



FOR LEASE

Westland Crossings

N WAYNE

WESTLAND, MI 48185

\$9.00 - \$12.00
SF/YR

5
SPACES

Lindsey Nussle

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Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

56,234 SF
AVAILABLE SF

\$9 - \$12
ASKING RATE SF/YR

5
SPACES AVAILABLE

\$9-\$12
ASKING RATE SF/YR

5
SPACES AVAILBLE

1.7M
ANNUAL VISITS

96,000 VPD
HARD CORNER

+13.9%
3-YR VISIT GROWTH

\$842M
5-MI DEMAND GAP

5-MI Population
272,162

EXECUTIVE SUMMARY

- Westland Crossings is strategically located on Warren Road in Westland, MI, a cozy suburb of Detroit. There is ample parking with 4 spaces per 1,000 SF with 796 parking spaces total. Westland Crossings is located at the high traffic intersection of Wayne and Warren Rd. (96,000 Average Daily Traffic Count). Westland Crossing offers high daily traffic from national retailers including Planet Fitness, Dollar General, Harbor Freight, Little Caesars and McDonald's, and is surrounded by major retailers such as Target, Kohl's, Best Buy, JC Penney and Burlington.

PROPERTY HIGHLIGHTS

- High-performing intersection with 61,000 vehicles per day.
- Signage opportunities visible along a high-traffic street.
- Six Ingress/Egress Points.
- The anchor stores provides a “daily needs” traffic generator to the shopping center.
- Ample, well lit parking
- Main retail corridor of Westland
- 5-mile population of approximately 274,162

ACCESSIBILITY



TRANSIT

Warren & Wayne	0.2 mi
Wayne & Warren SW	0.2 mi
Warren @ Yale	0.3 mi



AIRPORTS

Detroit Metropolitan Wayne County Airport	9.0 mi
Willow Run Airport	10.1 mi
Windsor International Airport	22.9 mi



HIGHWAYS

I 275	2.8 mi
Jeffries Freeway	2.8 mi
I 96	3.6 mi
M 14	3.7 mi

Space Available

Suite 4

\$9 SF/Yr

SF AVAILABLE

9,534 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Prime in-line position between Harbor Freight and NAPA Auto Parts — the strongest small-shop cotenancy in the plaza. Warren Rd frontage with pylon exposure. Warren Rd frontage, pylon visibility. Standard in-line build-out. TARGET USES: optical, value apparel, books, jewelry, urgent care, specialty retail.

Suite 13

NEGOTIABLE

SF AVAILABLE

22,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Plaza's premier end-cap. Full pylon visibility with signage exposure seen from both Wayne Rd and Warren Rd. Junior anchor / big-box format. 13'6"-17'5" finished ceilings, Partial commercial kitchen w/ hood, Ground-level overhead door (10'W x 12'H), Multiple restrooms, dock option. Demisable to ~11,000 SF half-elbow with power separation. TARGET USES: junior anchor, off-price, books, value-discount, pet, sporting goods.

Suite 5

\$12 SF/Yr

SF AVAILABLE

5,500 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

High-density in-line position between Planet Fitness and Harbor Freight. Highest small-shop cotenancy fit in the center for optical, urgent care, value apparel, and personal services. TARGET USES: optical, urgent care, value apparel, athletic, dental, tactical

Suite 11/12

\$9 SF/Yr

SF AVAILABLE

10,120 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Fully built-out end-cap suite in excellent condition. Combinable with the 22,000 SF Elbow for up to 32,120 SF contiguous, with main plaza pylon and signage exposure on Wayne Rd. Combinable with The Elbow up to 32,120 SF contiguous. Target Uses: junior anchor expansion, off-price, fitness, pet, books, value-discount

Suite 9-10

\$11 SF/Yr

SF AVAILABLE

9,080 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Photo Gallery



Market Overview



POPULATION
84,037

5-MILE MEDIAN HH
\$75,931

5-MILE POPULATION
279,780

3-MILE MEDIAN HH
\$69,276

5-MILE HOUSEHOLDS
119,294

5-MILE RETAIL DEMAND GAP
\$842M

5-MILE DAYTIME POPULATION
277,898

HARD CORNER TRAFFIC
96,000 VPD

Market Overview: Westland, MI

Westland is a city in Wayne County in the U.S. state of Michigan. It is located about 16 miles (26 km) west of downtown Detroit, which has a metro population of approximately 4.4 million. As of the 2020 Census, the city had a total population of 84,094. It is one of the largest cities in Michigan.

Westland is strategically located within the Detroit metropolitan area and benefits from its proximity to major employment centers, established residential communities, and surrounding suburbs. The city is easily accessible via major regional thoroughfares, including I-275, I-96, and I-94, providing convenient connectivity throughout Southeast Michigan.

Westland also serves as an established retail and commercial destination for residents of the city and surrounding communities. Its combination of a strong residential base, regional accessibility, and proximity to the greater Detroit market creates an attractive environment for retailers, restaurants, service providers, and other commercial users.

