

FOR LEASE

Retail Center – Brownstown

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



West-Tel Plaza
23800 West Road
Brownstown, MI 48183

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

CVS-anchored shopping center located on the north side of West Rd., just east of Telegraph Rd. This center includes a dynamic mix of national, regional, and local tenants, including CVS, Little Caesars, Anytime Fitness, The UPS Store, MetroPCS, Subway, and Great Clips.

OFFERING SUMMARY

Lease Rate:	\$20 PSF NNN
Net Estimates:	\$3.75 PSF
Space Available:	2,400 SF
Building Size:	36,408 SF
Zoning:	TC: Town Center
Year Built:	1994

PROPERTY HIGHLIGHTS

- Under new management
- 455 Ft of frontage on West Rd.
- Ample parking

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 121,601 people
- **Households:** 50,741 homes
- **Avg. HH Income:** \$99,605 USD
- **Traffic Counts:** 25,357 VPD

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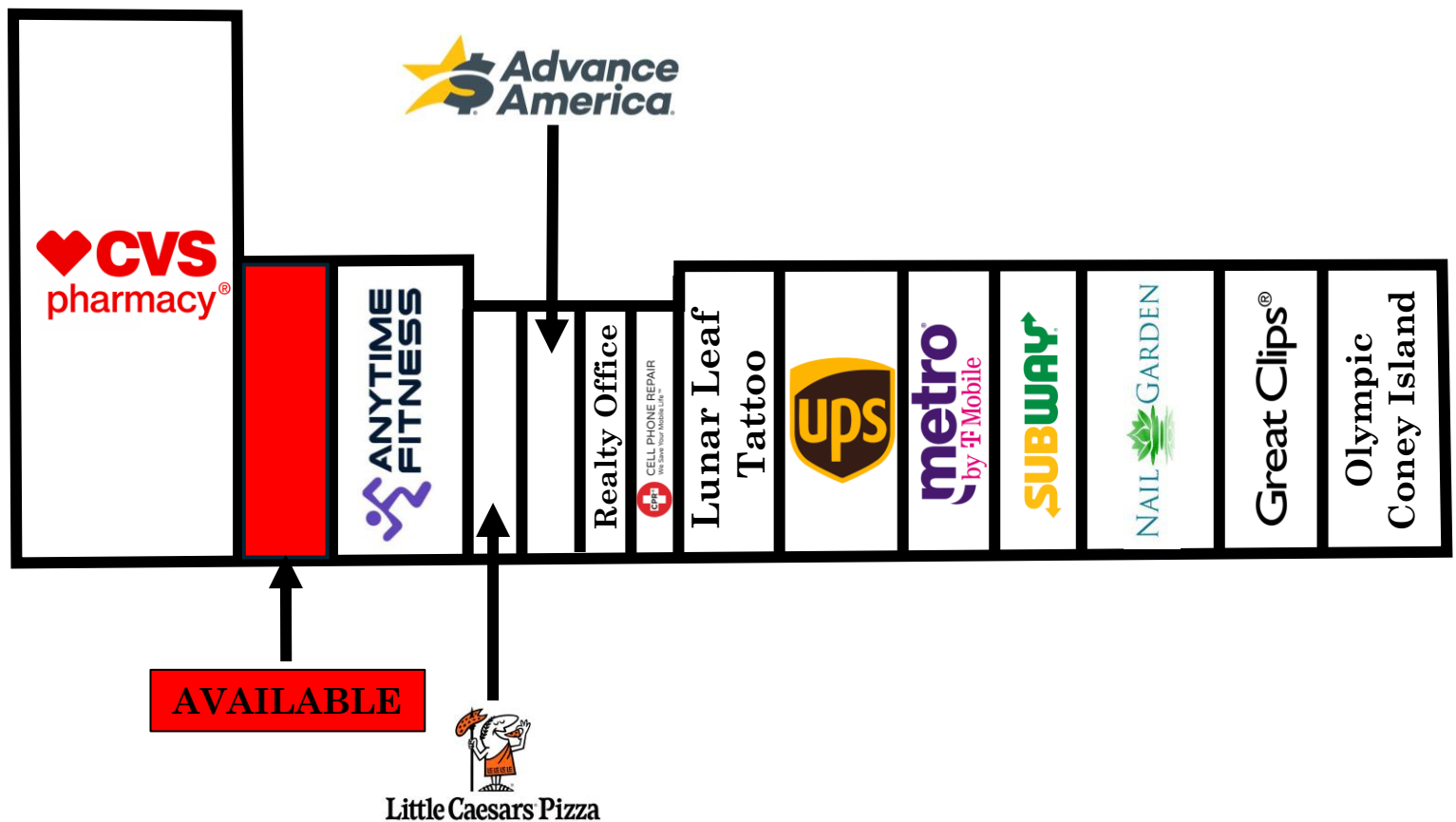
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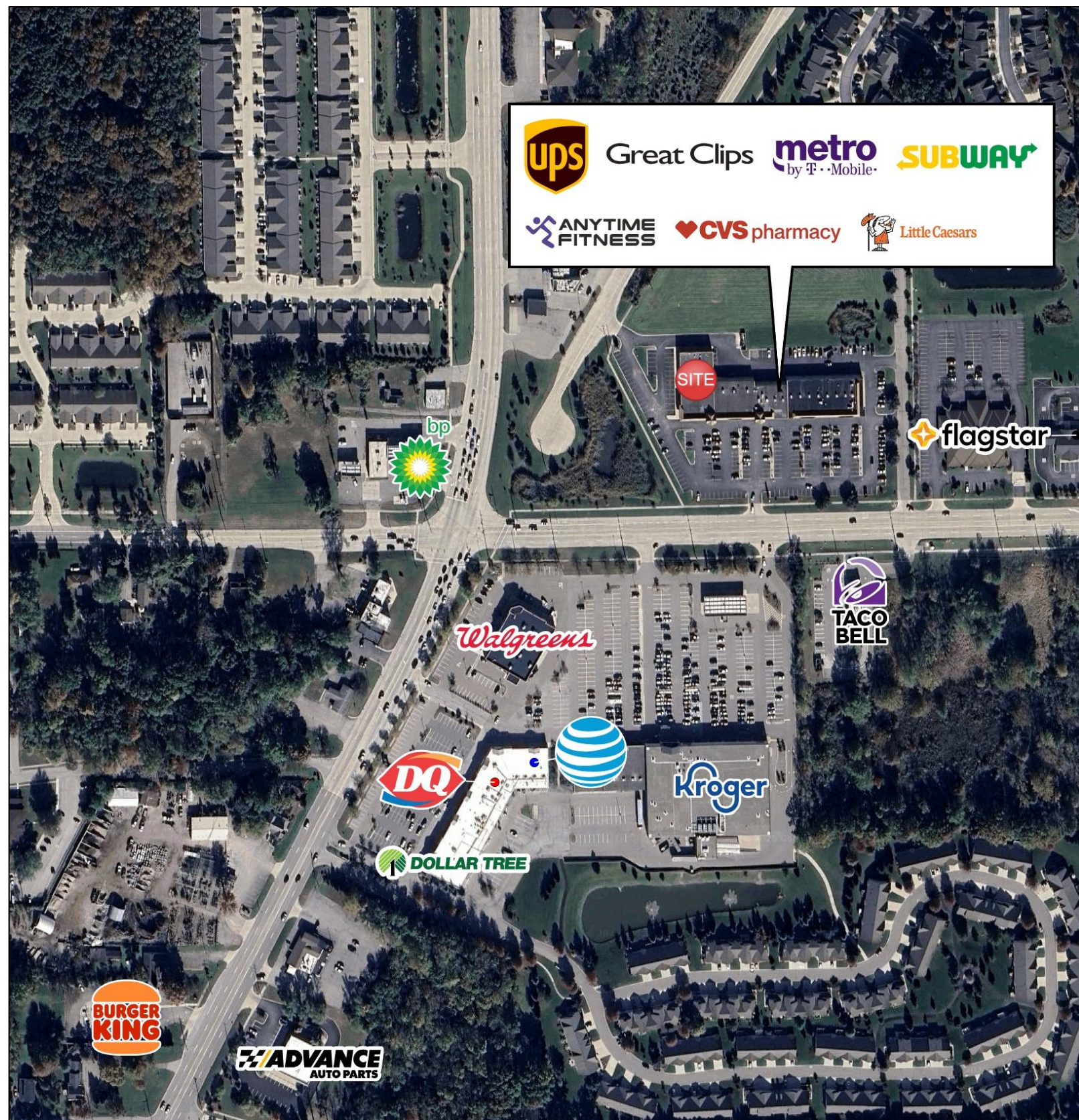
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PROPERTY INFORMATION

