

FOR LEASE/SALE  
**METRO WORLD COMMERCE CENTER**

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

WICK RD (7,914 CPD)

(7,914 CPD)

2,475'

**SITE A**  
99.69 AC

1,282'

1,304'

**SITE B**  
35.70 AC

3,447'

VINING RD (9,692 CPD)

I-94 (111,526 CPD)

(107,271 CPD)

**DETROIT  
METROPOLITAN  
WAYNE COUNTY  
AIRPORT**

# PROPERTY DETAILS

<b>LOCATION:</b>	Site A:	NWQ I-94 & Vining Rd Romulus, MI 48174
	Site B:	NEQ I-94 & Vining Rd Romulus, MI 48174
<b>PROPERTY TYPE:</b>	Vacant Land	
<b>DATE AVAILABLE:</b>	Immediately	
<b>LOT SIZE:</b>	Site A:	99.69 AC
	Site B:	35.70 AC
<b>LOT DIMENSIONS:</b>	Site A:	Wick Rd 2,475' (Approx. Frontage)
		I-94/ Vining Rd 3,447' (Approx. Frontage)
		I-94 1,250' (Approx. Frontage)
	Site 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 (111,526 CPD) Vining Rd (9,692 CPD) Wick Rd (7,914 CPD)	

## 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..

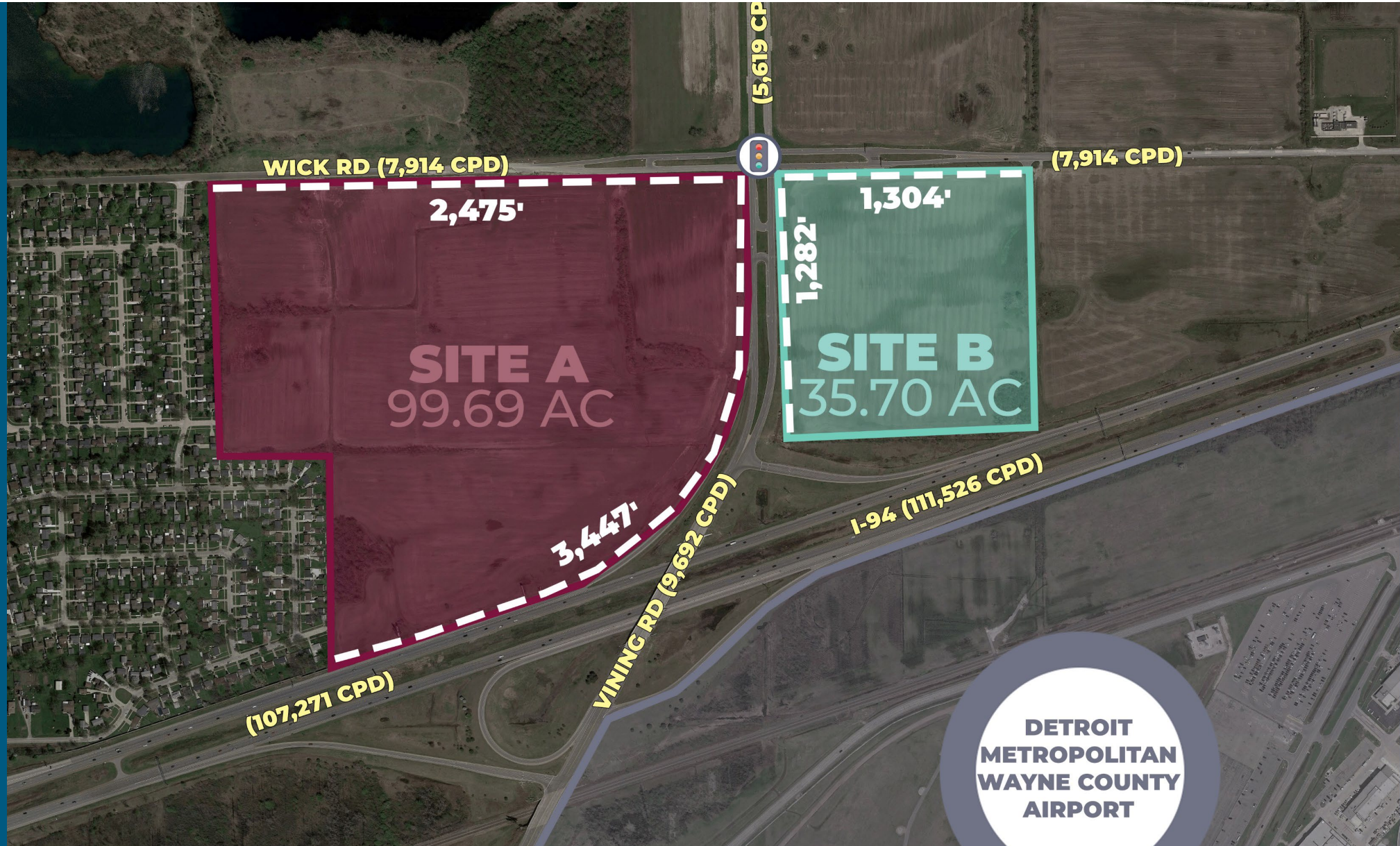
The subject site features a clean environmental, level topography and is free of any wetlands. The utilities are on site and are located at the road.