DEMOGRAPHIC SNAPSHOT

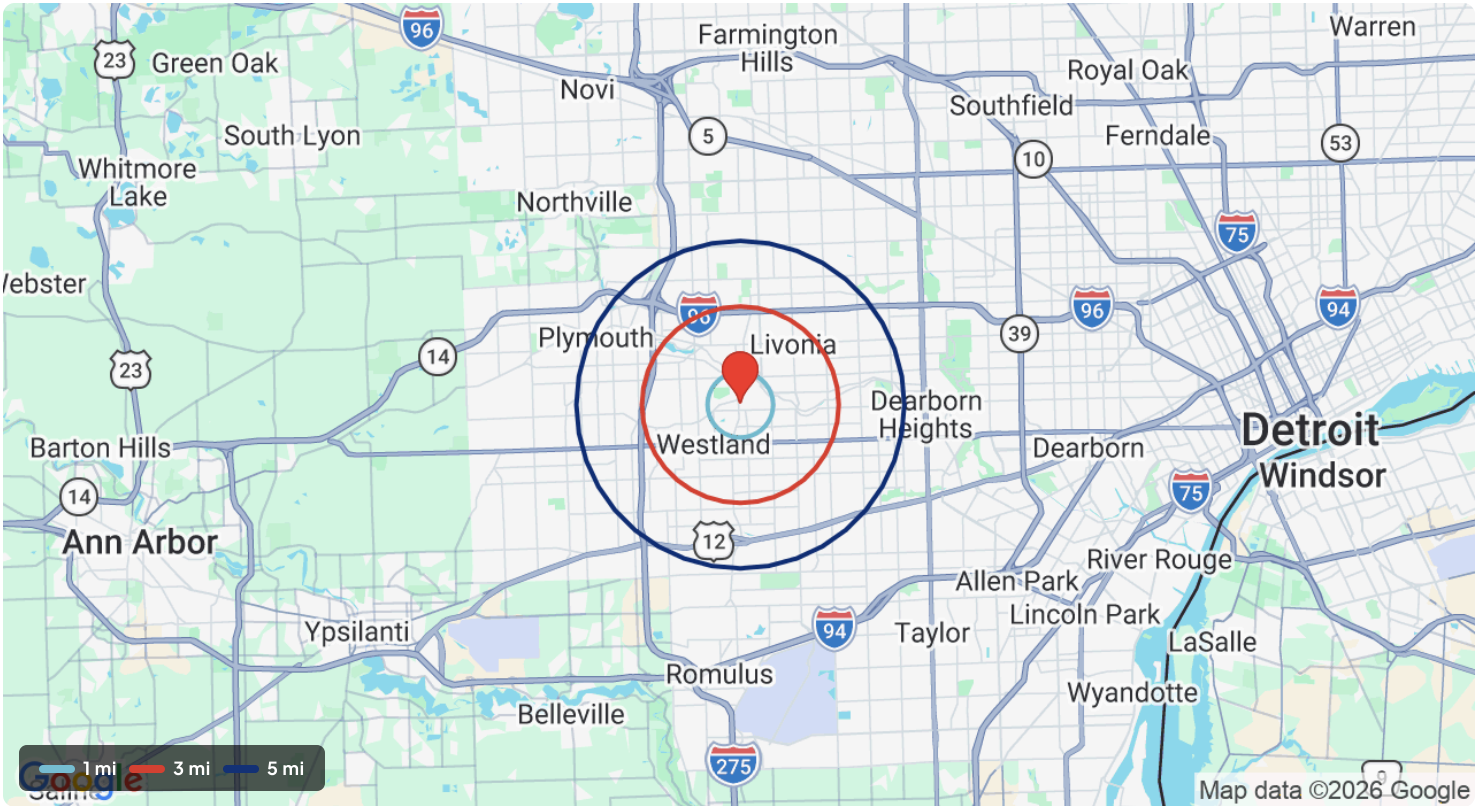
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,707	Population	98,772	Population	279,284
Median HH Income	\$51,255	Median HH Income	\$72,175	Median HH Income	\$79,349
Households	8,214	Households	46,077	Households	120,530

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,943	103,167	293,040
2010 Population	14,198	100,047	283,168
2026 Population	14,707	98,772	279,284
2031 Population	14,487	96,892	273,262
2026–2031 Growth Rate	–0.30 %	–0.38 %	–0.44 %
2026 Daytime Population	12,887	98,567	280,379

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,686	44,019	116,821	less than \$15,000	1,055	3,427	9,269
2010 Total Households	7,388	43,323	115,134	\$15,000–\$24,999	1,057	3,509	7,184
2026 Total Households	8,214	46,077	120,530	\$25,000–\$34,999	1,008	3,394	8,121
2031 Total Households	8,224	46,127	120,329	\$35,000–\$49,999	896	5,135	12,112
2026 Avg. Household Size	1.78	2.13	2.29	\$50,000–\$74,999	1,617	8,304	20,055
2026 Owner Occupied Housing	3,382	30,543	85,085	\$75,000–\$99,999	1,078	6,161	16,062
2031 Owner Occupied Housing	3,470	30,898	85,861	\$100,000–\$149,999	1,005	9,684	25,353
2026 Renter Occupied Housing	4,832	15,534	35,445	\$150,000–\$199,999	357	3,869	12,005
2031 Renter Occupied Housing	4,754	15,229	34,468	\$200,000 or greater	141	2,596	10,369
2026 Vacant Housing	383	2,038	5,354	Median HH Income	\$51,255	\$72,175	\$79,349
2026 Total Housing	8,597	48,115	125,884	Average HH Income	\$62,453	\$89,247	\$100,188



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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