Retailer Map



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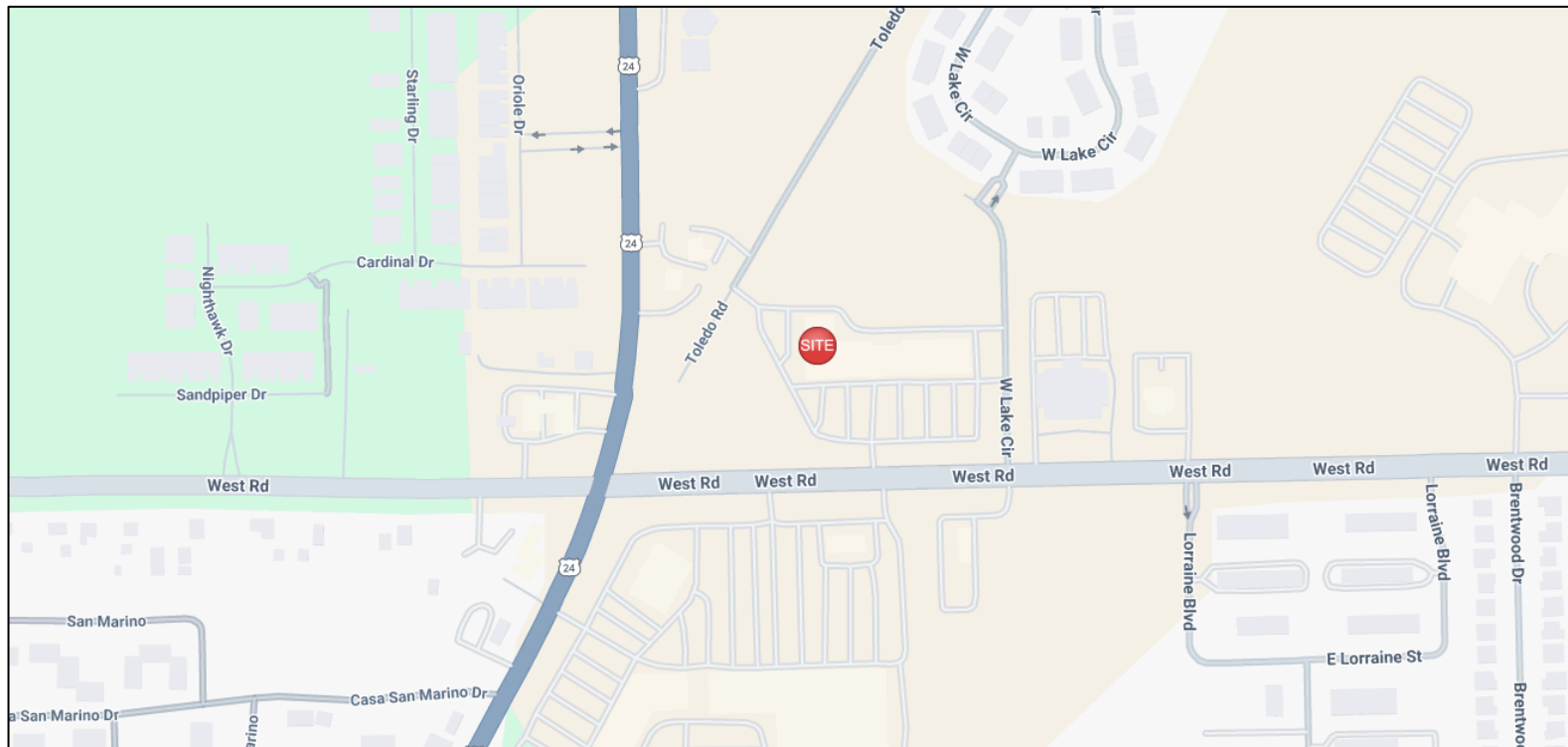
