



Ann Arbor Trail

Building B
4,000 SF

Building C
4,000 SF

Building D
4,000 SF

Building A
4,000 SF

CRW
FLOORING
DEPOT

WESTLAND
HEATING/AIR CONDITIONING • PLUMBING

Great Lakes ACE

EXISTING BUILDING
(TO REMAIN)

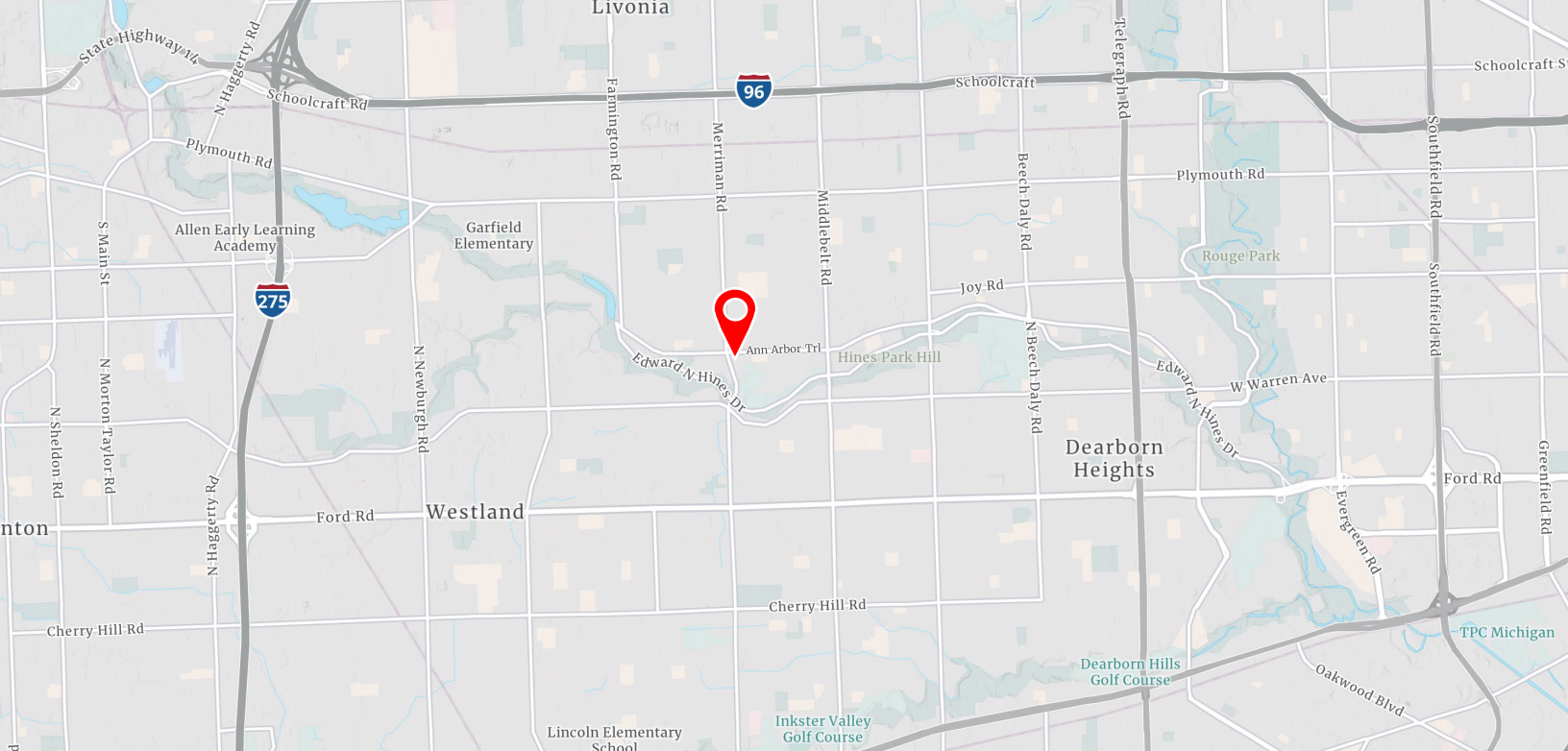
Prime Outlots Offered For Ground Lease

Prime leasing opportunity at 31313 Ann Arbor Trail in Westland, featuring exceptional visibility, strong traffic counts, and a signalized corner location. Ideal for retail, restaurant, medical, financial, fitness, and service-oriented users seeking a high-exposure site in a thriving commercial corridor.

