

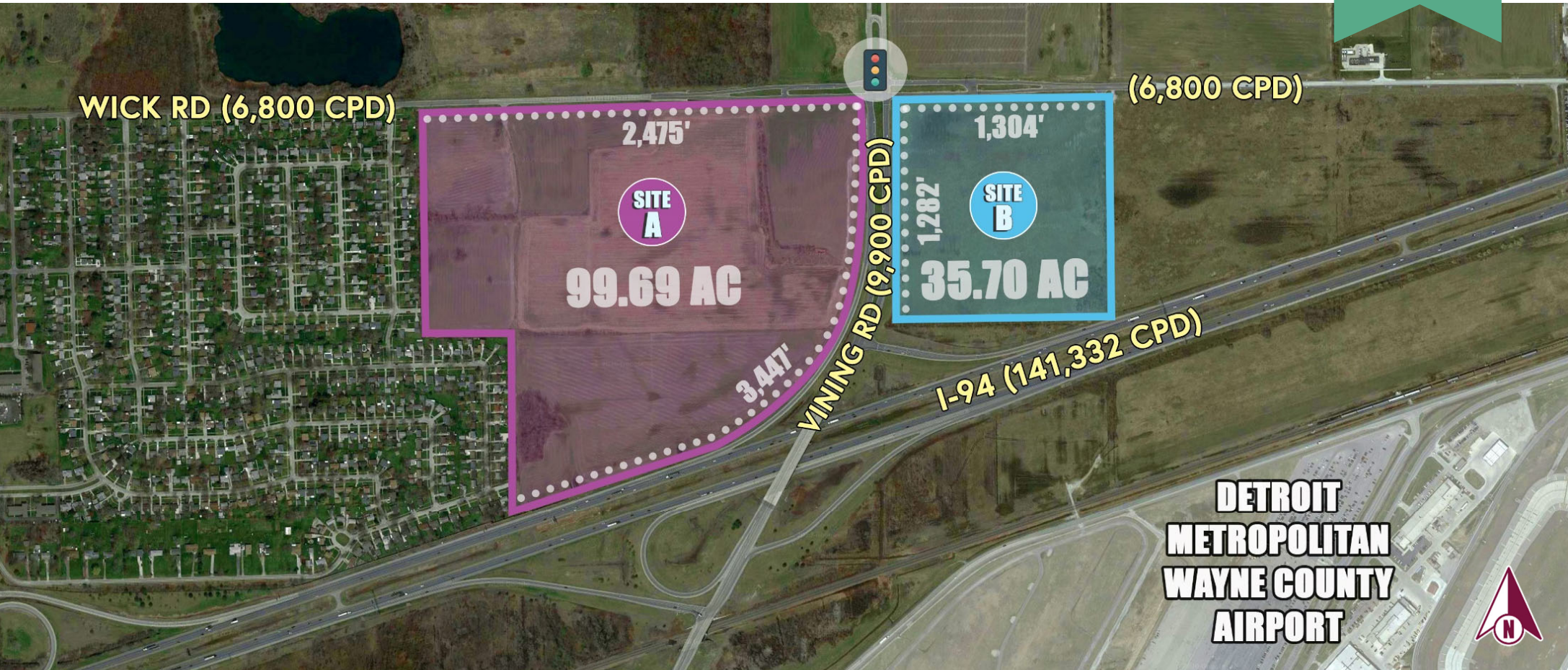


# FOR SALE/LEASE

## METRO WORLD COMMERCE CENTER

VINING RD & I-94 INTERCHANGE, ROMULUS, MI 48174

**FOR  
SALE/LEASE**



**GORDON S. HYDE**  
Associate  
ghyde@landmarkcres.com  
(248) 488-2620



**CONTACT US**  
30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
Phone: (248) 488-2620  
landmarkcres.com

# FOR SALE/LEASE

## PROPERTY DETAILS

<b>Location:</b>	<b>Site A:</b> NWQ I-94 & Vining Rd <b>Site B:</b> NEQ I-94 & Vining Rd Romulus, MI 48174
<b>Property Type:</b>	Vacant Land
<b>Date Available:</b>	Immediately
<b>Lot Size:</b>	<b>Site A:</b> 99.69 AC <b>Site B:</b> 35.70 AC
<b>Lot Dimensions:</b>	<b>Site A:</b> Wick Rd 2,475' (Approx. Frontage) I-94/Vining Rd 3,447' (Approx. Frontage) I-94 1,250' (Approx. Frontage) <b>Site B:</b> Wick Rd 1,304' (Approx. Frontage) Vining Rd 1,282' (Approx. Frontage)
<b>Zoning:</b>	Regional Center Commercial
<b>Traffic Count:</b>	I-94 (141,332 CPD) Vining Rd (9,900 CPD) Wick Rd (6,800 CPD)
<b>Contact:</b>	Gordon S. Hyde <a href="mailto:ghyde@landmarkcres.com">ghyde@landmarkcres.com</a> (248) 488-2620

## DESCRIPTION

The subject property is strategically located at the Vining Road Interchange with I-94 and is comprised of approximately 135 acres of developable land. The property benefits from its close proximity to Detroit Metropolitan Airport (less than ½ mile to the South). Detroit Metropolitan Airport is Michigan's largest airport and the 10th largest airport in the United States. Detroit Metropolitan Airport is a highly trafficked airport with more than 36 million travelers in 2019, and employs more than 18,000 workers. The site also features excellent visibility and frontage along I-94 (East/West thoroughfare). I-94 is a heavily traveled corridor with a combined traffic count of more than 141,332 cars per day. The property is zoned Regional Center Commercial and allows a wide array of uses, and is also located within the Wayne County Aerotropolis incentive area, qualifying it for various business incentive programs..