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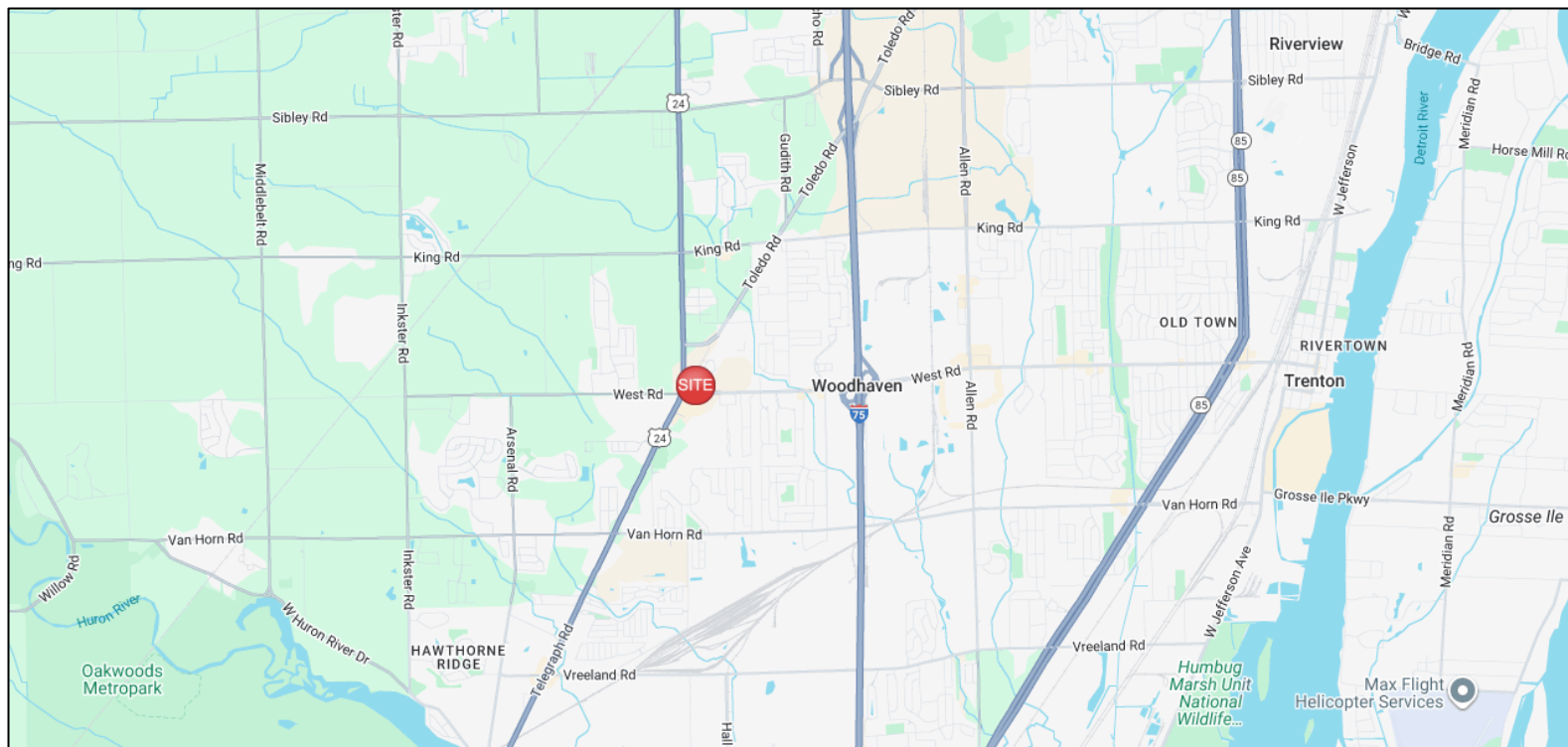
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



