

FOR LEASE

Retail Center – Westland

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



31501-31525 Joy Rd.
Westland, MI 48185

EXCLUSIVELY LISTED BY:

Kyle Nelson, CCIM
Vice President
C: (313) 467-2597
O: (248) 359-9000 x5
knelson@insitecommercial.com

Zak Shepler
Sales Associate
C: (810) 845-6777
O: (248) 359-9000 x4
zshepler@insitecommercial.com

(248) 359-9000
www.insitecommercial.com



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Joy & Merriman Shopping Center

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PROPERTY OVERVIEW

Retail space for lease at the southwest corner of Joy Rd, and Merriman, Rd, in Westland, MI. Beautifully-maintained shopping center, with recently updated façade, and parking areas. Co-Tenant's include; CVS Pharmacy, Anneliese's Hair Design, Natural Nails 2, Benny's Pizza Pub, and Sapphire Suites.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Space Available:	6,000 SF
Building Size:	32,337 SF
Zoning:	CB-1
Year Built:	1957

PROPERTY HIGHLIGHTS

- Access from Joy Rd. and Merriman Rd.
- Beautifully-maintained center, has recently undergone several capital improvements.
- Ample parking.
- Last remaining space

DEMOGRAPHICS (5-mile radius)

- **Population:** 280,350 people
- **Households:** 117,636 homes
- **HH Avg. Income:** \$94,114 USD
- **Traffic Counts:** 24,091 VPD (Merriman Rd)

