

SALE/GROUND LEASE

Westland, Michigan

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



35135 Warren Rd
Westland, MI 48185

EXCLUSIVELY LISTED BY:

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Demographics

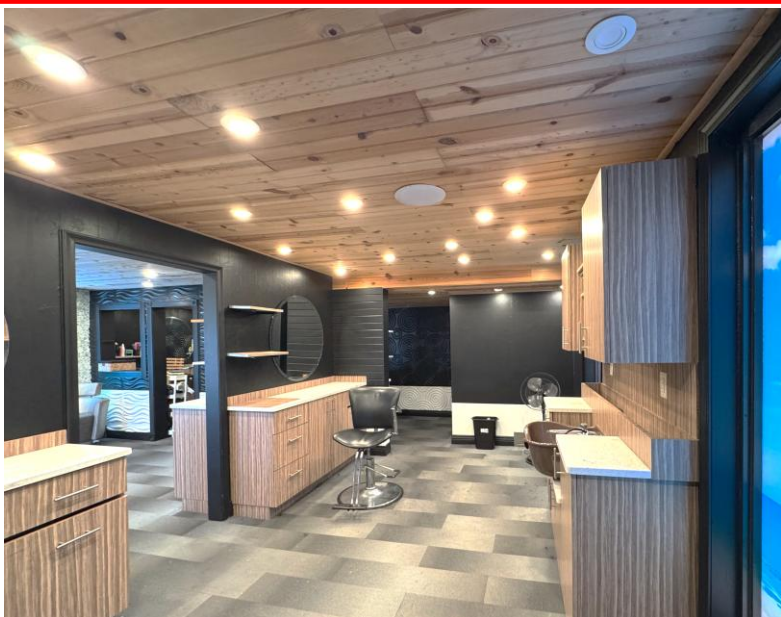
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PROPERTY OVERVIEW

Freestanding building for sale. The property is located directly across from Westland Shopping Center, just west of the intersection of Warren Road and Wayne Road. Site providing excellent visibility, dedicated parking and exposure to surrounding consumer traffic and roof tops. Ground lease or build to suit option available, with an opportunity for a freestanding drive through use. Contact broker for additional details.

OFFERING SUMMARY

Sale Price:	\$349,000
Ground Lease Rate:	Contact Broker
Acreage	0.34
Building Size:	1,155 SF
Zoning:	R2 * Municipality in favor of General Commercial Business District Zoning

