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Prime retail offering for lease

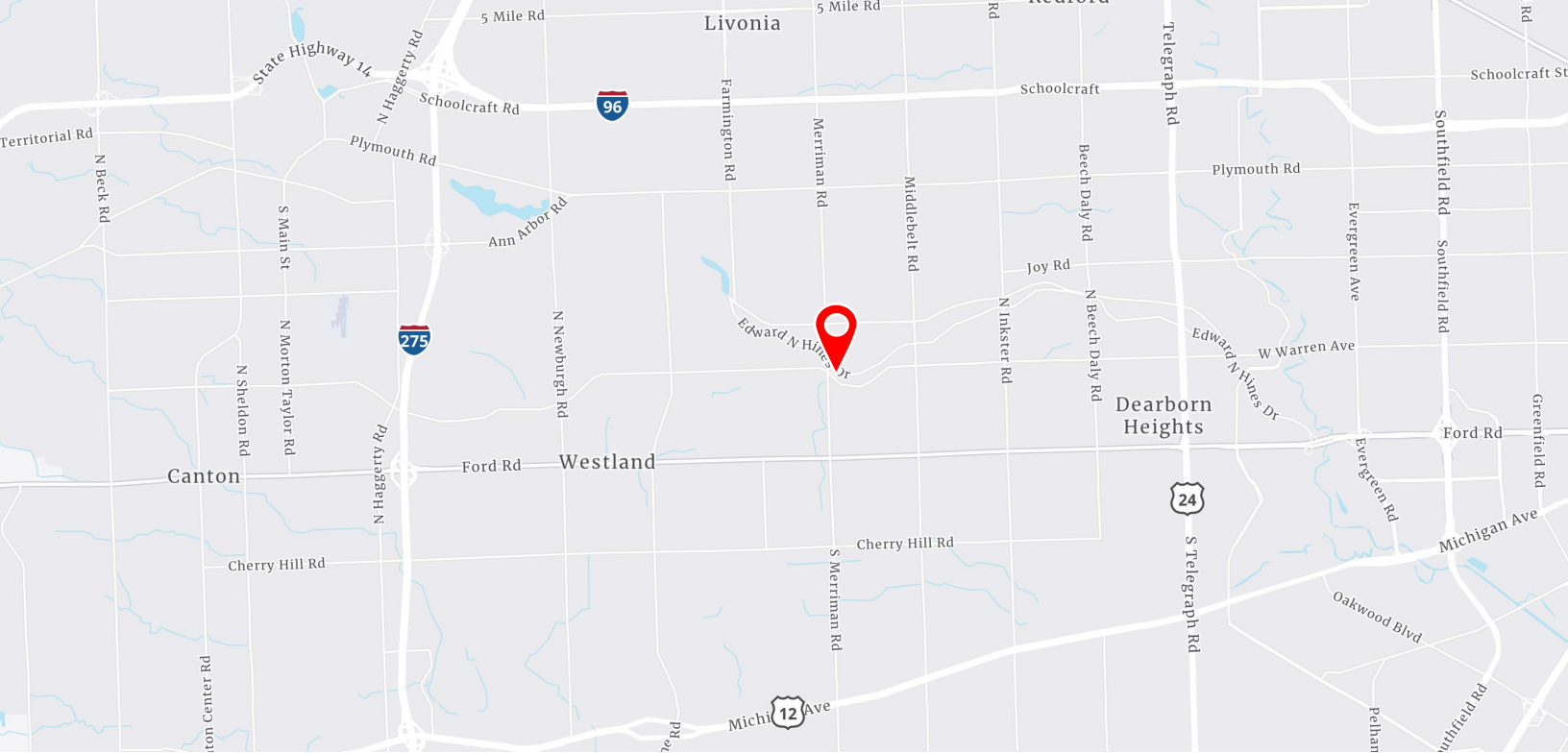
Pad Site + Inline Suites Available



Arthur Itkis
248 798 9055
Arthur.itekis@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI, 48067
248 540 1000

Accelerating success.



