FOR LEASE

WEST RIDGE SHOPPING CENTER

35705 WARREN RD, WESTLAND, MI 48185

FOR LEASE

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FOR LEASE

PROPERTY DETAILS

Location:	35705 Warren Rd Westland, MI 48185	
Property Type:	Shopping Center	
Date Available:	Immediately	
Rent:	2,750 SF:	$14.00/SF
	6,000-8,250 SF:	$13.00/SF
	10,000-15,000 SF:	$10.00/SF
NNN Expense:	$4.59/SF	
Available Space:	2,750 – 20,000 SF	
Zoning:	C- Commercial	
GLA:	162,874 SF	
Traffic Count:	Warren Rd (26,500 CPD) Wayne Rd (23,400 CPD)	
Contact:	David M. Ward dward@landmarkcres.com Michael R. Lippitt mlippitt@landmarkcres.com (248) 488-2620	

ANCHORS

TARGET · Burlington · BED BATH & BEYOND

TENANT ROSTER

petco THE HEALTH + WELLNESS CO. · five BELOW · CRUNCH

HIGHLIGHTS

- Strong lineup of national retailers including: Target, Burlington Stores, Bed Bath & Beyond, Petco, Five Below & Crunch Fitness
- 2,750 – 20,000 SF available in desirable retail hub of Westland, MI
- Surrounded by a dense population of over 100,000 residents within three miles
- Highly visibility Warren Road (26,500 CPD) & ¼ mile away from Wayne Road (23,400 CPD)
- Located directly across from Westland Mall

MICRO

AVAILABLE SPACE	
01	7,144 SF
04	6,334 SF
09	15,000 SF
11	2,750 SF
17A	8,250 SF

MACRO

NEWBURGH RD (21,500 CPD)
WARREN RD (25,900 CPD)
COWAN RD/CENTRAL CITY PKWY (3,700 CPD)
WARREN RD (26,500 CPD)
WAYNE RD (32,300 CPD)
(23,400 CPD)
(34,000)
WEST RIDGE SHOPPING CENTER
WESTLAND SHOPPING CENTER 1M SF
SITE
Bank of America
CHASE
BEST BUY
Ashley HOMESTORE
OfficeMax
SUNOCO
SONIC
T-Mobile
KOHL'S
JCPenney
sears
Pizza Hut
HARBOR FREIGHT TOOLS
planet fitness
DOLLAR GENERAL
CATHERINES
NAPA
SMOOTHIE KING
DEL TACO
Little Caesars
metroPCS
Great Clips
LONGHORN STEAKHOUSE
Panera
Red Robin
Pep Boys
bp
Tim Hortons
ON THE BORDER
FIREHOUSE SUBS
tropical CAFE
Applebee's
Public Storage
Famous Dave's
QDOBA MEXICAN EATS
TACO BELL
MEN'S WEARHOUSE
Firestone
Comerica
THEATRES
golden corral
VALUE CITY FURNITURE
DOLLAR TREE
TARGET
CRUNCH
Burlington
BED BATH & BEYOND
PartyCity
five BELOW
petco
SALLY BEAUTY
Rainbow
CVS pharmacy
Payless
BORICS
Hair Care
BUFFALO WILD WINGS
Culver's
meijer
RAC
LITTLE CAESARS PIZZA
N

SITE PLAN

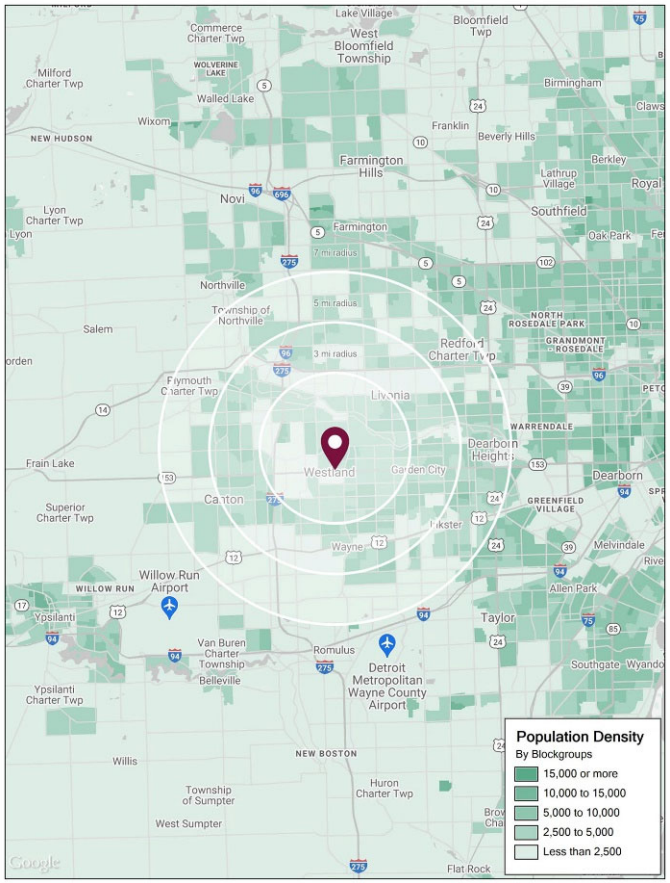
AVAILABLE SPACE	
01	7,144 SF
04	6,334 SF
09	15,000 SF
11	2,750 SF
17A	8,250 SF

CURRENT TENANTS	
NAP	Burlington Stores
NAP1	Target
01B	Rainbow
02	Bed Bath & Beyond
03	Five Below
05	Party City
06	Sally Beauty Supply
08	Sola Salon Studios
10	Scrubs & Beyond
12	Westland Bulk Foods
13	Crunch Fitness
14	Petco
15	Miracle-Ear
16	Alpha Expenditures
17	Comcast Xfinity

PICTURES

DEMOGRAPHICS

	DESCRIPTION	3 MILE	5 MILE	7 MILE
POPULATION	2021 Estimated Population	96,538	269,763	458,269
	2026 Projected Population	96,626	270,800	462,223
	2010 Census Population	99,091	276,595	467,591
	2000 Census Population	101,724	285,416	472,069
	Projected Annual Growth 2021 to 2026	-	-	0.2%
	Historical Annual Growth 2000 to 2021	-0.2%	-0.3%	-0.1%
HOUSEHOLDS	2021 Estimated Population	41,950	110,593	182,766
	2021 Estimated Households	42,092	111,341	184,789
	2026 Projected Households	42,710	112,600	185,548
	2010 Census Households	43,214	113,571	183,936
	2000 Census Households	-	0.1%	0.2%
	Projected Annual Growth 2021 to 2026	-0.1%	-0.1%	-
RACE	2021 Est. White	74.3%	74.4%	71.8%
	2021 Est. Black	17.0%	16.1%	18.5%
	2021 Est. Asian or Pacific Islander	4.9%	5.5%	5.7%
	2021 Est. American Indian or Alaska Native	0.4%	0.4%	0.3%
	2021 Est. Other Races	3.5%	3.6%	3.6%
INCOME	2021 Est. Average Household Income	$77,049	$83,994	$90,507
	2021 Est. Median Household Income	$61,274	$67,960	$73,332
	2021 Est. Per Capita Income	$33,547	$34,516	$36,173
BUSINESS	2021 Est. Total Businesses	3,595	10,566	17,287
	2021 Est. Total Employees	48,244	127,541	216,242



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