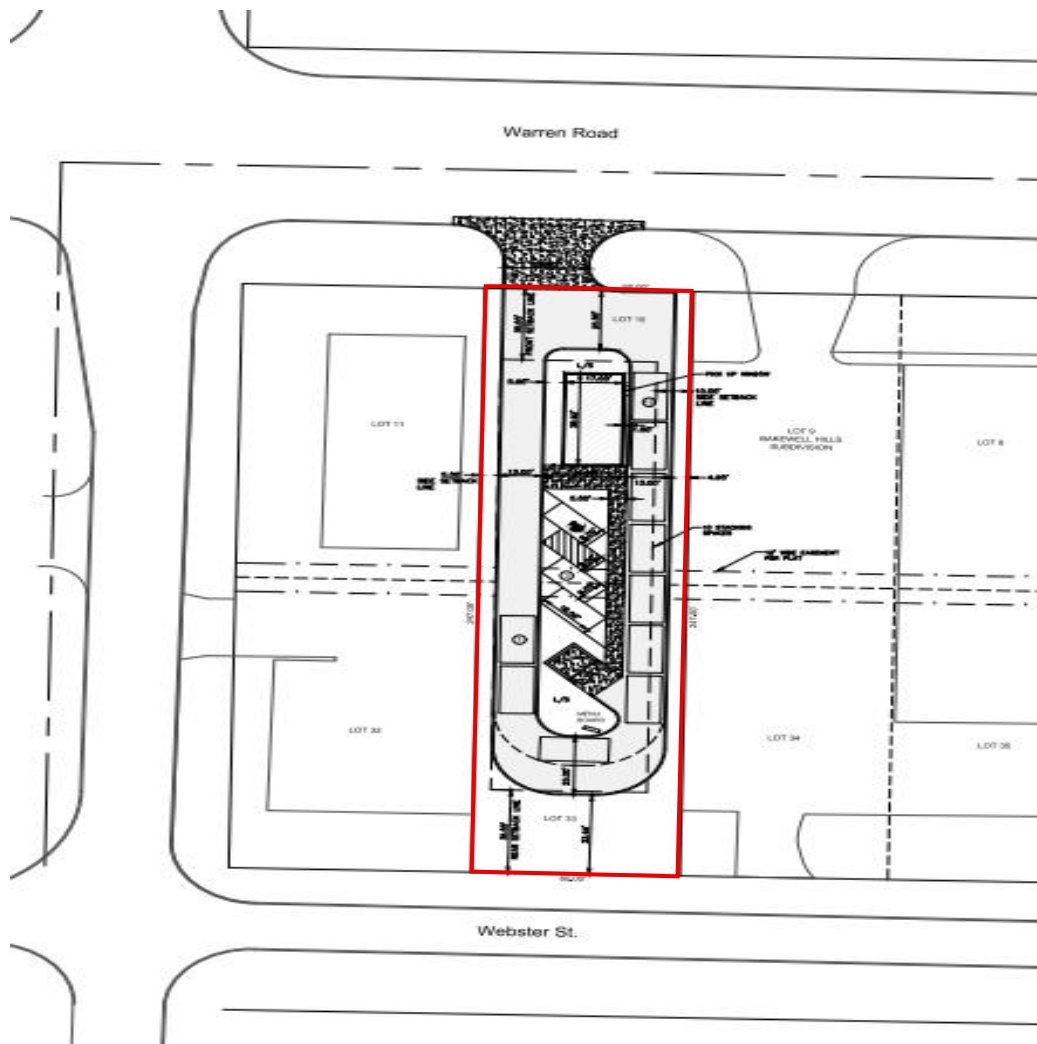
PROPERTY HIGHLIGHTS

- Freestanding Commercial Building
- Redevelopment opportunity
- Dedicated parking
- Excellent Visibility
- Warren Road, just west of Wayne Road, directly across from Westland Shopping Center

Demographics (5 mile Radius)