The subject site features a clean environmental, level topography and is free of any wetlands. The utilities are on site and are located at the road.

# MICRO

WICK RD (6,800 CPD)

(6,600 CPD)

(6,800 CPD)

2,475'

**SITE A**

**99.69 AC**

3,447'

1,304'

**SITE B**

**35.70 AC**

1,282'

VINING RD (9,900 CPD)

I-94 (141,332 CPD)

**DETROIT  
METROPOLITAN  
WAYNE COUNTY  
AIRPORT**





# DEMOGRAPHICS

DESCRIPTION		5 MILE	10 MILE	15 MILE	20 MILE
POPULATION	2020 Estimated Population	112,192	645,042	1,335,369	2,051,957
	2025 Projected Population	106,404	620,599	1,308,053	2,040,746
	2010 Census Population	115,570	660,943	1,371,480	2,078,052
	2000 Census Population	118,286	655,902	1,432,658	2,223,853
	Projected Annual Growth 2020 to 2025	-1.0%	-0.8%	-0.4%	-0.1%
	Historical Annual Growth 2000 to 2020	-0.3%	-	-0.3%	-0.4%
HOUSEHOLDS	2020 Estimated Households	46,387	274,584	552,198	858,126
	2025 Projected Households	42,353	254,222	522,206	831,001
	2010 Census Households	44,434	262,423	531,180	819,917
	2000 Census Households	44,458	258,438	545,490	853,774
	Projected Annual Growth 2020 to 2025	-1.7%	-1.5%	-1.1%	-0.6%
	Historical Annual Growth 2000 to 2020	46,387	274,584	552,198	858,126
RACE	2020 Est. White	60.7%	72.1%	65.1%	58.0%
	2020 Est. Black	31.3%	18.4%	25.1%	31.0%
	2020 Est. Asian or Pacific Islander	2.5%	4.9%	3.9%	5.7%
	2020 Est. American Indian or Alaska Native	0.5%	0.4%	0.4%	0.4%
	2020 Est. Other Races	5.0%	4.2%	5.4%	5.0%
INCOME	2020 Est. Average Household Income	\$59,966	\$75,434	\$75,554	\$77,402
	2020 Est. Median Household Income	\$48,866	\$59,656	\$57,998	\$59,141
	2020 Est. Per Capita Income	\$24,902	\$32,176	\$31,326	\$32,591
BUSINESS	2020 Est. Total Businesses	3,357	20,843	43,221	84,411
	2020 Est. Total Employees	51,337	248,129	498,766	1,053,346

