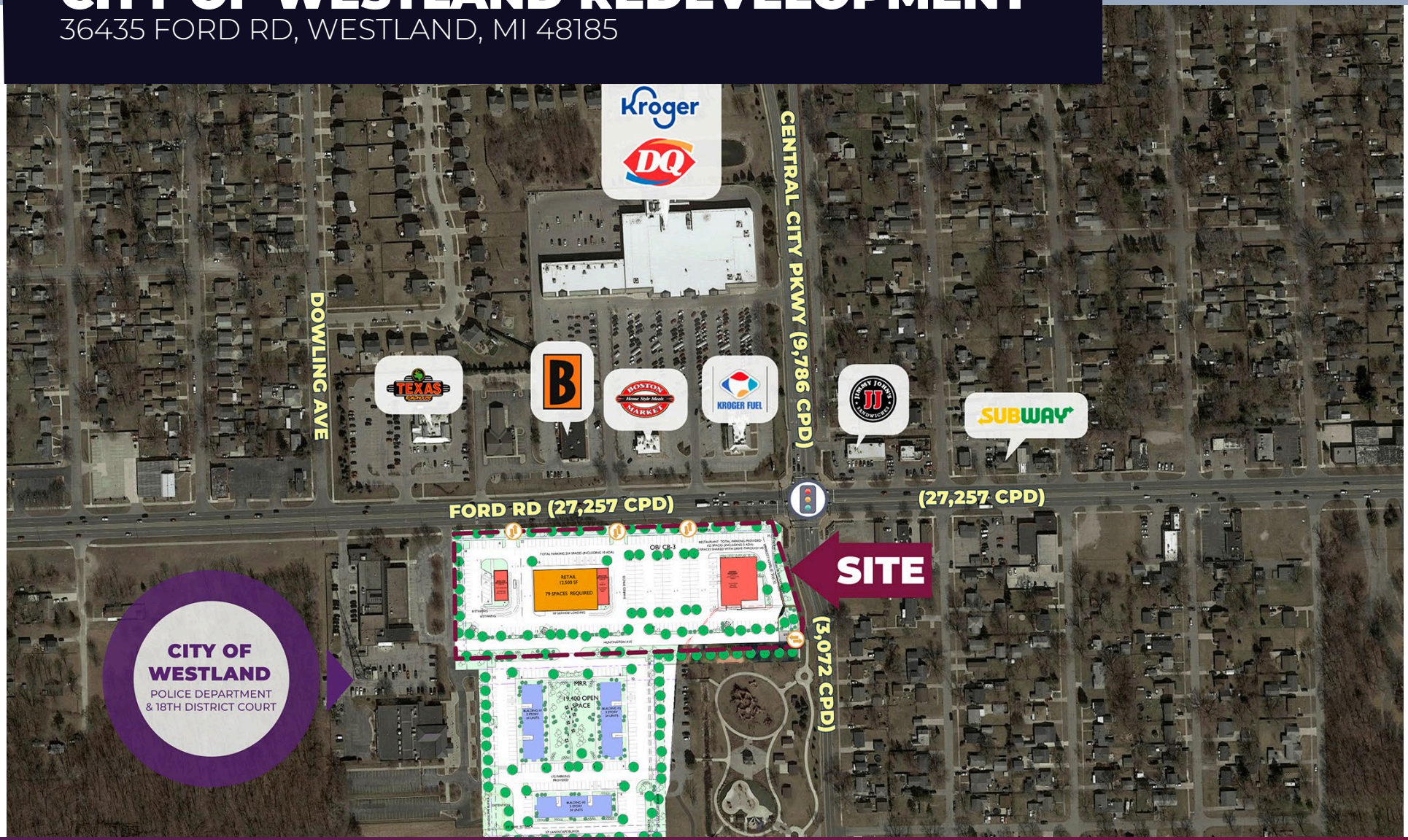
CITY OF WESTLAND REDEVELOPMENT

36435 FORD RD, WESTLAND, MI 48185



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	36435 Ford Rd Westland, MI 48185
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	Contact Broker
LOT SIZE:	8.75 AC
LOT DIMENSIONS:	Frontage: 705' (Ford Rd)
AVAILABLE SPACE:	±4 AC (Commercial Development) ±4 AC (Residential Development)
ZONING:	PUD (Planned Unit Development)
TRAFFIC COUNT:	Ford Rd (27,257 CPD) Newburgh Rd (22,401 CPD)

