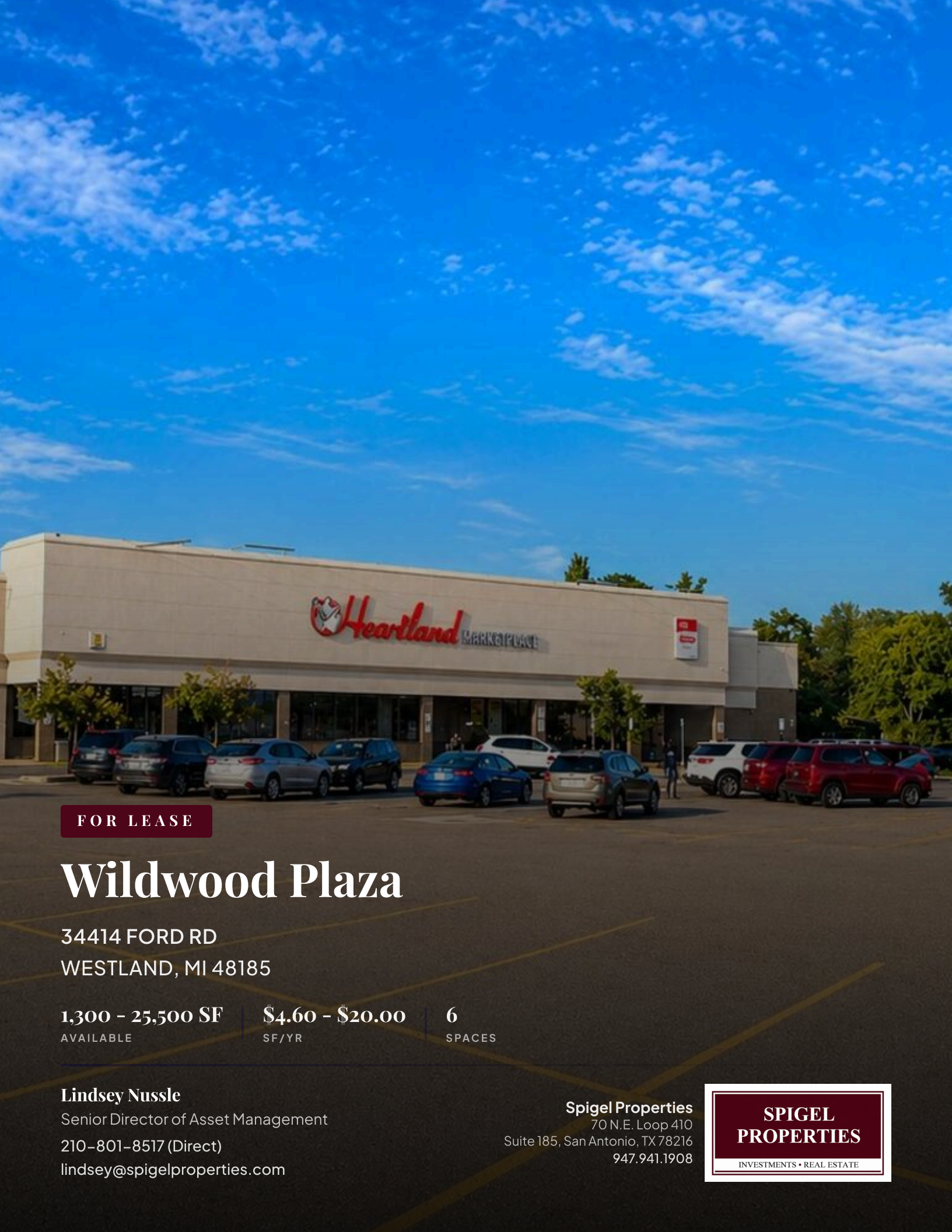




FOR LEASE

Wildwood Plaza

34414 FORD RD
WESTLAND, MI 48185

1,300 - 25,500 SF
AVAILABLE

\$4.60 - \$20.00
SF/YR

6
SPACES

Lindsey Nussle
Senior Director of Asset Management
210-801-8517 (Direct)
lindsey@spigelproperties.com

Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**
INVESTMENTS • REAL ESTATE

Property Overview

66,244 SF
AVAILABLE SF

\$4.60 - \$20
ASKING RATE SF/YR

6
SPACES AVAILABLE

24.62
LOT SIZE

184,148 SqFt
BUILDING SQFT

Commercial
ZONING TYPE

Wayne
COUNTY

42.325577,-83.381386
COORDINATES

1,142 Ft
FRONTAGE

EXECUTIVE SUMMARY

Wildwood Plaza sits along Ford Road, metro Detroit's primary east-west value retail corridor, with direct access to I-275, I-96, M-14, and I-94. The corridor connects IKEA Canton four miles west to the Dearborn retail core six miles east, serving working- and middle-income households across western Wayne County with a continuous mix of grocery, value retail, services, and dining. Wildwood Plaza occupies a strategic position at the center of this corridor, anchored by Heartland Marketplace, Ollie's Bargain Outlet, Dollar Tree, CSL Plasma, and Aarons.