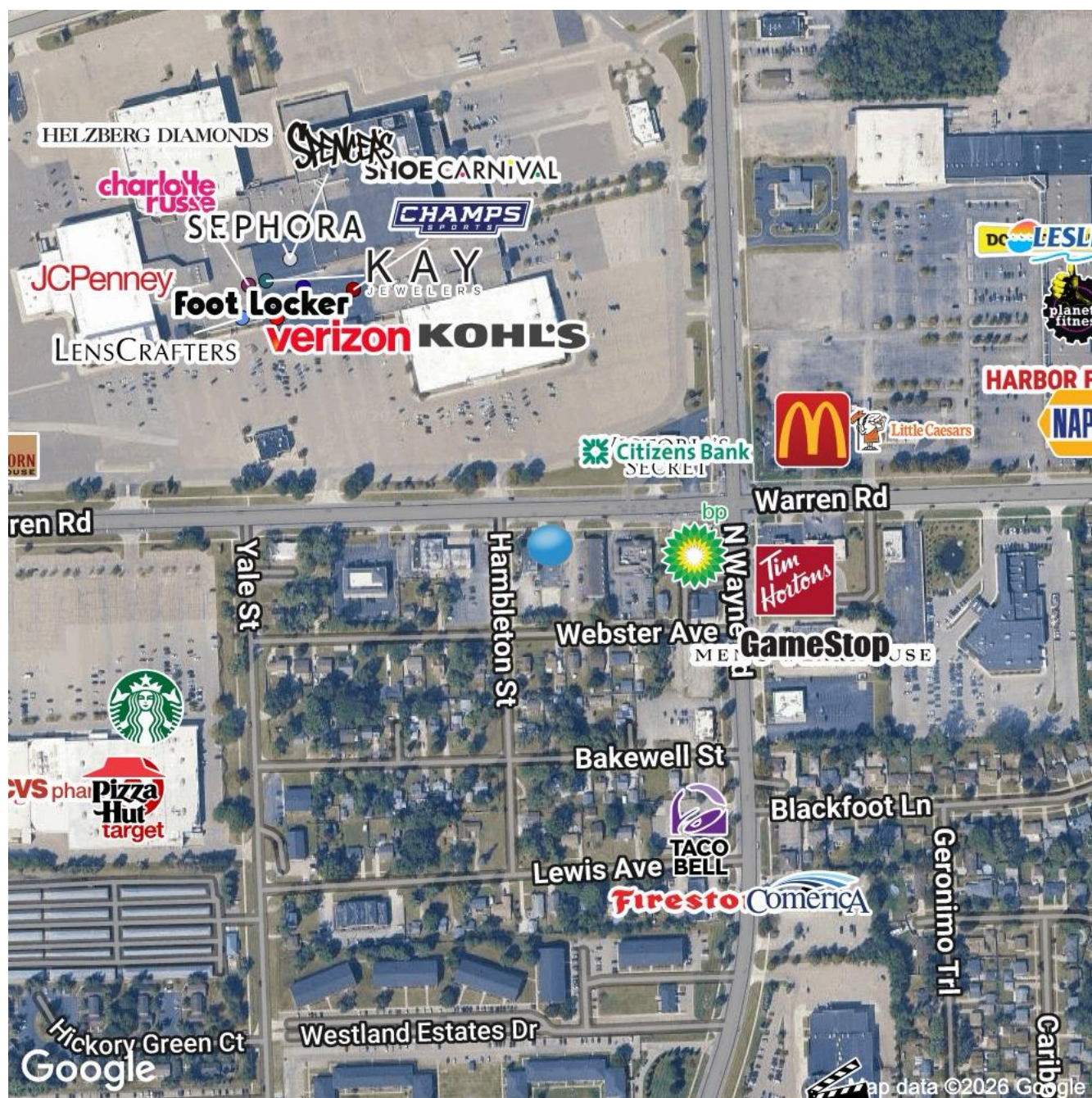
- Population: 271,873
- Households: 117,139
- HH average income: \$104,084
- Traffic count: 20,988



