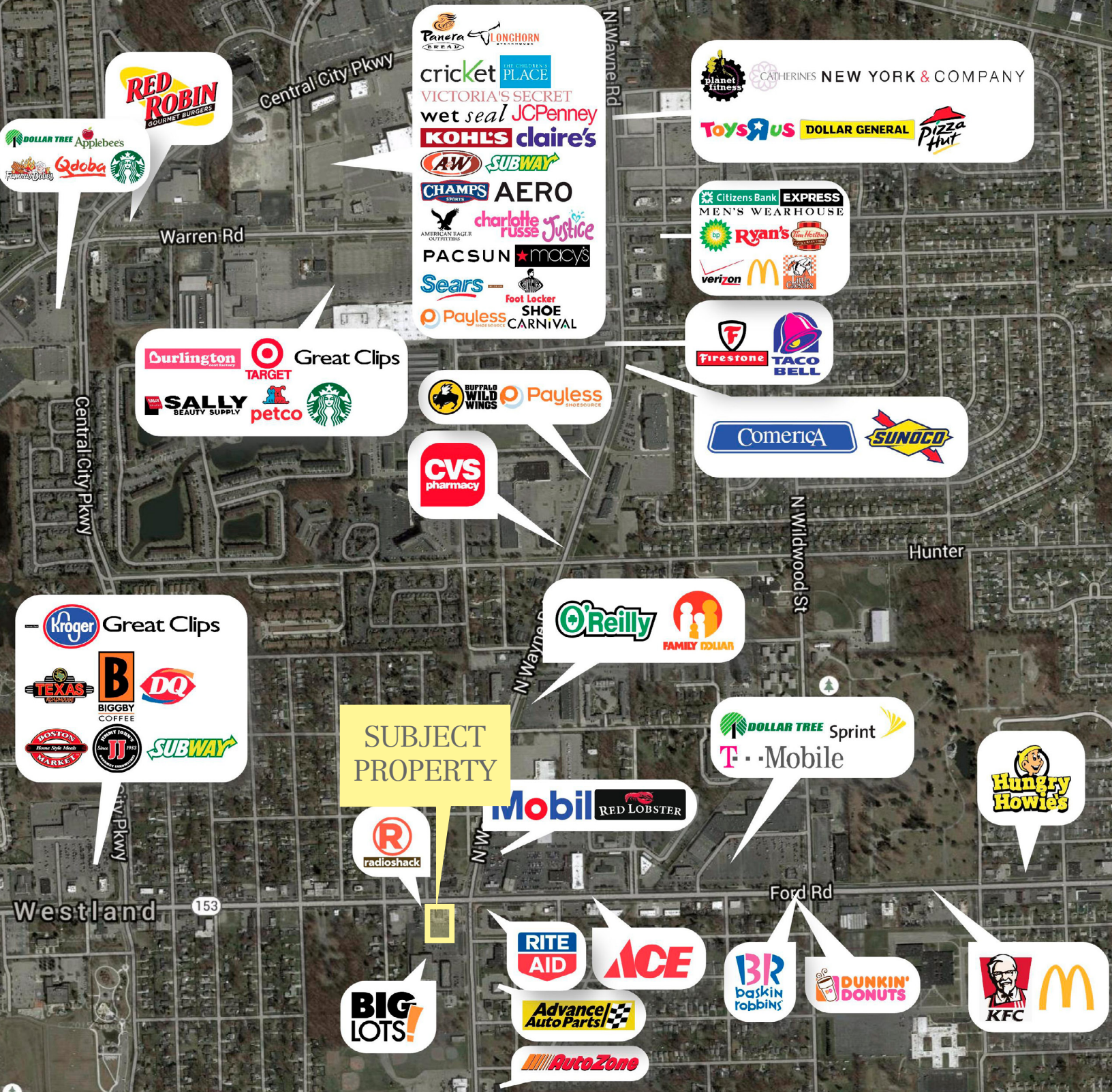
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
3 MILE	112,063	\$60,365
5 MILE	262,079	\$64,102
10 MILE	799,018	\$71,123

Figures shown represent estimates

DAILY TRAFFIC COUNTS	
ROADS	DAILY TRAFFIC
FORD & WAYNE - E & W	63,469 CARS
FORD & PARENT - E	31,924 CARS
FORD & WILDWOOD - E	37,072 CARS

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