PROPERTY HIGHLIGHTS

- 916,200 annual visits from 205,000 unique visitors with 4.47 visit frequency
- 33-minute average dwell time supports cross-shopping between anchors and inline tenants
- Ford Road frontage on Westland's primary east-west retail corridor
- 1.6% submarket vacancy makes contiguous junior-anchor space difficult to replicate on the corridor
- Divisible drive-thru outlot building on Ford Road: 2,405 – 3,705 SF
- 32,778 SF outparcel with 232' of Ford Road frontage available for build-to-suit
- Direct access to I-275 (2 mi), M-14 (6 mi), I-96 (7 mi), and I-94 (11 mi); 8.2 mi to DTW

ACCESSIBILITY

TRANSIT

Ford Rd & Wildwood	0.1 mi
Ford Rd @ Radcliff	0.4 mi
Ford Rd @ Farmington Rd	0.6 mi

AIRPORTS

Detroit Metropolitan Wayne County Airport	7.9 mi
Willow Run Airport	9.5 mi
Windsor International Airport	22.6 mi

HIGHWAYS

I 275	3.2 mi
Jeffries Freeway	3.9 mi
I 96	4.6 mi
M 14	4.7 mi

Ford Road's Value-Anchored Address

- **47-Year Anchor Tenure** — Heartland Marketplace has anchored Wildwood since 1979, the longest-tenured value-anchor on the Ford Road Corridor.
- **916K Annual Visits | 205K Unique Visitors** — Consistent, high-frequency foot traffic driven by daily-needs tenants.
- **4.47x Visit Frequency** — Repeat visitation well above regional shopping center averages.
- **\$7.50 NNN Asking Rent**



Space Available

#34420

\$7.50 SF/Yr

SF AVAILABLE

24,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#34750

\$7.50 SF/Yr

SF AVAILABLE

25,500 SF

TERM

Negotiable

TYPE

NNN

USE

Retail/Medical

#34790

\$20 SF/Yr

SF AVAILABLE

1,300 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#34800

NEGOTIABLE

SF AVAILABLE

2,405 – 5,005 SF

TERM

Negotiable

TYPE

NNN

USE

Retail/Medical

#34580

\$4.60 SF/Yr

SF AVAILABLE

9,139 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

34782

\$15.66 SF/Yr

SF AVAILABLE

1,300 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Outparcel & Build-to-Suit Opportunity

Outparcel Opportunity on Ford Road with 232 Feet of Corridor Frontage and Direct Visibility to 29,500+ Vehicles Per Day

- 32,778 SF — 0.75 AC
- 232.64' x 140' Dimensions
- Ground lease or build-to-suit
- Ideal for: QSRs and drive-through concepts, urgent care or medical office, single-tenant retail



Drive- Through Opportunity

High Visibility – Strong Traffic

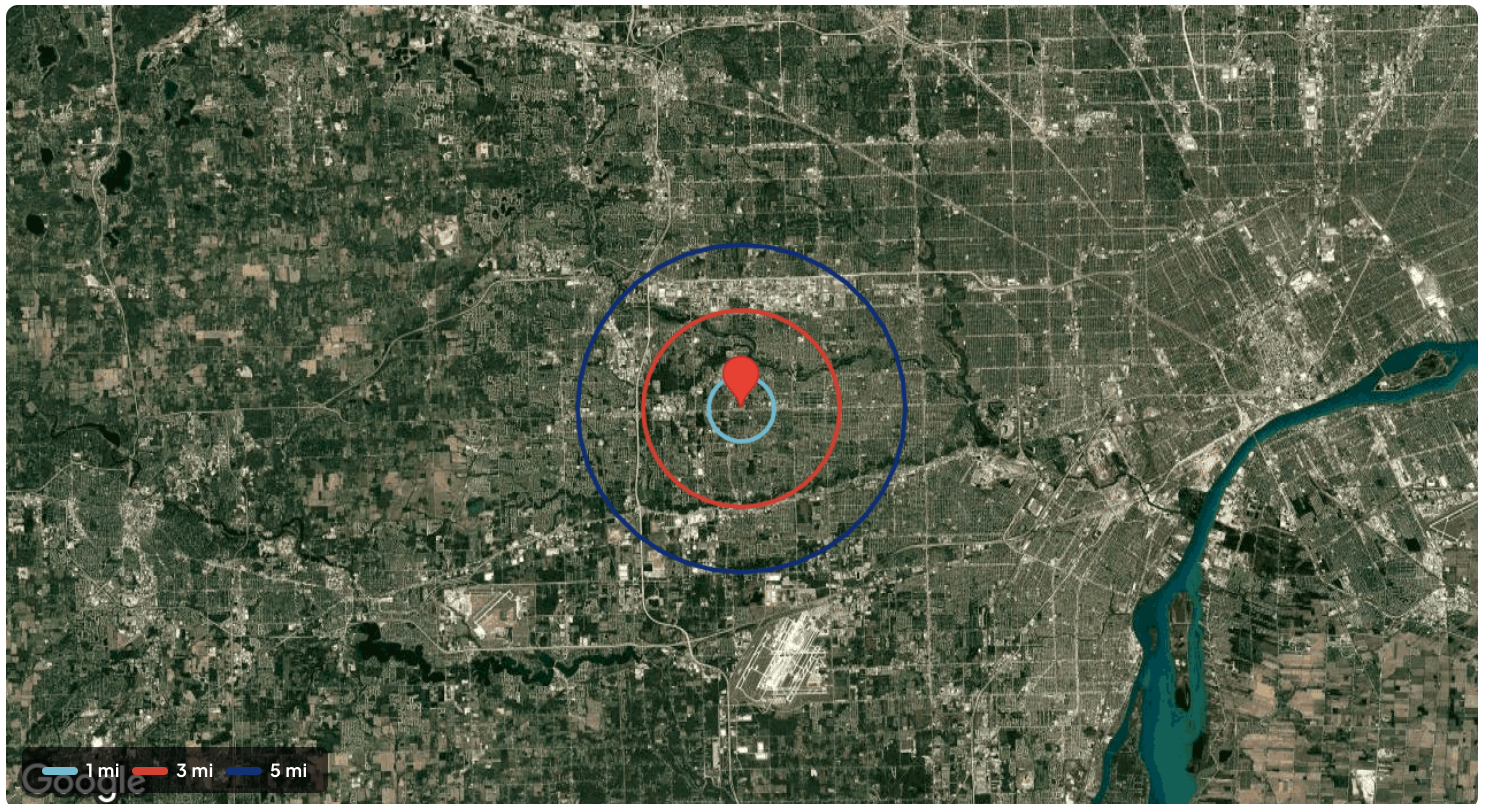
- 1.6% submarket vacancy — limited inline availability on the corridor
- Join Heartland Marketplace, Ollie's Bargain Outlet, Dollar Tree, and CSL Plasma serving 205,000 unique annual visitors
- Ideal for QSR, coffee, financial services, and daily-needs retail



