

**35135 WARREN ROAD**

35135 Warren Rd, Westland, MI 48185



**FOR SALE OR LEASE**

EXCLUSIVELY LISTED BY:  
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**OFFERING SUMMARY:** 35135 Warren Rd | Westland, MI 48185

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**PROPERTY OVERVIEW**

The Thomas Duke Company is pleased to offer this Free-Standing Building for Sale or Lease. This is an ideal opportunity to Buy or Lease a building with excellent road exposure located directly across from Westland Mall and surrounded by many other area retailers.

**OFFERING SUMMARY**

Sale Price: \$349,000  
Lease Rate: \$4,000.00/Mo, Modified Gross  
Building Size: 1,155 SF  
Year Built: 1921  
Zoning: Shop & Dine District

**PROPERTY HIGHLIGHTS**

- Well Maintained Free-Standing Building
- Currently operating as a Hair Salon
- Dedicated parking lot
- Excellent Exposure on Warren Road
- Please do not approach employees
- Shown by Appointment Only

**BUILDING/PROPERTY INFORMATION: 35135 Warren Rd | Westland, MI 48185**
**BUILDING INFORMATION**

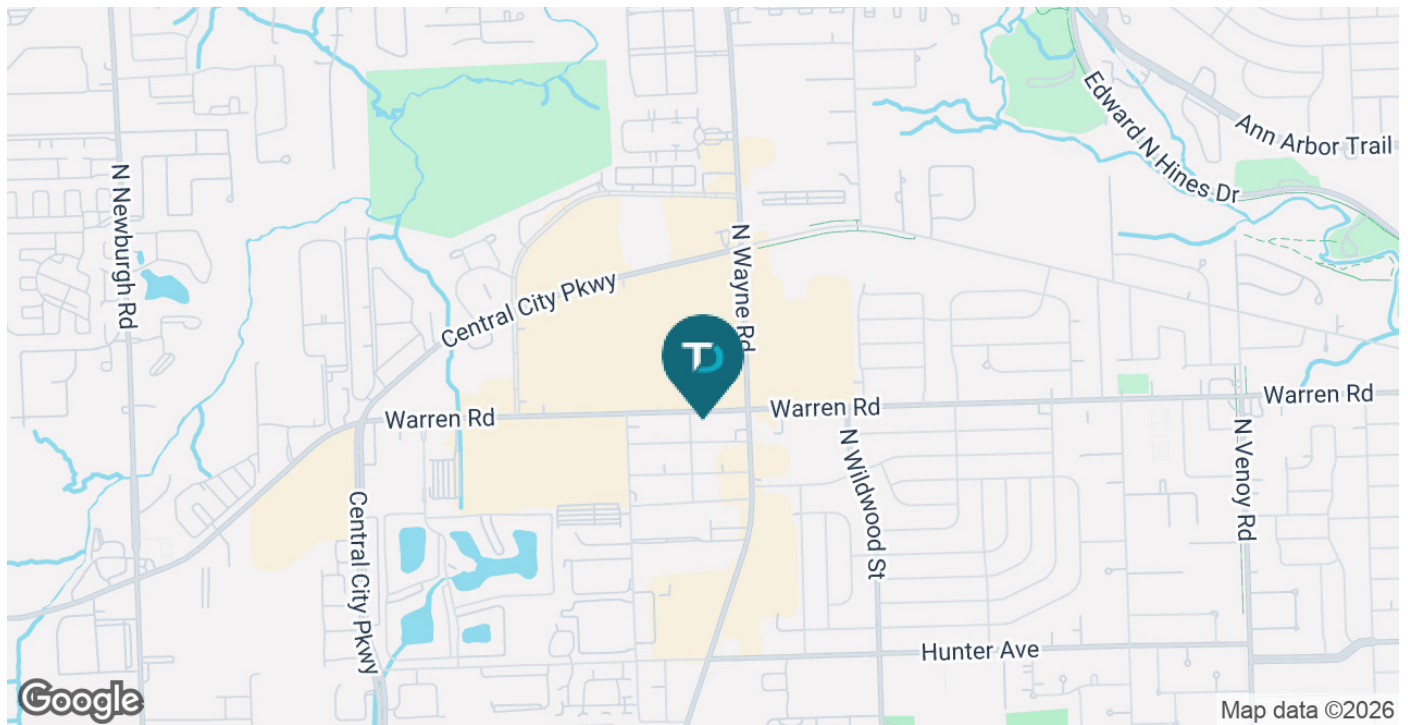
Price/SF:	\$302.16
Building Size:	1,155 SF
Year Built:	1921
Number of Floors:	2
Parking Spaces:	13

**PROPERTY INFORMATION**

Lot Size:	0.34 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
Taxes:	Summer 2025 - \$5,112.96 Winter 2025 - \$687.85
Zoning:	Shop & Dine District
Traffic Count:	Warren Rd - 26,090 VPD Wayne Rd - 32,032 VPD (CoStar 2025)
Legal Description:	09A10 LOT 10 AND LOT 33 BAKEWELL HILLS SUB T2S R9E L51 P60 W C R
APN:	56-034-0010-300

**LOCATION INFORMATION**

Located on Warren Road just West of Wayne Road. Directly across Warren Rd from Westland Mall.