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23800 West Rd Brownstown, MI 48183	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,388	48,568	121,601
2030 Projected Population	11,123	47,886	119,619
2020 Census Population	12,552	51,285	127,517
2010 Census Population	11,980	48,654	122,730
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-0.3%	-	-
Households			
2025 Estimated Households	4,602	20,000	50,741
2030 Projected Households	4,541	19,807	50,178
2020 Census Households	4,748	20,411	51,580
2010 Census Households	4,567	18,843	48,342
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.4%	0.3%
Age			
2025 Est. Population Under 10 Years	11.2%	11.2%	11.7%
2025 Est. Population 10 to 19 Years	13.6%	12.7%	12.3%
2025 Est. Population 20 to 29 Years	11.6%	11.2%	11.2%
2025 Est. Population 30 to 44 Years	19.1%	18.4%	18.3%
2025 Est. Population 45 to 59 Years	20.7%	19.2%	18.9%
2025 Est. Population 60 to 74 Years	17.8%	19.7%	19.4%
2025 Est. Population 75 Years or Over	6.1%	7.7%	8.2%
2025 Est. Median Age	39.9	41.5	41.7
Marital Status & Gender			
2025 Est. Male Population	47.6%	48.8%	48.7%
2025 Est. Female Population	52.4%	51.2%	51.3%
2025 Est. Never Married	29.0%	30.1%	31.4%
2025 Est. Now Married	52.9%	47.1%	45.4%
2025 Est. Separated or Divorced	13.0%	16.4%	16.5%
2025 Est. Widowed	5.1%	6.3%	6.6%
Income			
2025 Est. HH Income \$200,000 or More	8.9%	7.8%	8.7%
2025 Est. HH Income \$150,000 to \$199,999	12.9%	9.8%	9.0%
2025 Est. HH Income \$100,000 to \$149,999	25.4%	22.1%	18.7%
2025 Est. HH Income \$75,000 to \$99,999	12.6%	13.2%	13.2%
2025 Est. HH Income \$50,000 to \$74,999	13.3%	16.4%	16.9%
2025 Est. HH Income \$35,000 to \$49,999	8.2%	10.2%	10.4%
2025 Est. HH Income \$25,000 to \$34,999	8.2%	7.4%	7.8%
2025 Est. HH Income \$15,000 to \$24,999	3.6%	5.3%	6.0%
2025 Est. HH Income Under \$15,000	6.9%	7.7%	9.2%
2025 Est. Average Household Income	\$113,732	\$102,993	\$99,605
2025 Est. Median Household Income	\$90,288	\$83,448	\$78,546
2025 Est. Per Capita Income	\$45,967	\$42,476	\$41,672
2025 Est. Total Businesses	212	1,273	3,113
2025 Est. Total Employees	1,132	15,749	34,414

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Race			
2025 Est. White	74.8%	76.1%	75.6%
2025 Est. Black	11.7%	11.6%	13.5%
2025 Est. Asian or Pacific Islander	5.6%	4.8%	3.4%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2025 Est. Other Races	7.7%	7.2%	7.2%
Hispanic			
2025 Est. Hispanic Population	955	3,562	8,614
2025 Est. Hispanic Population	8.4%	7.3%	7.1%
2030 Proj. Hispanic Population	9.3%	8.3%	8.1%
2020 Hispanic Population	8.7%	7.1%	6.7%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	7,871	34,332	85,825
2025 Est. Elementary (Grade Level 0 to 8)	2.8%	2.0%	2.0%
2025 Est. Some High School (Grade Level 9 to 11)	4.1%	5.3%	5.9%
2025 Est. High School Graduate	30.3%	33.2%	33.6%
2025 Est. Some College	22.3%	22.5%	24.1%
2025 Est. Associate Degree Only	12.2%	11.3%	9.9%
2025 Est. Bachelor Degree Only	18.8%	17.4%	16.4%
2025 Est. Graduate Degree	9.5%	8.3%	8.2%
Housing			
2025 Est. Total Housing Units	4,984	21,784	55,316
2025 Est. Owner-Occupied	64.0%	68.2%	64.8%
2025 Est. Renter-Occupied	28.4%	23.6%	26.9%
2025 Est. Vacant Housing	7.7%	8.2%	8.3%
Homes Built by Year			
2025 Homes Built 2010 or later	7.8%	8.4%	5.4%
2025 Homes Built 2000 to 2009	17.7%	15.2%	13.3%
2025 Homes Built 1990 to 1999	26.6%	16.7%	11.2%
2025 Homes Built 1980 to 1989	5.3%	6.3%	6.6%
2025 Homes Built 1970 to 1979	16.2%	20.3%	19.3%
2025 Homes Built 1960 to 1969	8.8%	8.3%	12.1%
2025 Homes Built 1950 to 1959	3.8%	9.7%	13.8%
2025 Homes Built Before 1949	6.2%	6.9%	10.1%
Home Values			
2025 Home Value \$1,000,000 or More	0.1%	0.4%	0.5%
2025 Home Value \$500,000 to \$999,999	1.7%	2.3%	2.5%
2025 Home Value \$400,000 to \$499,999	4.9%	5.5%	4.8%
2025 Home Value \$300,000 to \$399,999	29.7%	16.8%	15.2%
2025 Home Value \$200,000 to \$299,999	45.3%	39.2%	34.2%
2025 Home Value \$150,000 to \$199,999	7.9%	14.8%	17.4%
2025 Home Value \$100,000 to \$149,999	4.9%	6.9%	10.6%
2025 Home Value \$50,000 to \$99,999	3.0%	4.7%	7.6%
2025 Home Value \$25,000 to \$49,999	0.6%	2.1%	2.0%
2025 Home Value Under \$25,000	1.9%	7.2%	5.3%
2025 Median Home Value	\$269,471	\$224,739	\$214,684
2025 Median Rent	\$977	\$1,024	\$923