EXCLUSIVELY LISTED BY:

LOUIS J. CIOTTI
Managing Director
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TENANT ROSTER

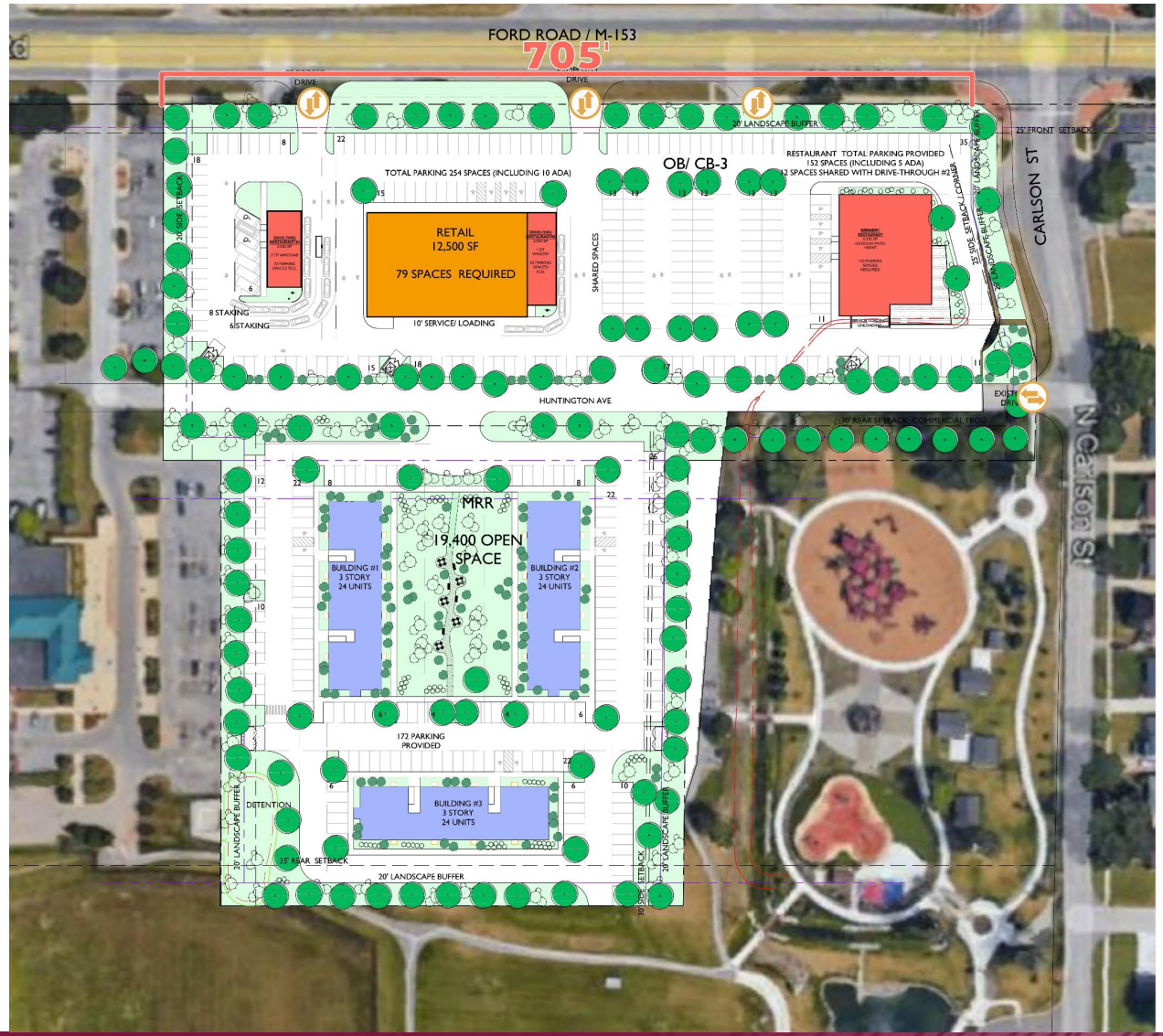
CITY OF WESTLAND MICHIGAN

DESCRIPTION

One of a kind, monumental development happening within the City of Westland. This development will put you adjacent to the new city buildings, in addition to being front & center along Ford Road & Central City Parkway.

- Less than 2 Miles East of I-275 & Canton Market
- Potential for Commercial Development
  - *±4 AC*
  - *705' of Frontage on Ford Rd*
- Potential for Residential Development
  - *±4 AC*
  - *3 Buildings*
    - *24 Units Each*
    - *72 Total Units*

MASTER PLAN



PARKING REQUIRED RESIDENTIAL

36 - 1 BRM APT.X1.5 SPACES = 54 SPACES
36 - 2 BRM APT.X2 SPACES = 72 SPACES

GUEST PARKING : 1 SPACE PER 5 DWELLING UNITS **= 72/5 = 15 SPACES**

MAINTENANCE BUILDING
1 SPACE / EMPLOYEE

TOTAL PARKING REQUIRED 145 SPACES

TOTAL PROVIDED : 172 SPACES