**EXTERIOR PHOTOS:** 35135 Warren Rd | Westland, MI 48185



**INTERIOR PHOTOS: 35135 Warren Rd | Westland, MI 48185**



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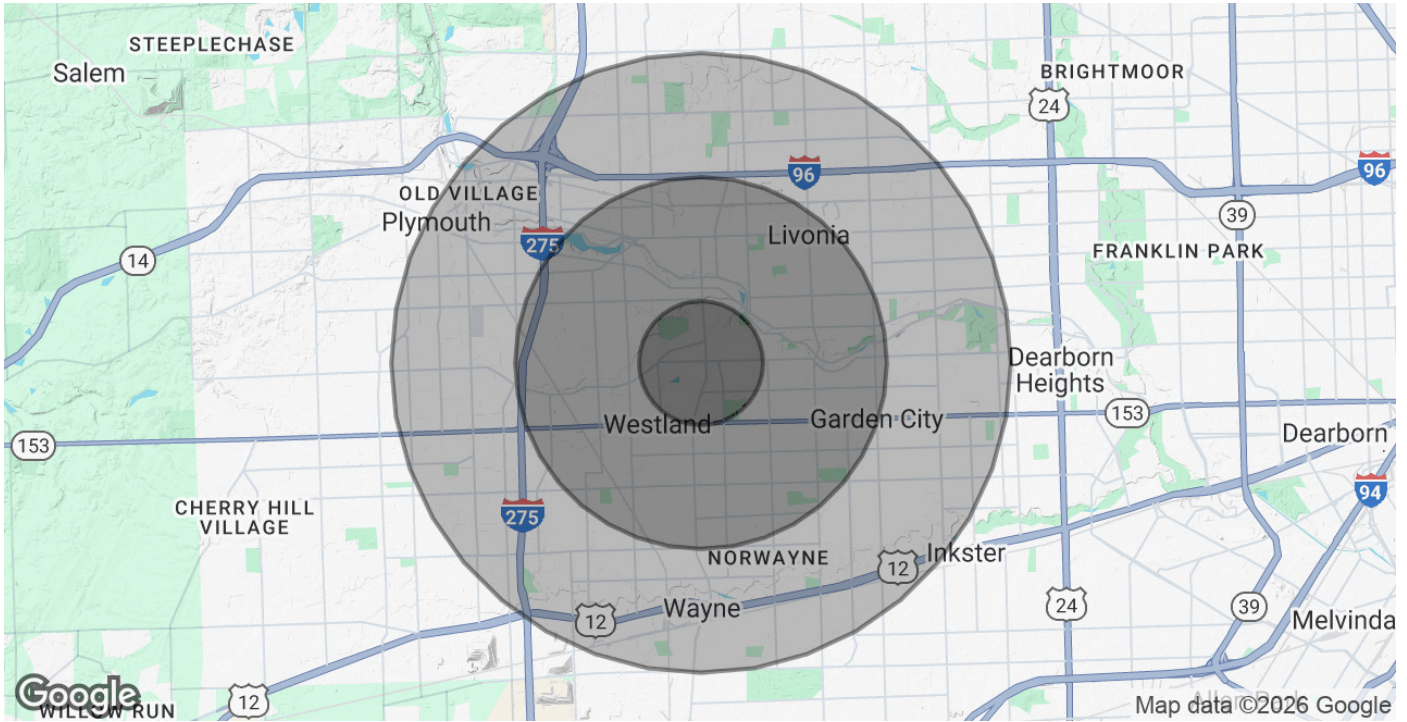
**AERIAL MAP:** 35135 Warren Rd | Westland, MI 48185



**RETAILER MAP:** 35135 Warren Rd | Westland, MI 48185



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**DEMOGRAPHICS MAP & REPORT: 35135 Warren Rd | Westland, MI 48185**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,873	98,014	281,001
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	44	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,344	44,080	117,122
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$62,635	\$85,696	\$93,516
Average House Value	\$218,090	\$215,884	\$235,909

*Demographics data derived from AlphaMap*