Joy & Merriman Shopping Center

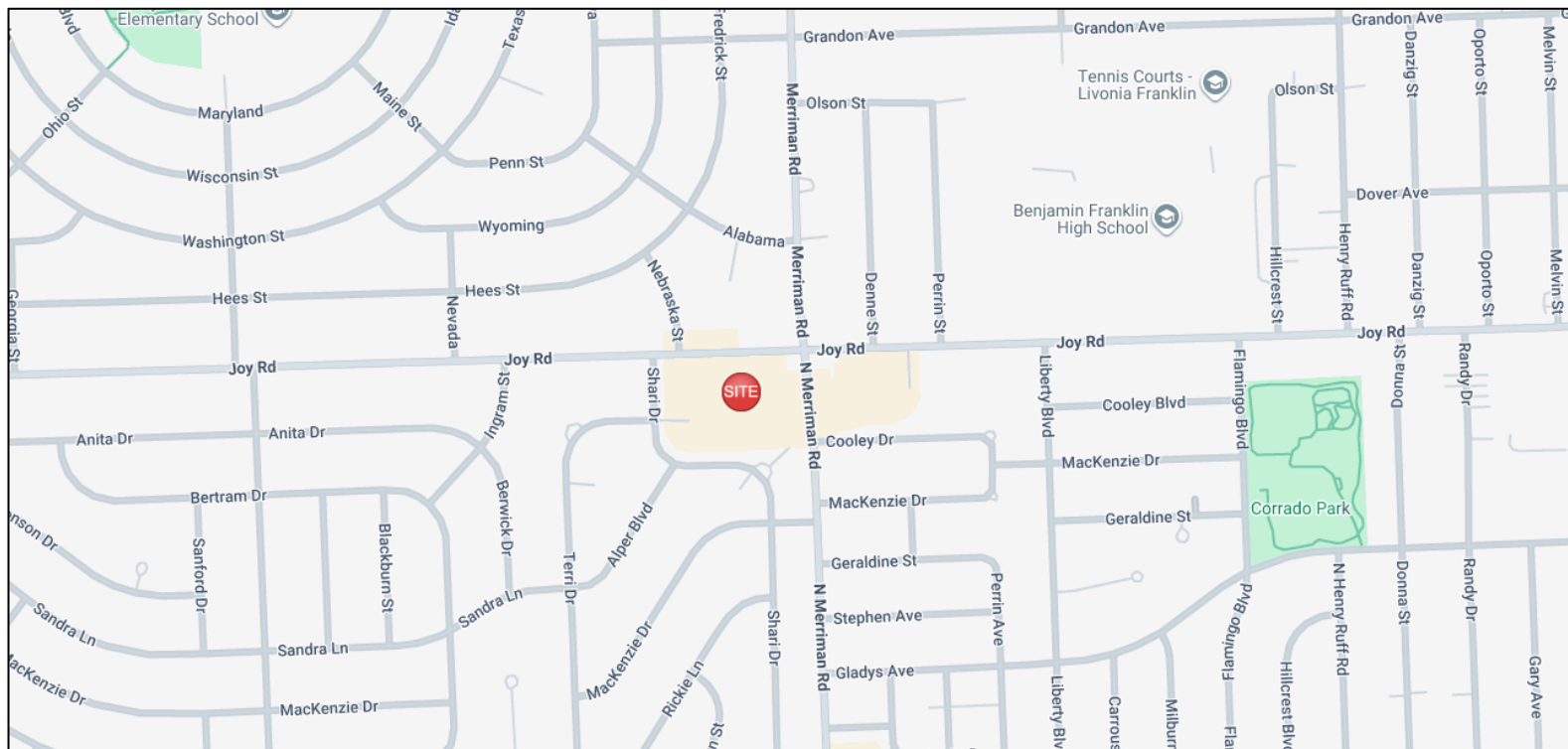
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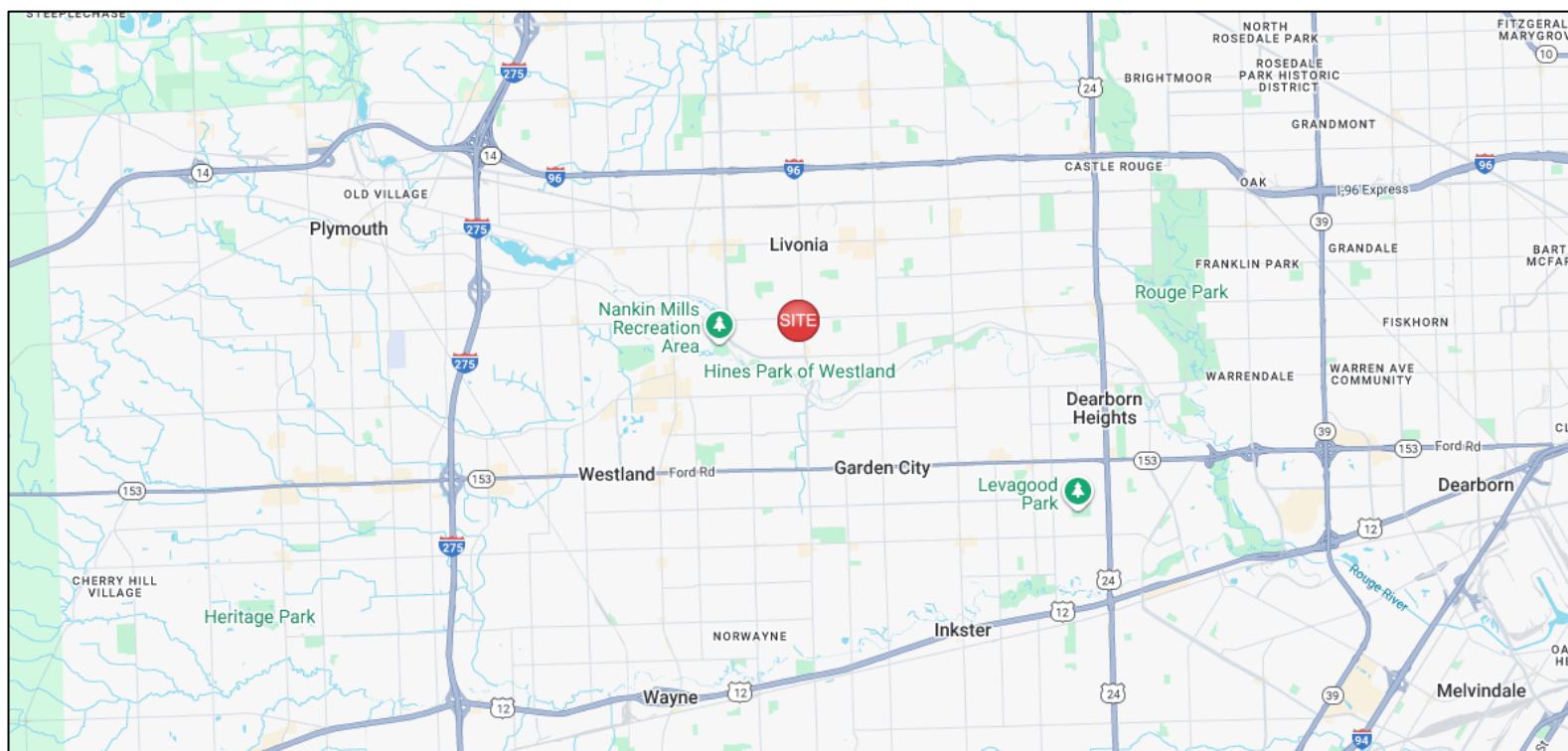
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LOCAL