ADA SPACES INCLUDED

DINNING RESTAURANT
8000 SF GROSS +1,600 SF OUTDOOR PATIO

PARKING REQUIRED
1/75 SF DINING AREA +
1/ EMPLOYEE

PARKING REQUIRED = 140 SPACES

PARKING PROVIDED 152 SPACES
(12 SPACES SHARED WITH DT #2)

1 DRIVE THRU RESTAURANT #1

2,000 SF GROSS

PARKING REQUIRED
1/100 SF FLOOR AREA : 20 SPACES
PROVIDED: 22 SPACES

8 STACKING SPACES FOR FIRST WINDOW
6 PARKING SPACES FOR SECOND WINDOW

1 DRIVE THRU RESTAURANT #2

2,030 SF GROSS

PARKING REQUIRED
1/100 SF FLOOR AREA : 20 SPACES
PROVIDED: 22 SPACES

8 STACKING SPACES FOR DT WINDOW

RETAIL
12,500 SF GROSS

PARKING REQUIRED
1/200 SF + 1/1,000 SF

PARKING REQUIRED : 63 + 13=76 SPACES

TOTAL PARKING REQUIRED : 256
TOTAL PARKING PROVIDED : 254

ELEVATIONS – RESTAURANT CONCEPT

WEST ELEVATION
SCALE: N.T.S.

FORD RD. EASTBOUND VIEW
SCALE: N.T.S.

NORTH ELEVATION
SCALE: N.T.S.

FORD RD. WESTBOUND VIEW
SCALE: N.T.S.

EAST ELEVATION
SCALE: N.T.S.

ISOMETRIC VIEW
SCALE: N.T.S.

SOUTH ELEVATION
SCALE: N.T.S.