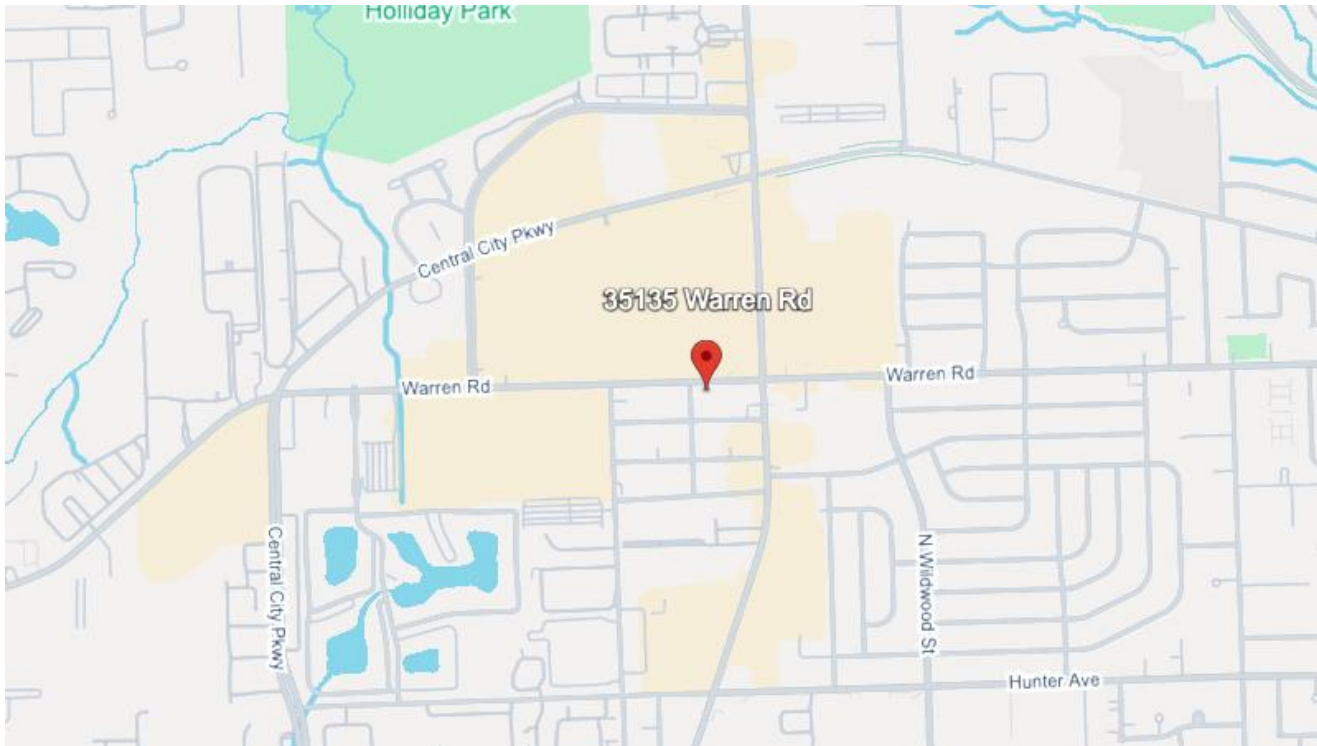


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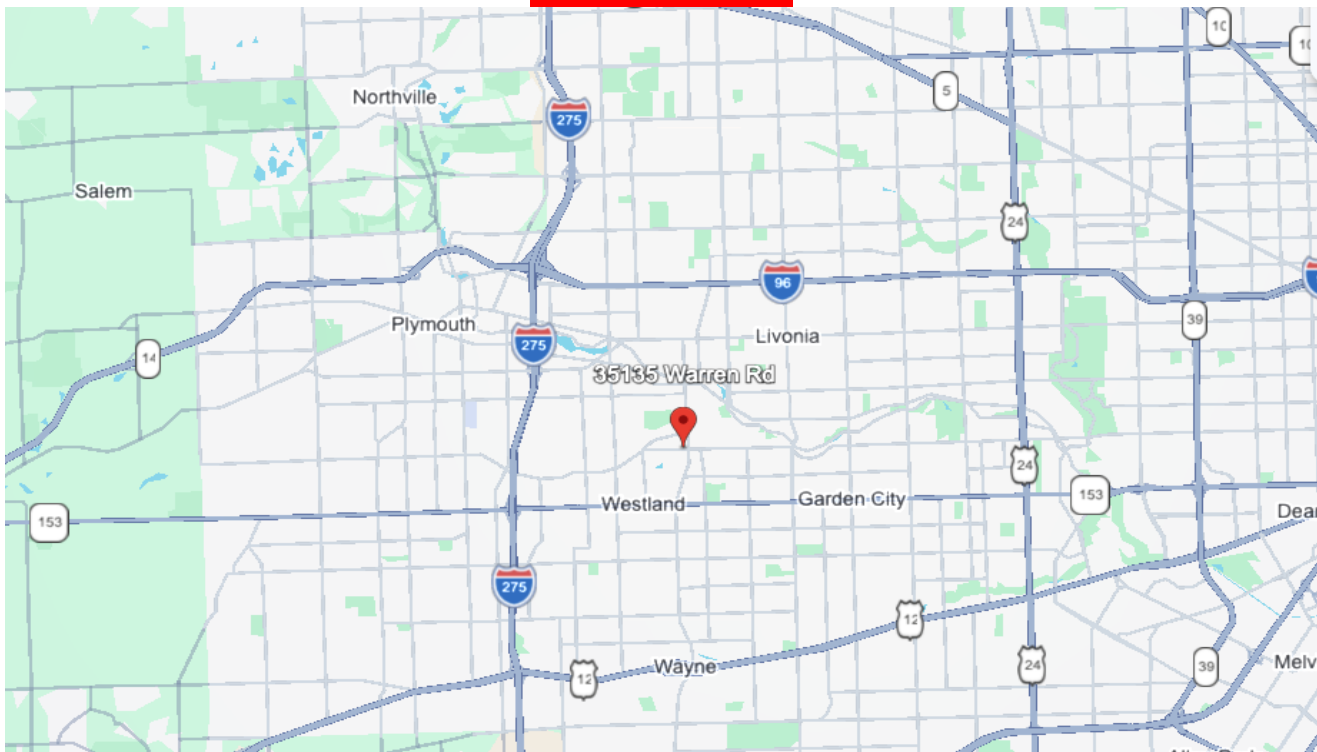
Retail Map