REGIONAL



Joy & Merriman Shopping Center

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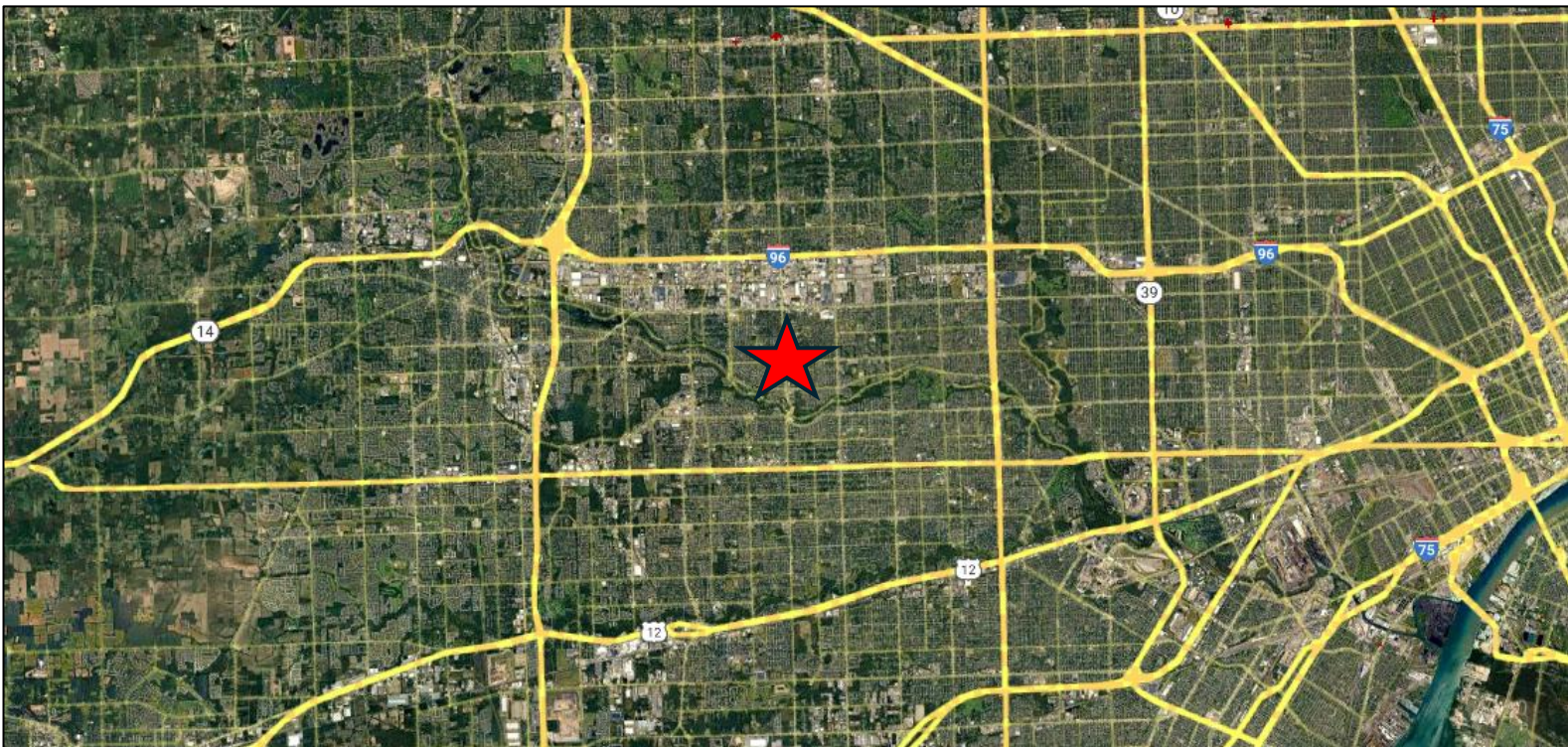