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	9,179	39,368	98,281
2025 Est. Civilian Employed	65.7%	59.5%	59.2%
2025 Est. Civilian Unemployed	2.3%	2.8%	2.7%
2025 Est. in Armed Forces	0.2%	0.1%	-
2025 Est. not in Labor Force	31.8%	37.6%	38.0%
2025 Labor Force Males	46.6%	48.2%	48.1%
2025 Labor Force Females	53.4%	51.8%	51.9%
Occupation			
2025 Occupation: Population Age 16 Years or Over	6,030	23,422	58,150
2025 Mgmt, Business, & Financial Operations	15.2%	15.2%	15.2%
2025 Professional, Related	21.8%	21.1%	20.4%
2025 Service	14.7%	15.7%	17.3%
2025 Sales, Office	20.6%	19.8%	18.9%
2025 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
2025 Construction, Extraction, Maintenance	6.9%	8.0%	8.2%
2025 Production, Transport, Material Moving	20.7%	20.1%	19.8%
2025 White Collar Workers	57.5%	56.1%	54.5%
2025 Blue Collar Workers	42.5%	43.9%	45.5%
Transportation to Work			
2025 Drive to Work Alone	72.9%	74.8%	74.9%
2025 Drive to Work in Carpool	10.2%	9.7%	9.6%
2025 Travel to Work by Public Transportation	2.0%	1.8%	1.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.6%	1.7%	1.7%
2025 Other Means	1.2%	1.4%	1.6%
2025 Work at Home	12.0%	10.4%	10.3%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	24.8%	25.2%	25.9%
2025 Travel to Work in 15 to 29 Minutes	40.3%	39.2%	37.3%
2025 Travel to Work in 30 to 59 Minutes	32.1%	29.5%	31.1%
2025 Travel to Work in 60 Minutes or More	2.8%	6.2%	5.8%
2025 Average Travel Time to Work	22.5	23.1	23.1
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$487.42 M	\$1.98 B	\$4.92 B
2025 Est. Apparel	\$9.07 M	\$36.96 M	\$91.7 M
2025 Est. Contributions, Tax and Retirement	\$134.76 M	\$530.74 M	\$1.32 B
2025 Est. Education	\$11.23 M	\$45.31 M	\$112.1 M
2025 Est. Entertainment	\$28.09 M	\$114.55 M	\$284.29 M
2025 Est. Food, Beverages, Tobacco	\$58.68 M	\$242.13 M	\$602.38 M
2025 Est. Health Care	\$30.98 M	\$135.6 M	\$343.48 M
2025 Est. Household Furnishings and Equipment	\$13.08 M	\$53.13 M	\$131.68 M
2025 Est. Household Operations, Shelter, Utilities	\$108.59 M	\$442.4 M	\$1.11 B
2025 Est. Miscellaneous Expenses	\$8.43 M	\$34.3 M	\$84.96 M
2025 Est. Personal Care	\$6.25 M	\$25.86 M	\$64.35 M
2025 Est. Transportation	\$78.26 M	\$317.5 M	\$779.03 M