EXCLUSIVELY LISTED BY:



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Senior Associate  
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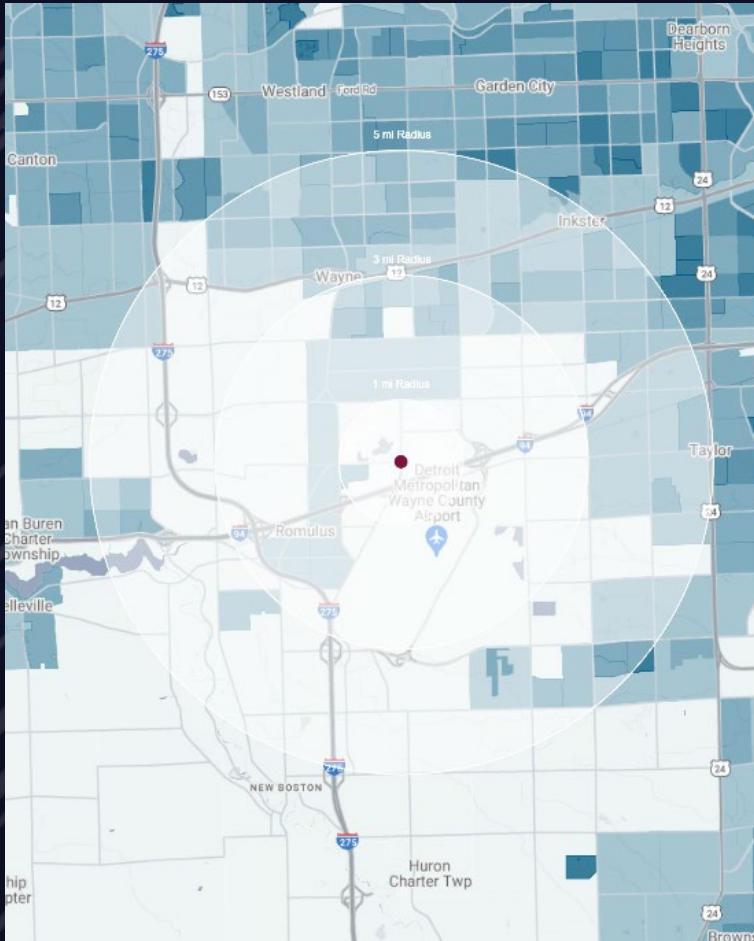
# MICRO AERIAL



# MACRO AERIAL



# DEMOGRAPHICS



## METRO WORLD COMMERCE CENTER

Vining Rd & I-94 Interchange,  
Romulus, MI 48174

# DEMOGRAPHICS

### POPULATION

	3 MILE	5 MILE	10 MILE
2023 Estimated Population	14,227	56,393	545,275
2028 Projected Population	14,951	59,114	542,861
2020 Census Population	14,509	56,337	553,902
2010 Census Population	13,810	53,999	538,580
Projected Annual Growth 2023 to 2028	1.0%	1.0%	-
Historical Annual Growth 2010 to 2023	0.2%	0.3%	-

### HOUSEHOLDS

2023 Estimated Households	5,804	22,862	224,997
2028 Projected Households	6,241	24,427	228,426
2020 Census Households	5,591	21,943	224,246
2010 Census Households	5,192	20,401	213,891
Projected Annual Growth 2023 to 2028	1.5%	1.4%	0.3%
Historical Annual Growth 2010 to 2023	0.9%	0.9%	0.4%

### RACE

2023 Est. White	56.7%	57.6%	66.3%
2023 Est. Black	33.5%	32.1%	22.4%
2023 Est. Asian or Pacific Islander	2.3%	2.6%	3.5%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	7.2%	7.4%	7.4%

### INCOME

2023 Est. Average Household Income	\$86,471	\$83,859	\$94,653
2023 Est. Median Household Income	\$74,300	\$67,530	\$70,730
2023 Est. Per Capita Income	\$35,372	\$34,081	\$39,142

### BUSINESS

2023 Est. Total Businesses	537	1,919	14,742
2023 Est. Total Employees	11,052	32,229	161,500

## CONTACT US



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