ELEVATIONS – RETAIL CENTER

ELEVATIONS – RESIDENTIAL DEVELOPMENT

1 A3.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2 A3.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

4 A3.1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

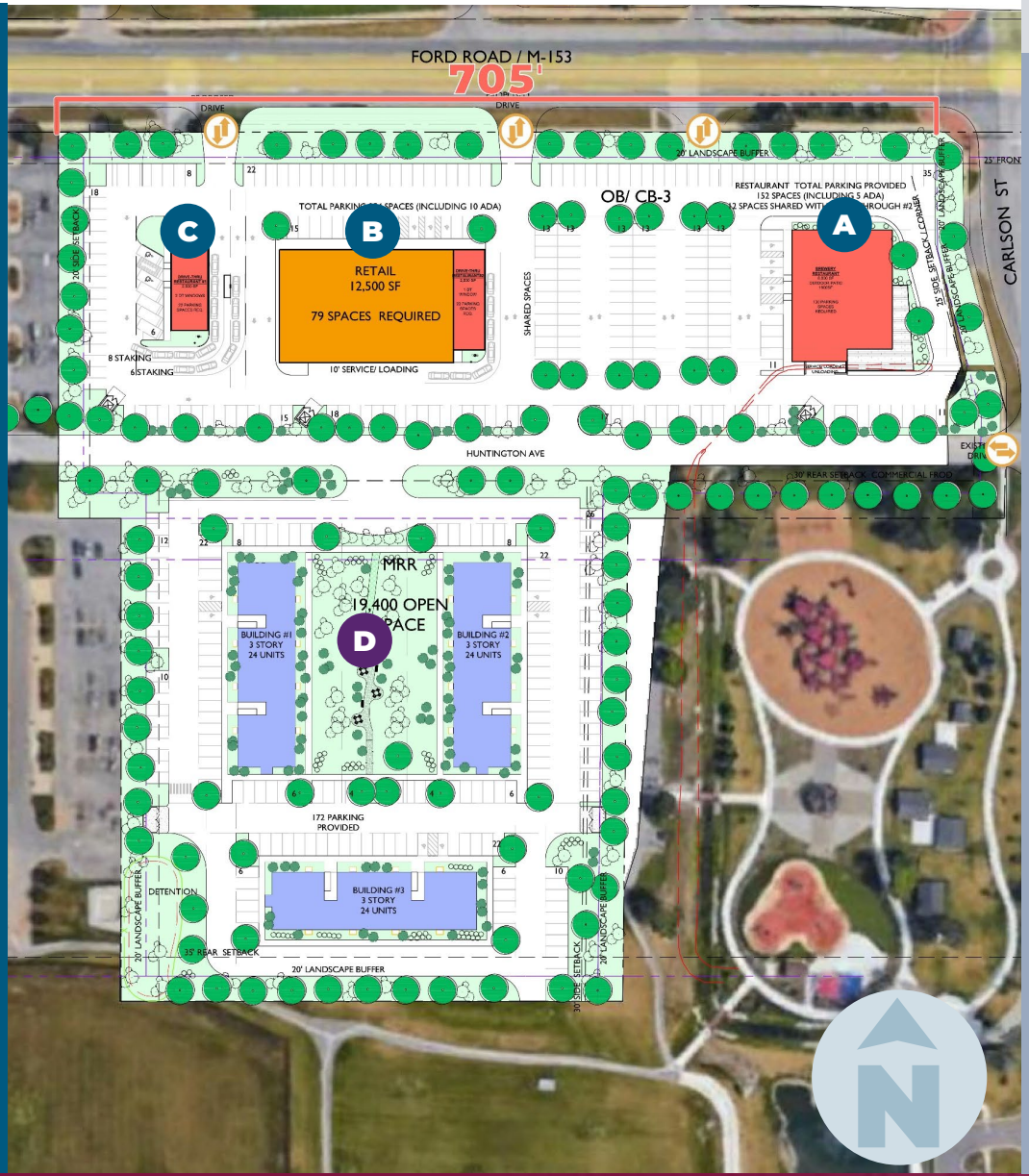
3 A3.1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MICRO AERIAL