31162-31246 Warren Road Westland, MI



Prime Location

- Busy hard corner location
- 60,000 VPD exposure
- Easy access & visibility



Flexible Leasing Options

- Up to 4,000 SF pad site
- Suites from 900-25,000 SF
- Flexible occupancy options



Franchise-Ready Retail

- Ideal for multiple uses
- Signalized corner location
- Great for QSR concepts



High Visibility & Access

- Dual-road frontage
- 171 parking spaces
- Drive-thru potential



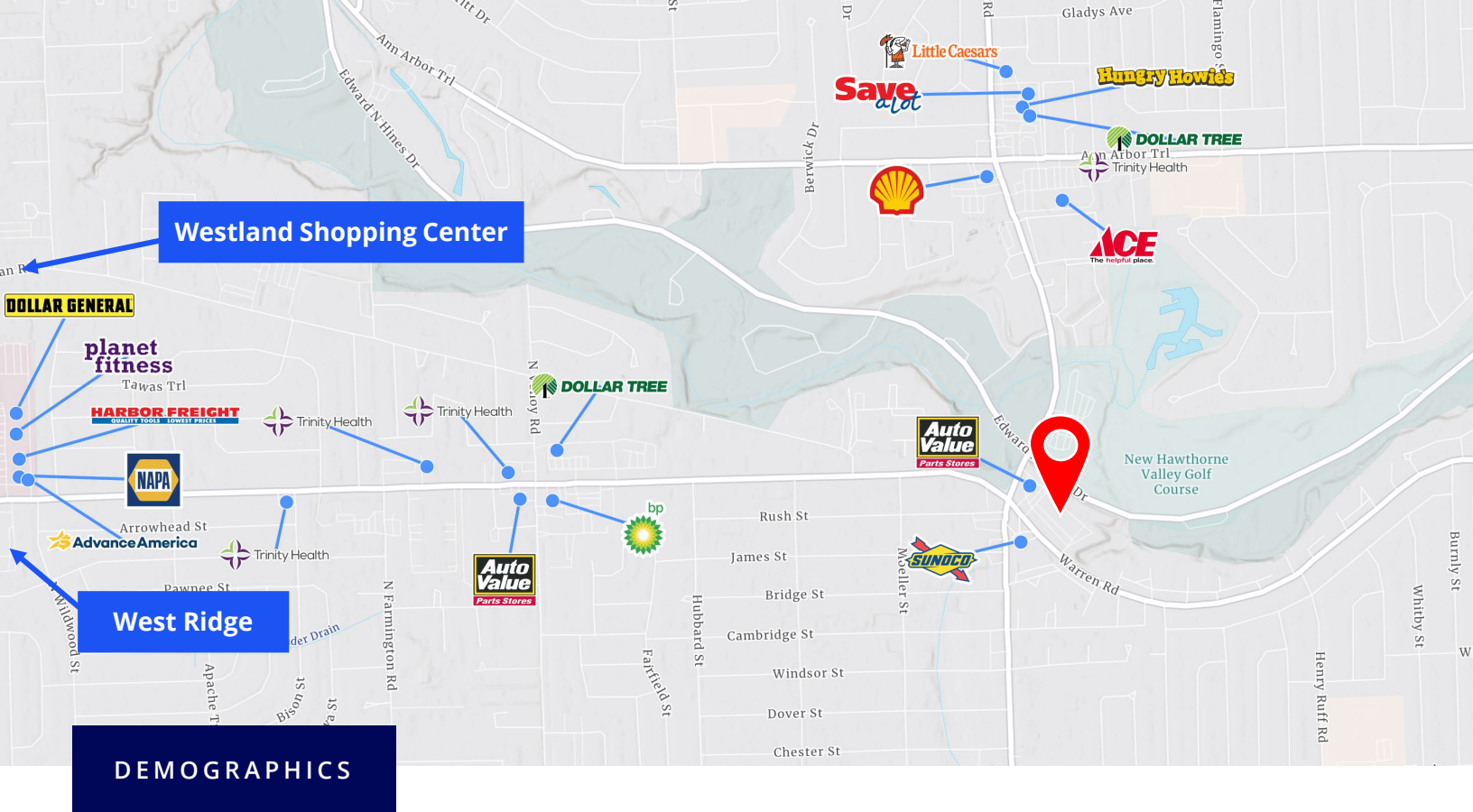
Strong Demographics

- 296,378 residents nearby
- \$72,994 median income
- Median age of 40.1



Established Retail Environment

- Surrounded by national retailers
- Strong local demographics
- High-profile intersection location



Positioned at the highly trafficked intersection of Warren & Merriman, Merriman Warren Plaza offers exceptional visibility in one of Metro Detroit's most densely populated retail corridors, serving more than 296,000 residents within a 5-mile radius. The center benefits from strong household incomes, a diverse customer base, and significant daily traffic, making it an ideal location for retail, restaurant, medical, and service users.

- 296,378 residents within a 5-mile radius, providing a deep and established customer base.
- 60,000+ 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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