LOCAL



REGIONAL



35135 Warren Road, Westland Mi

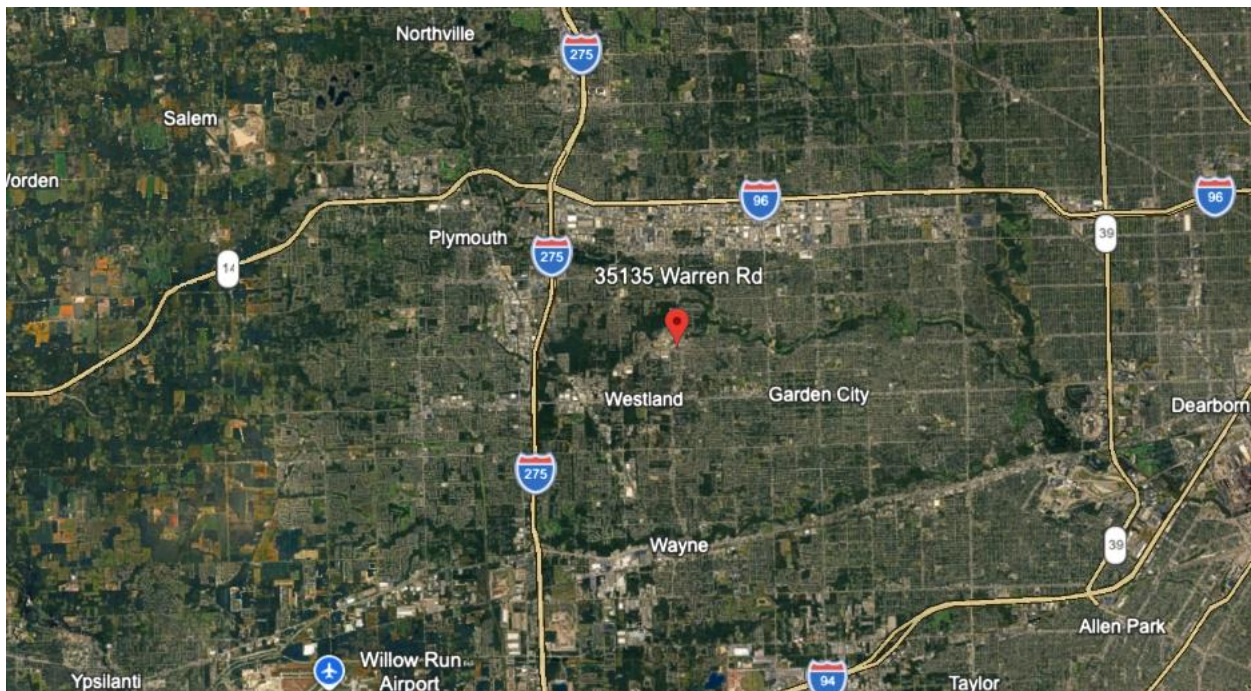
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LOCAL