MACRO AERIAL

MARKET AERIAL

CONCEPTUAL SITE PLAN



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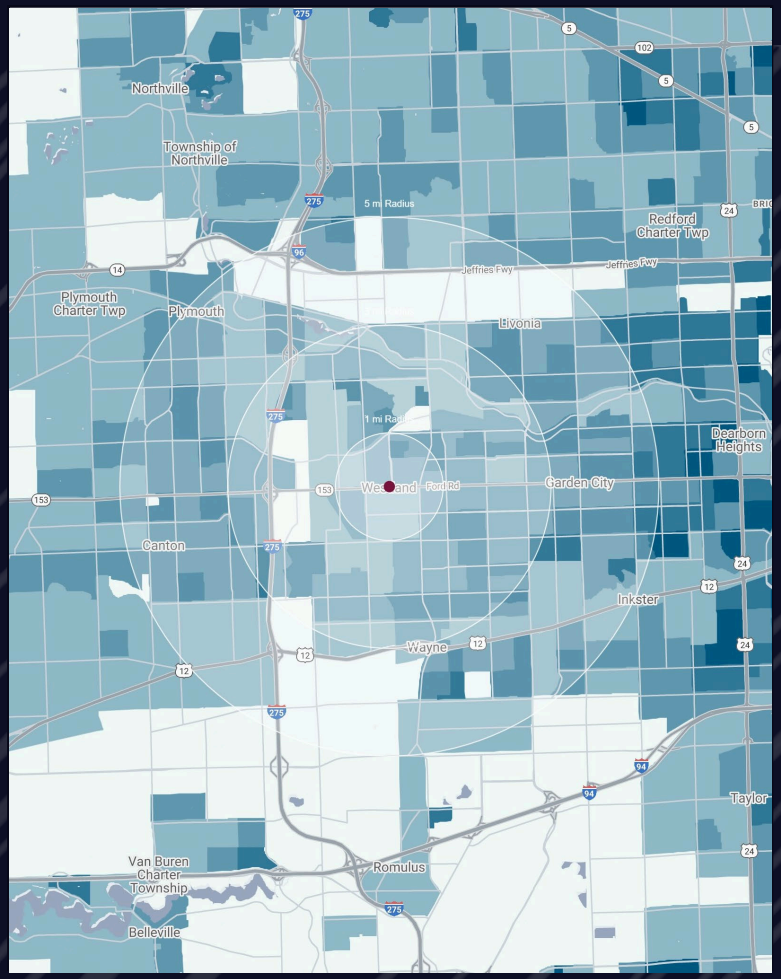
COMMERCIAL DEVELOPMENT

		SQ FT	PARKING
A	RESTAURANT INDOOR/PATIO	8,000 SF	
B	RETAIL CENTER	12,500 SF	
C	DRIVE-THRU RESTAURANT	2,000 SF	
			254 Total

RESIDENTIAL DEVELOPMENT

D	3 APARTMENT BUILDINGS	TOTAL:	72 UNITS
	APARTMENT BUILDING 1		24 UNITS
	APARTMENT BUILDING 2		24 UNITS
	APARTMENT BUILDING 3		24 UNITS

DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	12,347	109,529	260,906
2028 Projected Population	12,808	108,050	255,564
2020 Census Population	12,297	113,741	269,544
2010 Census Population	11,858	111,118	264,181
Projected Annual Growth 2023 to 2028	0.7%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	0.3%	-0.1%	-
HOUSEHOLDS			
2023 Estimated Households	6,747	49,964	110,891
2028 Projected Households	7,213	50,448	110,902
2020 Census Households	6,304	49,803	111,763
2010 Census Households	5,874	47,176	106,671
Projected Annual Growth 2023 to 2028	1.4%	0.2%	-
Historical Annual Growth 2010 to 2023	1.1%	0.5%	0.3%
RACE			
2023 Est. White	58.3%	65.2%	65.4%
2023 Est. Black	30.2%	22.2%	22.6%
2023 Est. Asian or Pacific Islander	4.1%	6.0%	5.6%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	7.1%	6.3%	6.2%
INCOME			
2023 Est. Average Household Income	$56,711	$86,278	$97,936
2023 Est. Median Household Income	$47,909	$67,065	$74,492
2023 Est. Per Capita Income	$31,210	$39,466	$41,740
BUSINESS			
2023 Est. Total Businesses	512	2,860	9,483
2023 Est. Total Employees	4,790	26,804	105,670

CONTACT US

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