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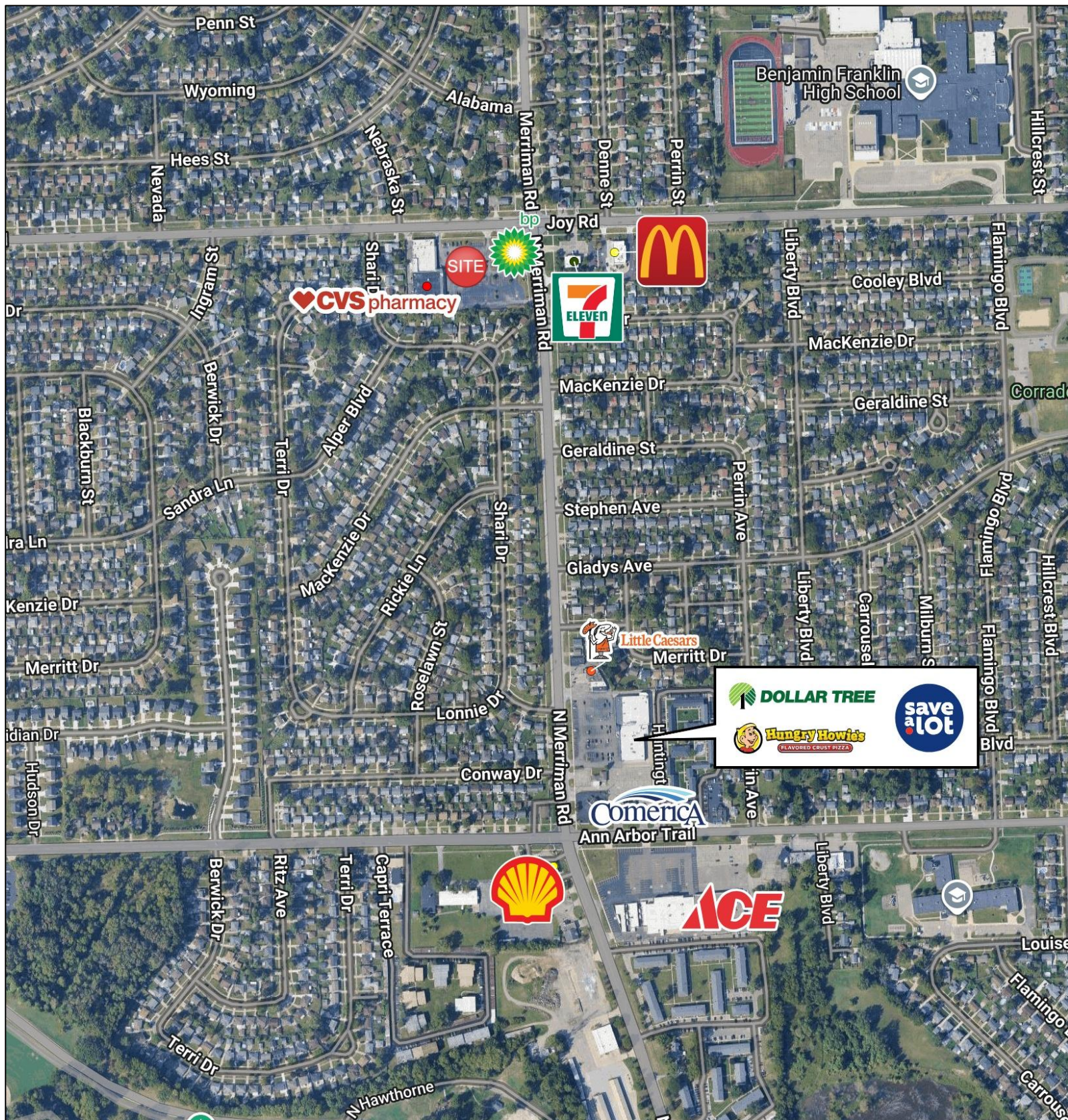
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LOCATION INFORMATION