View online at colliers.com/detroit

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31313 Ann Arbor Trail Westland, MI



Prime Location

- Signalized corner at Ann Arbor Trail & Merriman Rd
- ±34,098 vehicles per day
- Excellent visibility and access



Flexible Leasing Options

- Up to 4,000 SF available
- Flexible outlot opportunity
- High-growth, high-traffic location



Franchise-Ready Retail

- Retail, restaurant, medical, fitness, and service users
- Strong fit for QSR and convenience concepts
- High-profile corner location



High Visibility & Access

- Access from both major roads
- Strong signage opportunities
- Ample parking available



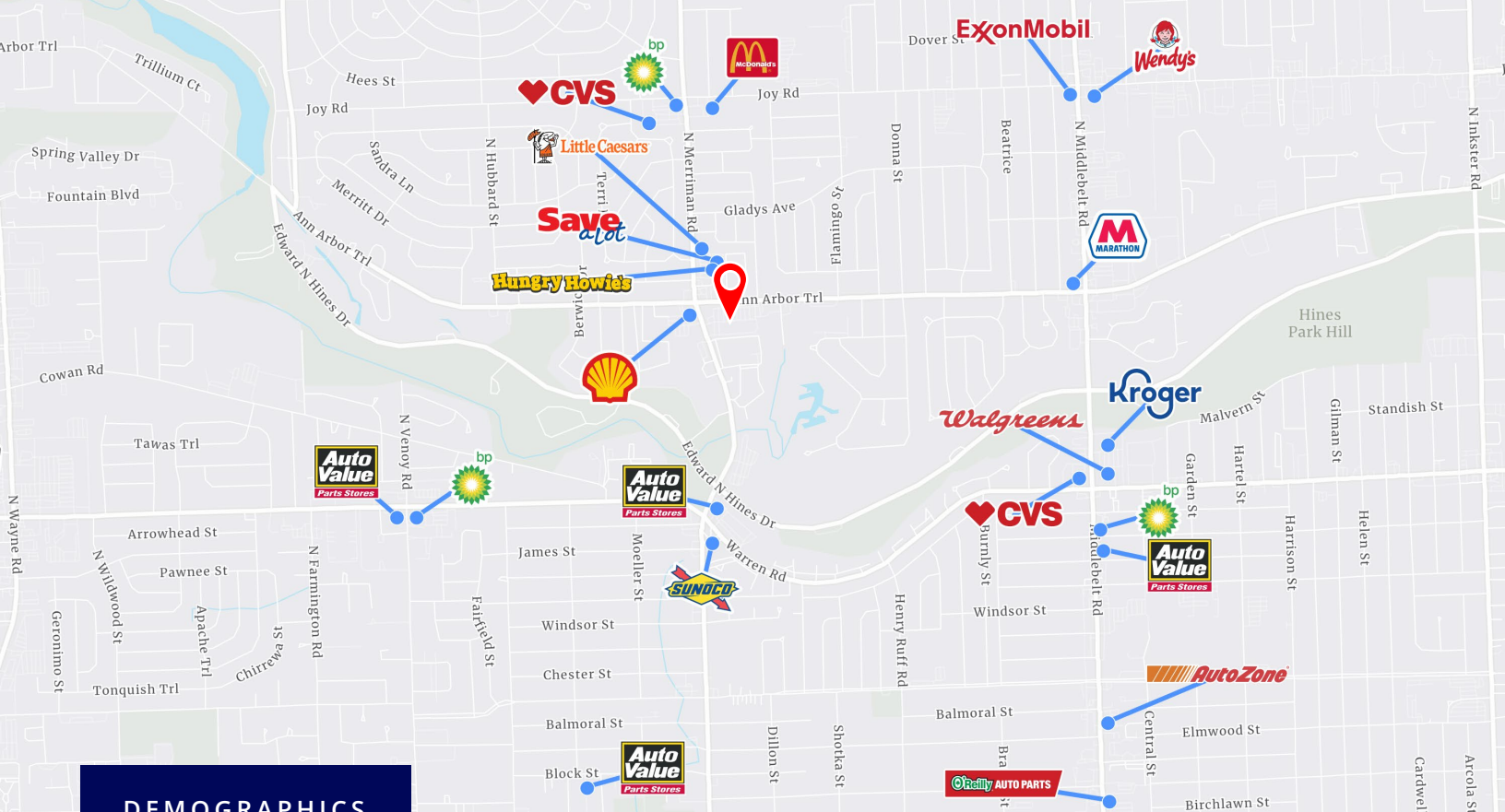
Strong Demographics

- 292,000+ residents within 5 miles
- \$73,000 median household income
- Median age: 40



Established Retail Environment

- Surrounded by national retailers
- Prime Westland intersection
- Flexible space with strong visibility



DEMOGRAPHICS

Population 292,000

Median household Income \$70k-80k

Median age 40

Percent in workforce 64.2%

Vehicles per day 34,098

Bike score 46/100

Walk score 71/100

Located at Ann Arbor Trail & Merriman, this highly visible retail center serves 292,000+ residents within 5 miles and benefits from strong demographics and traffic, making it ideal for retail, restaurant, medical, and service users.

- 292,291 residents within a 5-mile radius, providing a deep and established customer base.
- 34,000+ vehicles per day at the signalized intersection of Warren & Merriman, delivering outstanding exposure and accessibility.
- Located in a dense retail trade area with 4.2 million SF of surrounding retail, office, and industrial space and strong daytime population drivers.

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