FOR LEASE

WESTLAND TOWN CENTER (FORMER BIG LOTS)

35507 FORD RD, WESTLAND, MI 48185



ECODE #1106

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	35507 Ford Rd, Westland, MI 48185
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	$12.00/SF
NNN EXPENSE:	$5.00/SF
BUILDING DIMENSIONS:	Approx. 160' X 187.2'
LOT SIZE:	5.34 AC
AVAILABLE SPACE:	Up to 30,366 SF *Can be demised
TRAFFIC COUNT:	Ford Rd (29,402 CPD) Wayne Rd (29,292 CPD)

$12.00/SF **RENT**

$5.00/SF **NNN**

TENANT ROSTER



HIGHLIGHTS

- Become the Anchor of Westland Town Center with a prominent retail presence.
- Prime Ford Road Frontage along Westland's primary commercial corridor.
- Ample On-Site Parking with 186 spaces for customer convenience.
- Flexible, Open Floor Plan ideal for grocery, fitness, specialty retail, and other concepts.
- Established Co-Tenants including Wild Bill's, Lady Jane's, and Benito's Pizza.

EXCLUSIVELY LISTED BY:

ROCCO J. GALATI
Associate
rgalati@landmarkcres.com
248 488 2620

ALESSANDRO D. BORTOLOTTI
Associate
abortolotti@landmarkcres.com
248 488 2620

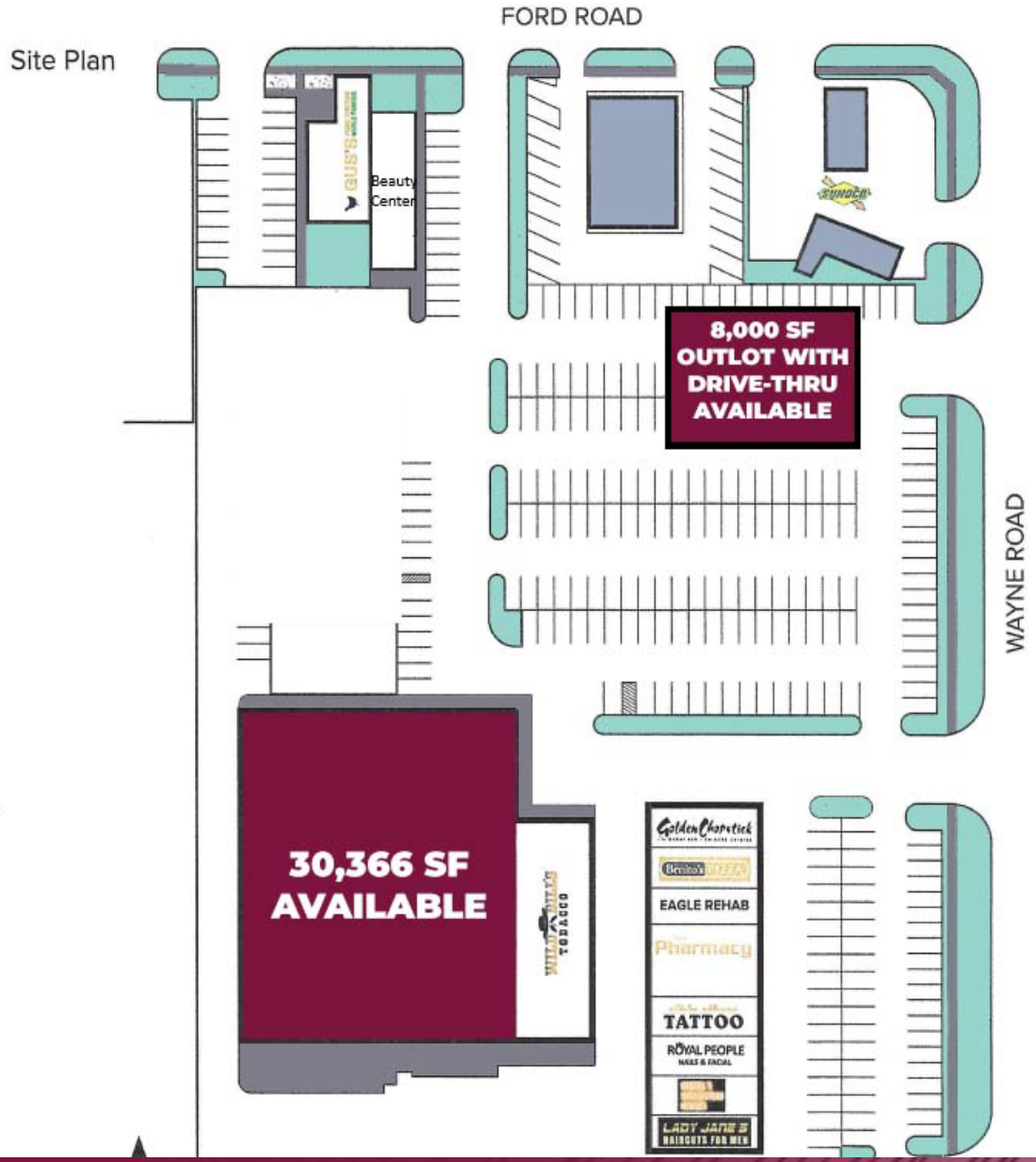
MICRO AERIAL



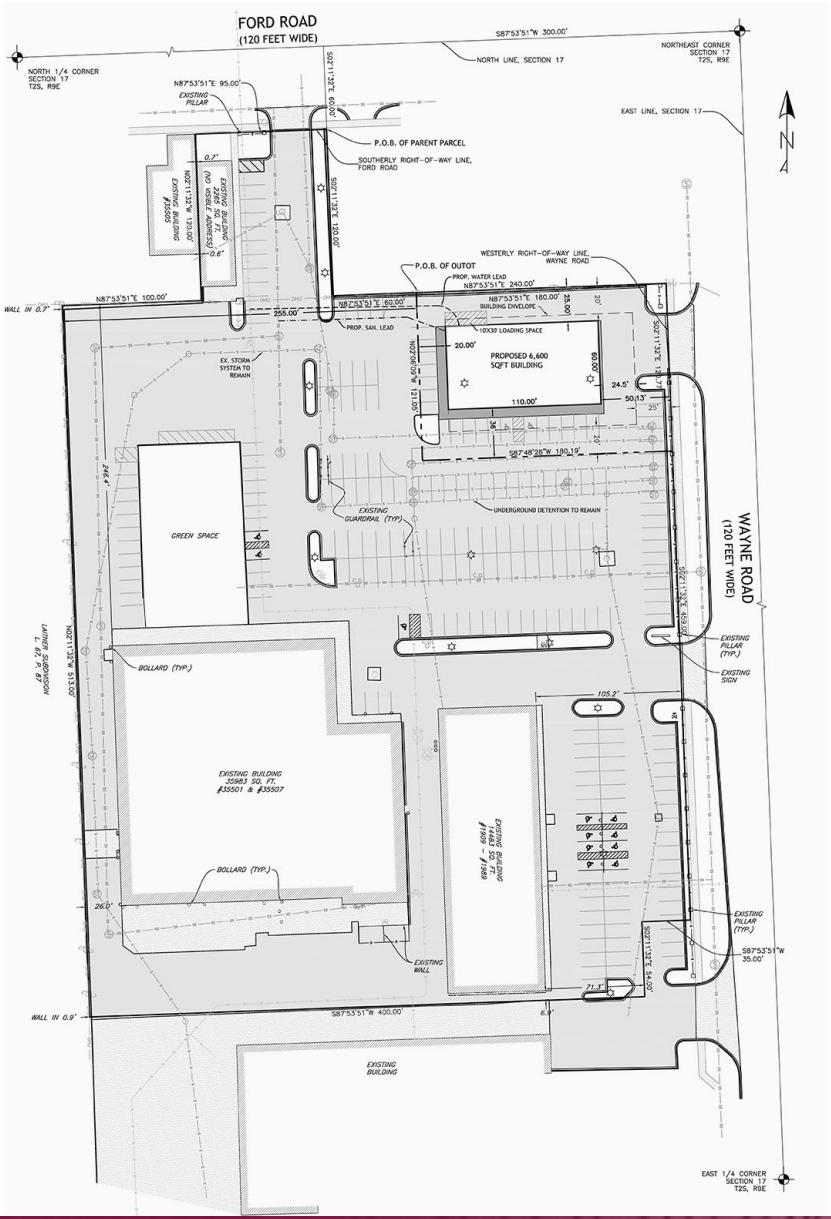
MACRO AERIAL



SITE PLAN


Site Plan
FORD ROAD
Beauty Center
8,000 SF OUTLOT WITH DRIVE-THRU AVAILABLE
WAYNE ROAD
30,366 SF AVAILABLE
EAGLE REHAB
Pharmacy
TATTOO
ROYAL PEOPLE