Retailer Map



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Population			
2025 Estimated Population	16,646	102,870	280,350
2030 Projected Population	16,238	100,455	273,529
2020 Census Population	17,451	107,384	292,556
2010 Census Population	17,449	106,403	286,339
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	-0.1%
Households			
2025 Estimated Households	6,976	45,394	117,636
2030 Projected Households	6,857	44,602	115,575
2020 Census Households	7,258	46,549	120,700
2010 Census Households	7,059	44,809	116,087
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	-	-	-
Age			
2025 Est. Population Under 10 Years	11.8%	11.1%	11.5%
2025 Est. Population 10 to 19 Years	11.1%	10.7%	11.7%
2025 Est. Population 20 to 29 Years	11.6%	12.4%	12.3%
2025 Est. Population 30 to 44 Years	20.8%	20.0%	19.6%
2025 Est. Population 45 to 59 Years	18.9%	19.0%	18.8%
2025 Est. Population 60 to 74 Years	18.2%	18.7%	18.1%
2025 Est. Population 75 Years or Over	7.6%	8.1%	7.9%
2025 Est. Median Age	39.6	40.8	40.1
Marital Status & Gender			
2025 Est. Male Population	49.2%	49.2%	49.2%
2025 Est. Female Population	50.8%	50.8%	50.8%
2025 Est. Never Married	33.0%	34.2%	36.2%
2025 Est. Now Married	47.6%	44.2%	41.7%
2025 Est. Separated or Divorced	14.6%	15.2%	15.9%
2025 Est. Widowed	4.8%	6.4%	6.2%
Income			
2025 Est. HH Income \$200,000 or More	8.2%	5.0%	6.9%
2025 Est. HH Income \$150,000 to \$199,999	11.3%	8.4%	8.5%
2025 Est. HH Income \$100,000 to \$149,999	22.1%	18.6%	17.9%
2025 Est. HH Income \$75,000 to \$99,999	14.9%	14.1%	13.8%
2025 Est. HH Income \$50,000 to \$74,999	20.1%	19.2%	17.7%
2025 Est. HH Income \$35,000 to \$49,999	8.8%	11.2%	11.4%
2025 Est. HH Income \$25,000 to \$34,999	4.2%	7.4%	7.2%
2025 Est. HH Income \$15,000 to \$24,999	5.5%	7.0%	6.8%
2025 Est. HH Income Under \$15,000	4.7%	9.0%	9.8%
2025 Est. Average Household Income	\$108,665	\$89,325	\$94,114
2025 Est. Median Household Income	\$87,260	\$71,661	\$73,499
2025 Est. Per Capita Income	\$45,603	\$39,491	\$39,607
2025 Est. Total Businesses	224	3,926	9,902
2025 Est. Total Employees	2,014	49,859	108,551