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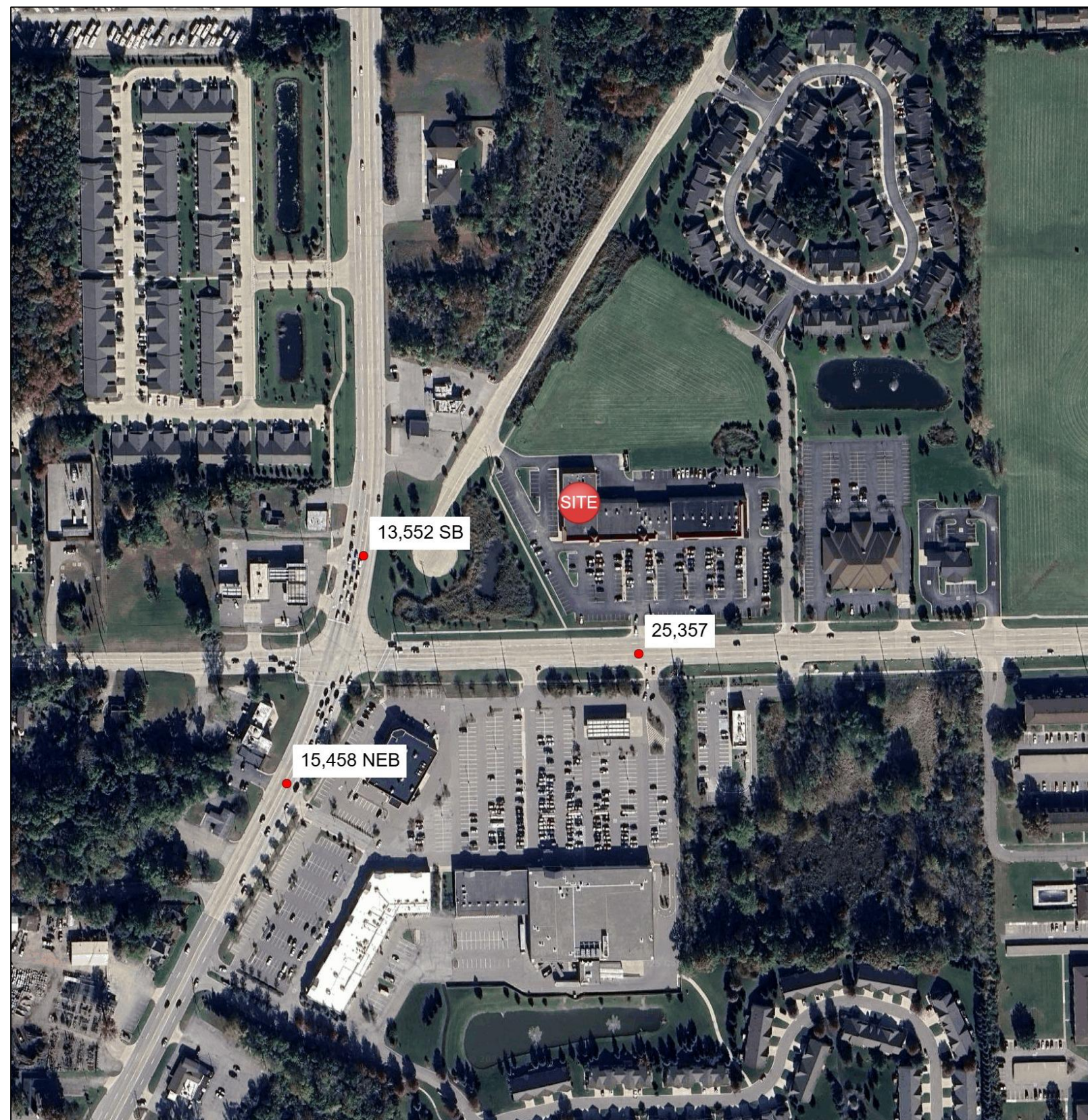
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Traffic Counts



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