REGIONAL



Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3386/-83.3867

35135 Warren Rd	1 mi radius	3 mi radius	5 mi radius
Westland, MI 48185			
Population			
2026 Estimated Population	15,786	98,399	271,873
2031 Projected Population	15,778	96,512	266,487
2020 Census Population	15,614	104,088	286,868
2010 Census Population	15,341	102,048	281,403
Projected Annual Growth 2026 to 2031	-	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	0.2%	-0.2%	-0.2%
Households			
2026 Estimated Households	8,684	45,577	117,139
2031 Projected Households	8,689	44,596	114,414
2020 Census Households	8,291	46,353	119,395
2010 Census Households	7,873	43,886	114,414
Projected Annual Growth 2026 to 2031	-	-0.4%	-0.5%
Historical Annual Growth 2010 to 2026	0.6%	0.2%	0.1%
Age			
2026 Est. Population Under 10 Years	11.1%	11.1%	11.6%
2026 Est. Population 10 to 19 Years	9.4%	10.4%	11.5%
2026 Est. Population 20 to 29 Years	14.8%	12.9%	12.3%
2026 Est. Population 30 to 44 Years	19.8%	20.4%	20.2%
2026 Est. Population 45 to 59 Years	17.0%	18.2%	18.3%
2026 Est. Population 60 to 74 Years	18.6%	18.2%	17.9%
2026 Est. Population 75 Years or Over	9.3%	8.7%	8.2%
2026 Est. Median Age	40.7	40.5	39.9
Marital Status & Gender			
2026 Est. Male Population	46.2%	48.7%	49.3%
2026 Est. Female Population	53.8%	51.3%	50.7%
2026 Est. Never Married	43.8%	37.3%	35.7%
2026 Est. Now Married	30.0%	41.0%	43.9%
2026 Est. Separated or Divorced	18.3%	15.1%	14.0%
2026 Est. Widowed	7.9%	6.7%	6.4%
Income			
2026 Est. HH Income \$200,000 or More	2.3%	6.0%	8.6%
2026 Est. HH Income \$150,000 to \$199,999	5.4%	9.0%	9.6%
2026 Est. HH Income \$100,000 to \$149,999	11.2%	17.8%	18.9%
2026 Est. HH Income \$75,000 to \$99,999	12.9%	14.0%	13.8%
2026 Est. HH Income \$50,000 to \$74,999	20.2%	18.8%	16.6%
2026 Est. HH Income \$35,000 to \$49,999	12.5%	11.4%	10.4%
2026 Est. HH Income \$25,000 to \$34,999	10.6%	7.5%	7.1%
2026 Est. HH Income \$15,000 to \$24,999	11.4%	6.8%	6.1%
2026 Est. HH Income Under \$15,000	13.7%	8.8%	8.9%
2026 Est. Average Household Income	\$66,544	\$94,467	\$104,084
2026 Est. Median Household Income	\$54,886	\$73,166	\$80,806
2026 Est. Per Capita Income	\$36,749	\$43,848	\$44,986
2026 Est. Total Businesses	477	3,460	10,227
2026 Est. Total Employees	4,067	38,412	119,244

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35135 Warren Rd Westland, MI 48185	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	57.1%	69.6%	68.9%
2026 Est. Black	30.4%	18.5%	19.0%
2026 Est. Asian or Pacific Islander	5.8%	5.4%	5.7%
2026 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2026 Est. Other Races	6.4%	6.3%	6.2%
Hispanic			
2026 Est. Hispanic Population	890	5,367	14,411
2026 Est. Hispanic Population	5.6%	5.5%	5.3%
2031 Proj. Hispanic Population	6.9%	6.8%	6.5%
2020 Hispanic Population	4.7%	4.6%	4.6%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	11,535	71,740	194,164
2026 Est. Elementary (Grade Level 0 to 8)	1.9%	2.2%	2.5%
2026 Est. Some High School (Grade Level 9 to 11)	7.2%	5.1%	5.2%
2026 Est. High School Graduate	30.7%	29.5%	27.4%
2026 Est. Some College	25.7%	24.4%	21.9%
2026 Est. Associate Degree Only	11.2%	11.1%	10.6%
2026 Est. Bachelor Degree Only	14.0%	18.5%	20.9%
2026 Est. Graduate Degree	9.4%	9.2%	11.5%
Housing			
2026 Est. Total Housing Units	9,471	49,960	128,501
2026 Est. Owner-Occupied	35.0%	58.7%	62.1%
2026 Est. Renter-Occupied	56.7%	32.5%	29.1%
2026 Est. Vacant Housing	8.3%	8.8%	8.8%
Homes Built by Year			
2026 Homes Built 2010 or later	1.8%	2.2%	2.1%
2026 Homes Built 2000 to 2009	5.0%	4.8%	4.5%
2026 Homes Built 1990 to 1999	9.4%	7.2%	6.5%
2026 Homes Built 1980 to 1989	15.8%	8.5%	7.1%
2026 Homes Built 1970 to 1979	19.4%	15.1%	16.1%
2026 Homes Built 1960 to 1969	19.7%	16.3%	17.2%
2026 Homes Built 1950 to 1959	12.0%	26.0%	23.9%
2026 Homes Built Before 1949	8.6%	11.1%	13.7%
Home Values			
2026 Home Value \$1,000,000 or More	1.1%	0.7%	0.9%
2026 Home Value \$500,000 to \$999,999	2.2%	2.2%	3.2%
2026 Home Value \$400,000 to \$499,999	4.0%	3.5%	6.1%
2026 Home Value \$300,000 to \$399,999	8.3%	10.7%	18.7%
2026 Home Value \$200,000 to \$299,999	31.6%	38.1%	32.6%
2026 Home Value \$150,000 to \$199,999	20.7%	25.4%	19.4%
2026 Home Value \$100,000 to \$149,999	11.1%	10.1%	9.5%
2026 Home Value \$50,000 to \$99,999	12.3%	5.9%	5.8%
2026 Home Value \$25,000 to \$49,999	7.2%	1.8%	1.8%
2026 Home Value Under \$25,000	1.4%	1.6%	2.0%
2026 Median Home Value	\$195,018	\$214,175	\$241,955
2026 Median Rent	\$974	\$1,055	\$1,056