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Race			
2025 Est. White	83.3%	76.0%	69.6%
2025 Est. Black	8.7%	15.2%	21.6%
2025 Est. Asian or Pacific Islander	2.1%	2.8%	3.0%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.2%
2025 Est. Other Races	5.6%	5.8%	5.6%
Hispanic			
2025 Est. Hispanic Population	813	4,993	12,785
2025 Est. Hispanic Population	4.9%	4.9%	4.6%
2030 Proj. Hispanic Population	6.0%	5.8%	5.5%
2020 Hispanic Population	4.3%	4.8%	4.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	12,022	74,878	199,638
2025 Est. Elementary (Grade Level 0 to 8)	1.6%	2.0%	2.7%
2025 Est. Some High School (Grade Level 9 to 11)	2.9%	5.4%	5.9%
2025 Est. High School Graduate	25.8%	29.1%	28.9%
2025 Est. Some College	27.7%	26.0%	23.9%
2025 Est. Associate Degree Only	9.3%	10.5%	10.3%
2025 Est. Bachelor Degree Only	23.6%	18.7%	18.6%
2025 Est. Graduate Degree	9.1%	8.2%	9.7%
Housing			
2025 Est. Total Housing Units	7,584	49,570	128,953
2025 Est. Owner-Occupied	77.1%	65.1%	63.7%
2025 Est. Renter-Occupied	14.9%	26.4%	27.5%
2025 Est. Vacant Housing	8.0%	8.4%	8.8%
Homes Built by Year			
2025 Homes Built 2010 or later	1.4%	1.5%	1.7%
2025 Homes Built 2000 to 2009	0.5%	2.8%	3.5%
2025 Homes Built 1990 to 1999	1.9%	4.9%	5.2%
2025 Homes Built 1980 to 1989	1.7%	5.6%	5.0%
2025 Homes Built 1970 to 1979	4.1%	11.9%	11.7%
2025 Homes Built 1960 to 1969	14.6%	15.6%	17.8%
2025 Homes Built 1950 to 1959	54.3%	37.0%	31.8%
2025 Homes Built Before 1949	13.5%	12.2%	14.6%
Home Values			
2025 Home Value \$1,000,000 or More	1.6%	1.0%	0.9%
2025 Home Value \$500,000 to \$999,999	1.7%	1.7%	2.3%
2025 Home Value \$400,000 to \$499,999	2.0%	2.3%	4.3%
2025 Home Value \$300,000 to \$399,999	5.8%	8.2%	12.6%
2025 Home Value \$200,000 to \$299,999	50.1%	35.5%	31.3%
2025 Home Value \$150,000 to \$199,999	26.5%	27.2%	23.1%
2025 Home Value \$100,000 to \$149,999	5.8%	12.1%	12.0%
2025 Home Value \$50,000 to \$99,999	4.7%	8.0%	9.3%
2025 Home Value \$25,000 to \$49,999	0.7%	1.6%	1.7%
2025 Home Value Under \$25,000	1.1%	2.4%	2.4%
2025 Median Home Value	\$214,393	\$199,532	\$210,452
2025 Median Rent	\$1,036	\$958	\$969

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	13,548	84,813	228,306
2025 Est. Civilian Employed	66.4%	63.3%	61.3%
2025 Est. Civilian Unemployed	2.4%	3.0%	3.0%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	31.2%	33.7%	35.7%
2025 Labor Force Males	49.2%	48.8%	48.8%
2025 Labor Force Females	50.8%	51.2%	51.2%
Occupation			
2025 Occupation: Population Age 16 Years or Over	8,992	53,650	139,875
2025 Mgmt, Business, & Financial Operations	15.0%	14.5%	15.0%
2025 Professional, Related	24.0%	21.8%	21.9%
2025 Service	16.9%	16.6%	16.8%
2025 Sales, Office	20.0%	19.8%	19.9%
2025 Farming, Fishing, Forestry	0.3%	0.2%	0.1%
2025 Construction, Extraction, Maintenance	7.4%	7.7%	7.5%
2025 Production, Transport, Material Moving	16.4%	19.4%	18.8%
2025 White Collar Workers	59.1%	56.1%	56.8%
2025 Blue Collar Workers	40.9%	43.9%	43.2%
Transportation to Work			
2025 Drive to Work Alone	72.1%	73.4%	73.3%
2025 Drive to Work in Carpool	9.2%	9.4%	9.7%
2025 Travel to Work by Public Transportation	1.6%	1.8%	1.8%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.6%	1.6%	1.6%
2025 Other Means	1.3%	1.4%	1.5%
2025 Work at Home	14.1%	12.3%	12.1%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	25.0%	23.5%	21.9%
2025 Travel to Work in 15 to 29 Minutes	40.3%	42.9%	43.3%
2025 Travel to Work in 30 to 59 Minutes	29.2%	29.4%	30.5%
2025 Travel to Work in 60 Minutes or More	5.5%	4.2%	4.3%
2025 Average Travel Time to Work	23.4	22.7	23.0
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$713.51 M	\$4.06 B	\$10.9 B
2025 Est. Apparel	\$13.26 M	\$75.98 M	\$204.06 M
2025 Est. Contributions, Tax and Retirement	\$197.67 M	\$1.03 B	\$2.82 B
2025 Est. Education	\$16.53 M	\$91.95 M	\$247.06 M
2025 Est. Entertainment	\$41.03 M	\$235.82 M	\$633.13 M
2025 Est. Food, Beverages, Tobacco	\$85.02 M	\$505.54 M	\$1.36 B
2025 Est. Health Care	\$46.77 M	\$301.61 M	\$785.07 M
2025 Est. Household Furnishings and Equipment	\$19.15 M	\$108.87 M	\$292.29 M
2025 Est. Household Operations, Shelter, Utilities	\$153.26 M	\$921.73 M	\$2.48 B
2025 Est. Miscellaneous Expenses	\$12.37 M	\$70.55 M	\$188.94 M
2025 Est. Personal Care	\$9.04 M	\$54.13 M	\$145.23 M
2025 Est. Transportation	\$119.43 M	\$663.03 M	\$1.74 B