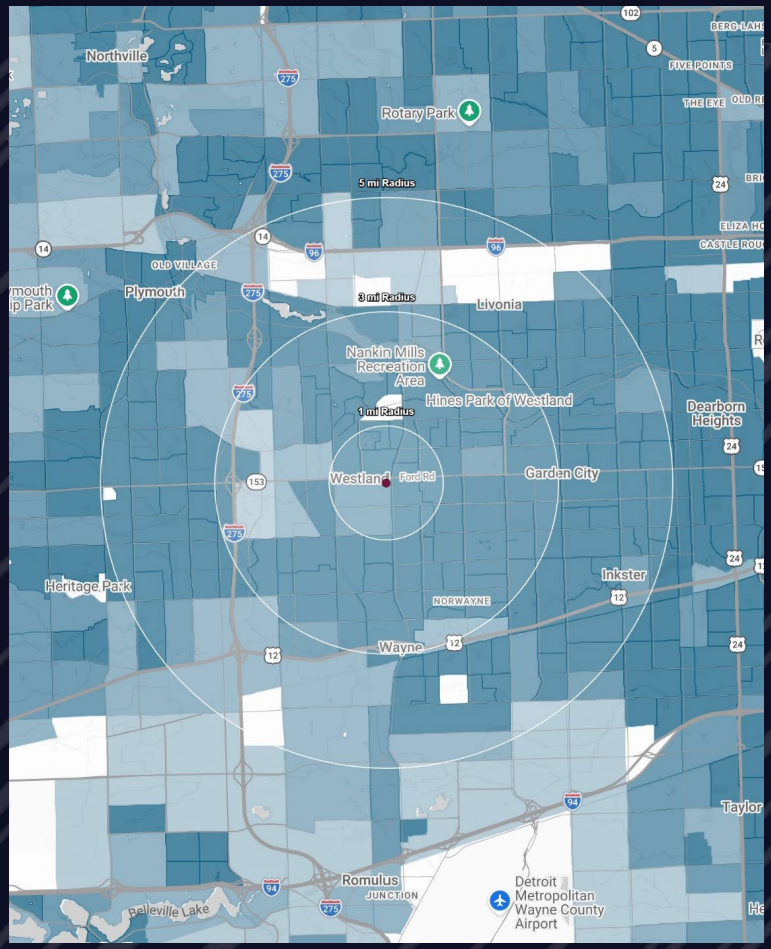
SITE PLAN


FORD ROAD
(120 FEET WIDE)
S87°53'51"W 300.00'
NORTH LINE, SECTION 17
NORTHEAST CORNER
SECTION 17
T2S, R9E
NORTH 1/4 CORNER
SECTION 17
T2S, R9E
N87°53'51"E 95.00'
EXISTING PILLAR
EAST LINE, SECTION 17
P.O.B. OF PARENT PARCEL
SOUTHERLY RIGHT-OF-WAY LINE,
FORD ROAD
EXISTING MILKING PARLOR
EXISTING BARN
WESTERLY RIGHT-OF-WAY LINE,
WAYNE ROAD
P.O.B. OF OUTOT
PROP. WATER LEAD
N87°53'51"E 240.00'
N87°53'51"E 160.00'
BUILDING ENVELOPE
N87°53'51"E 100.00'
WALL IN 0.7'
N87°53'51"E 60.00'
255.00'
PROP. SAN. LEAD
10X30 LOADING SPACE
20.00'
PROPOSED 6,600
SQFT BUILDING
110.00'
24.5'
50.13'
EX. STORM
SYSTEM TO
REMAIN
S87°48'28"W 180.19'
EXISTING
GUARDRAIL (TYP.)
UNDERGROUND DETENTION TO REMAIN
GREEN SPACE
WAYNE ROAD
(120 FEET WIDE)
EXISTING
PILLAR
(TYP.)
EXISTING
SIGN
BOLLARD (TYP.)
105.2'
EXISTING BUILDING
35983 SQ. FT.
#35501 & #35507
EXISTING BUILDING
11683 SQ. FT.
#35601
BOLLARD (TYP.)
26.0'
EXISTING
WALL
S87°53'51"W
35.00'
71.3'
WALL IN 0.9'
S87°53'51"W 400.00'
6.4'
EXISTING
BUILDING
EAST 1/4 CORNER
SECTION 17
T2S, R9E

SITE PHOTO


30,366 SF
AVAILABLE
*CAN BE DEMISED
WILD BILLS
TOBACCO
SIGNAGE

DEMOGRAPHICS



WESTLAND TOWN CENTER

35507 Ford Rd, Westland, MI 48185

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	13,348	110,329	260,737
2031 Projected Population	13,374	108,198	255,853
2020 Census Population	13,598	116,338	273,582
2010 Census Population	13,204	114,475	267,909
Projected Annual Growth 2026 to 2031	-	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	-	-0.2%	-0.2%
HOUSEHOLDS			
2026 Estimated Households	7,133	49,983	111,618
2031 Projected Households	7,164	48,865	109,138
2020 Census Households	6,838	50,580	113,214
2010 Census Households	6,415	48,156	108,245
Projected Annual Growth 2026 to 2031	-	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	0.7%	0.2%	0.2%
RACE			
2026 Est. White	61.3%	66.0%	65.6%
2026 Est. Black	26.1%	20.9%	21.6%
2026 Est. Asian or Pacific Islander	5.4%	6.2%	6.3%
2026 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%
2026 Est. Other Races	6.8%	6.6%	6.3%
INCOME			
2026 Est. Average Household Income	$76,554	$91,515	$101,194
2026 Est. Median Household Income	$56,553	$70,600	$78,549
2026 Est. Per Capita Income	$41,102	$41,624	$43,458
BUSINESS			
2026 Est. Total Businesses	462	2,811	9,103
2026 Est. Total Employees	4,374	27,290	108,804

CONTACT US

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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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