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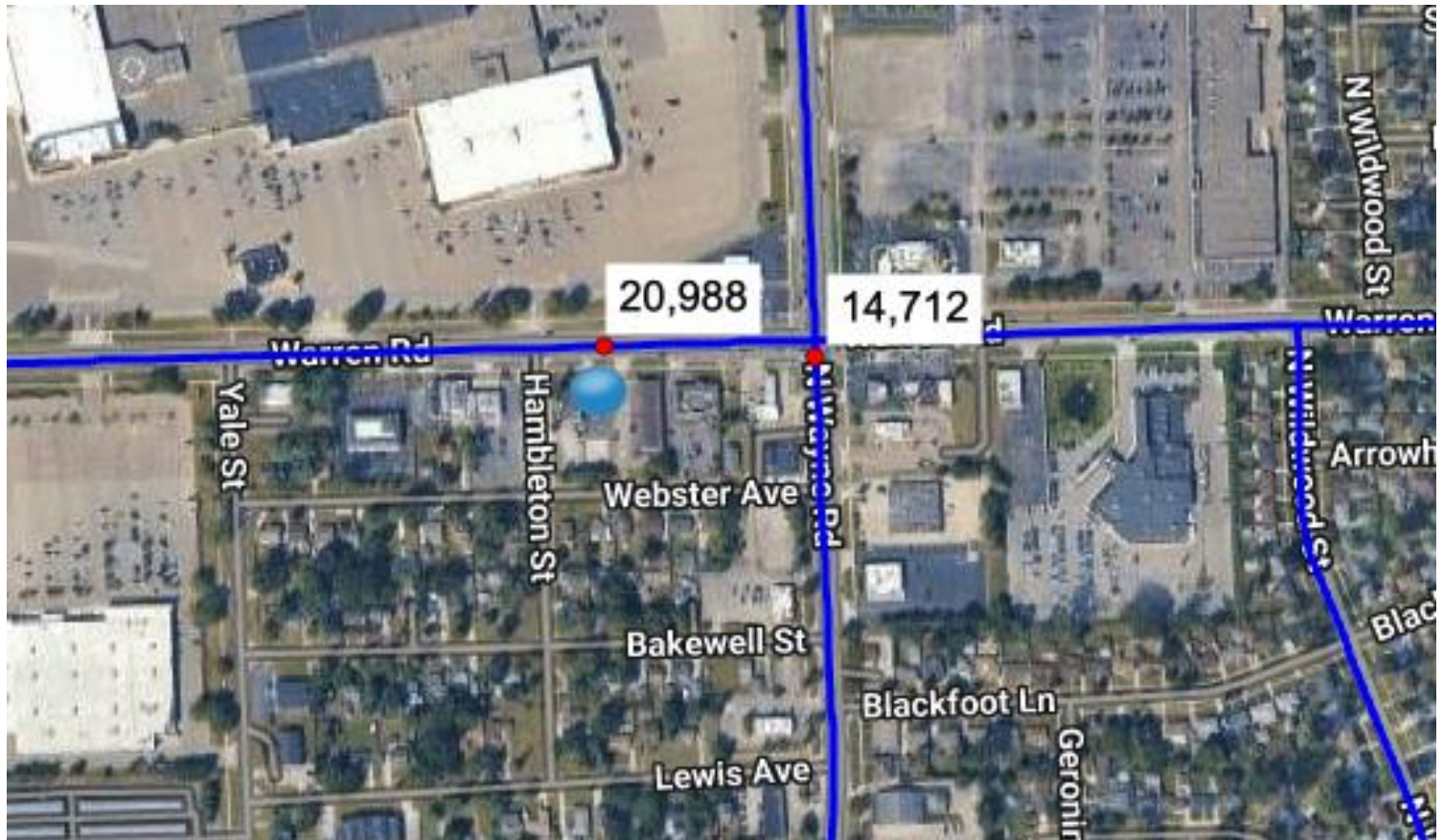
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Labor Force			
2026 Est. Labor Population Age 16 Years or Over	13,162	81,294	221,308
2026 Est. Civilian Employed	61.4%	62.6%	61.6%
2026 Est. Civilian Unemployed	2.6%	2.2%	2.3%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	36.0%	35.2%	36.1%
2026 Labor Force Males	45.3%	48.4%	49.0%
2026 Labor Force Females	54.7%	51.6%	51.0%
Occupation			
2026 Occupation: Population Age 16 Years or Over	8,082	50,875	136,212
2026 Mgmt, Business, & Financial Operations	12.2%	13.6%	14.7%
2026 Professional, Related	21.1%	23.9%	25.3%
2026 Service	19.6%	16.9%	16.0%
2026 Sales, Office	18.5%	19.2%	19.4%
2026 Farming, Fishing, Forestry	0.2%	0.2%	0.1%
2026 Construction, Extraction, Maintenance	6.8%	8.5%	7.7%
2026 Production, Transport, Material Moving	21.5%	17.8%	16.8%
2026 White Collar Workers	51.8%	56.6%	59.4%
2026 Blue Collar Workers	48.2%	43.4%	40.6%
Transportation to Work			
2026 Drive to Work Alone	76.1%	75.4%	74.6%
2026 Drive to Work in Carpool	9.3%	9.1%	9.0%
2026 Travel to Work by Public Transportation	2.2%	2.3%	2.2%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	1.9%	1.7%	1.7%
