

FOR LEASE
FORMER AUBREE'S RESTAURANT
37300 WARREN RD, WESTLAND, MI 48185



FULLY BUILT-OUT RESTAURANT

PROPERTY DETAILS

LOCATION:	37300 Warren Rd Westland, MI 48185
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
RENT:	\$25.00/SF NNN
BUILDING SIZE:	5,579 SF
LOT SIZE:	1.47 AC
ZONING:	CB-3
IMPROVEMENTS:	Fully Built-Out Restaurant
TRAFFIC COUNT:	Warren Rd (23,066 CPD) N Newburgh Rd (27,999 CPD)

EXCLUSIVELY LISTED BY:



**GORDON S.
HYDE**

Director
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248 488 2620

NOTABLE RETAILERS IN TRADE AREA



HIGHLIGHTS

Fully Built-Out Restaurant Space

Turnkey opportunity ideal for a quick start-up or expansion.

High-Visibility Location

Situated along a major commercial corridor with strong daily traffic counts and excellent street exposure.

Convenient Access

Easy ingress and egress from main thoroughfares with ample parking on-site.

Surrounded by National Retailers

Benefit from strong co-tenancy and high consumer draw with nearby brands such as Meijer, Target, Walmart, and Kroger.

Liquor License

Available.

MICRO AERIAL



MACRO AERIAL

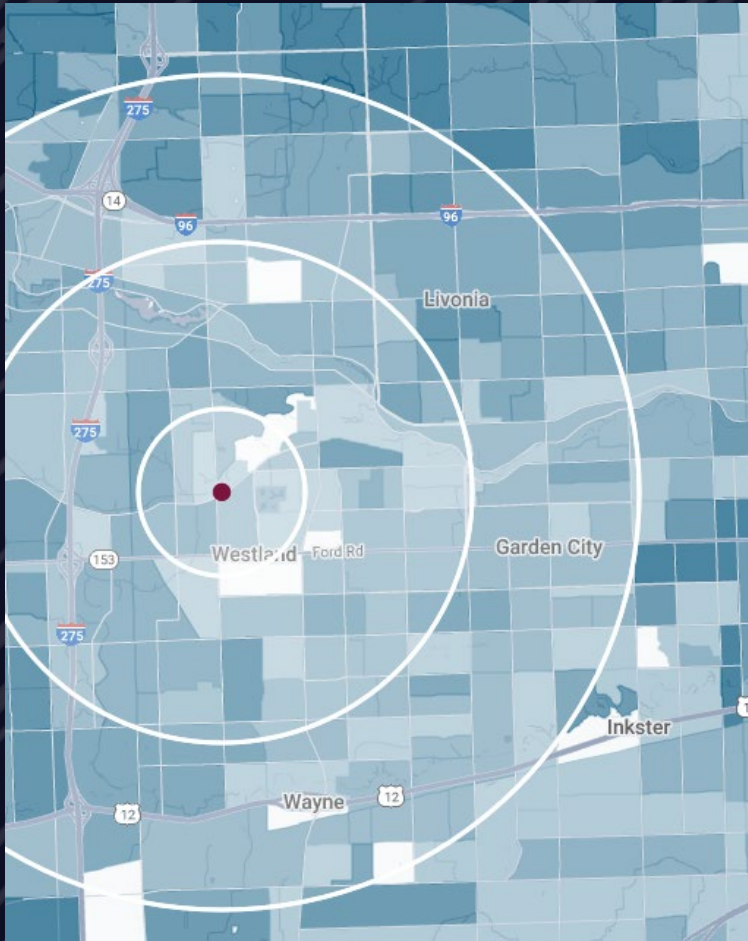


SITE PHOTOS



FACADE

DEMOGRAPHICS



FORMER AUBREE'S RESTAURANT

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	12,722	95,880	254,853
2029 Projected Population	12,578	93,986	249,254
2020 Census Population	12,617	101,942	272,186
2010 Census Population	11,918	99,384	267,532
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	-0.3%	-0.3%

HOUSEHOLDS

2024 Estimated Households	6,620	43,626	109,821
2029 Projected Households	6,550	42,742	107,161
2020 Census Households	6,383	44,789	113,466
2010 Census Households	5,839	42,325	108,372
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	1.0%	0.2%	-

RACE

2024 Est. White	53.1%	68.9%	72.1%
2024 Est. Black	31.6%	17.4%	15.3%
2024 Est. Asian or Pacific Islander	9.4%	7.7%	6.4%
2024 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2024 Est. Other Races	5.5%	5.7%	5.9%

INCOME

2024 Est. Average Household Income	\$65,139	\$91,833	\$103,570
2024 Est. Median Household Income	\$47,825	\$69,859	\$80,260
2024 Est. Per Capita Income	\$34,141	\$41,873	\$44,758

BUSINESS

2024 Est. Total Businesses	457	3,353	9,735
2024 Est. Total Employees	4,752	36,907	113,431

CONTACT US



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