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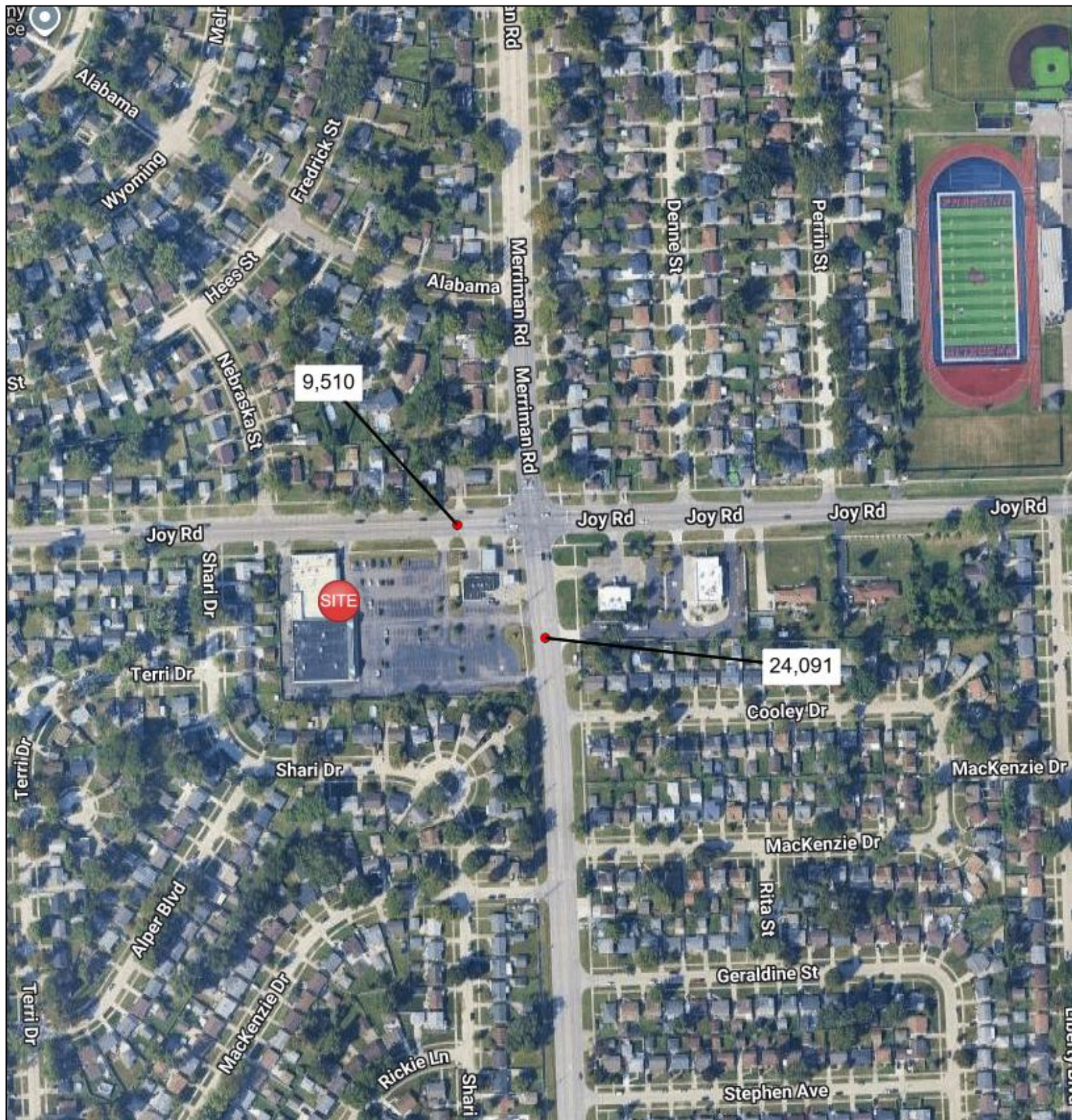
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