2026 Other Means	1.2%	1.3%	1.2%
2026 Work at Home	9.3%	10.2%	11.2%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	23.7%	24.9%	24.9%
2026 Travel to Work in 15 to 29 Minutes	41.2%	39.5%	39.0%
2026 Travel to Work in 30 to 59 Minutes	30.9%	30.8%	31.4%
2026 Travel to Work in 60 Minutes or More	4.2%	4.8%	4.6%
2026 Average Travel Time to Work	22.4	22.5	22.8
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$570.75 M	\$3.74 B	\$10.28 B
2026 Est. Apparel	\$12.6 M	\$82.03 M	\$224.9 M
2026 Est. Contributions, Tax and Retirement	\$121.47 M	\$910.07 M	\$2.6 B
2026 Est. Education	\$9.27 M	\$62.73 M	\$173.11 M
2026 Est. Entertainment	\$28.56 M	\$185.56 M	\$508.58 M
2026 Est. Food, Beverages, Tobacco	\$77.04 M	\$487.94 M	\$1.33 B
2026 Est. Health Care	\$56.03 M	\$301.67 M	\$779.95 M
2026 Est. Household Furnishings and Equipment	\$14.7 M	\$96.92 M	\$266.23 M
2026 Est. Household Operations, Shelter, Utilities	\$150.79 M	\$944.54 M	\$2.58 B
2026 Est. Miscellaneous Expenses	\$8.67 M	\$56.96 M	\$156.06 M
2026 Est. Personal Care	\$6.75 M	\$42.42 M	\$115.59 M
2026 Est. Transportation	\$84.88 M	\$573.89 M	\$1.55 B

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