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,541	123,276	281,166
2010 Population	14,209	118,350	272,162
2026 Population	14,635	115,837	270,366
2031 Population	14,421	113,459	264,676
2026–2031 Growth Rate	–0.29 %	–0.41 %	–0.42 %
2026 Daytime Population	13,460	94,619	264,879

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,001	51,065	111,701	less than \$15,000	892	4,388	10,069
2010 Total Households	6,645	49,905	110,019	\$15,000–\$24,999	729	4,191	7,447
2026 Total Households	7,424	52,663	115,559	\$25,000–\$34,999	886	3,910	8,425
2031 Total Households	7,446	52,653	115,399	\$35,000–\$49,999	815	6,068	11,969
2026 Avg. Household Size	1.96	2.18	2.32	\$50,000–\$74,999	1,254	9,858	19,774
2026 Owner Occupied Housing	4,036	34,299	78,391	\$75,000–\$99,999	1,123	7,115	15,326
2031 Owner Occupied Housing	4,118	34,662	79,249	\$100,000–\$149,999	1,181	10,347	23,542
2026 Renter Occupied Housing	3,388	18,364	37,168	\$150,000–\$199,999	317	3,985	10,586
2031 Renter Occupied Housing	3,327	17,991	36,150	\$200,000 or greater	229	2,802	8,422
2026 Vacant Housing	297	2,308	5,616	Median HH Income	\$56,216	\$68,674	\$75,117
2026 Total Housing	7,721	54,971	121,175	Average HH Income	\$71,031	\$86,507	\$94,394



Source: ESRI / ArcGIS Business Analyst

Market Overview



POPULATION 84,094	DAYTIME POPULATION 75+
HOUSEHOLDS 33,500+	MEDIAN AGE 39.5
MEDIAN HH INCOME \$58,000	METRO DETROIT MSA 4.3M Residents
COUNTY Wayne	STATE Michigan

Market Overview: Westland, MI

Westland is a city of approximately 80,000 residents in Wayne County, Michigan, and one of the larger municipalities in western Wayne County. The city sits along Ford Road, one of the busiest east-west retail corridors in metro Detroit, with direct connections to I-275 (2 mi), M-14 (6 mi), I-96 (7 mi), and I-94 (11 mi).

Ford Road has anchored the city's retail economy since the opening of Westland Shopping Center in 1965, and the corridor remains a primary daily-needs and value-retail destination for working- and middle-income households across western Wayne County. The corridor connects IKEA Canton four miles west of Wildwood Plaza to the Dearborn retail core six miles east, with a continuous stream of grocery, value retail, services, automotive, healthcare, and dining in between.

Wildwood Plaza occupies a strategic position on the corridor, anchored by long-tenured national and regional brands serving Westland's established trade area.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,635	Population	115,837	Population	270,366
Median HH Income	\$56,216	Median HH Income	\$68,674	Median HH Income	\$75,117
Households	7,424	Households	52,663	Households	115,559

Source: ESRI / ArcGIS Business Analyst

Wildwood Plaza

FORD, WESTLAND, MI, 48185

PRESENTED BY



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