

FOR LEASE PRIME RETAIL

8300 North Wayne Road, Westland, Michigan 48185

NAI Farbman | **Farbman Group**
MIDWEST EXPERTISE, GLOBAL REACH.

Offering Memorandum presented by:

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Property Summary



VIDEO

Property Description

The 79,946 SF former Value City Furniture space presents a rare opportunity for large-format retailers, entertainment users, fitness operators, furniture and home goods tenants, specialty grocers, medical users, or a variety of adaptive reuse concepts. Supported by strong surrounding demographics, established retail activity, and a limited supply of comparable big-box spaces, 8300 N Wayne Road is well-positioned to capture ongoing consumer demand and regional traffic.

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	79,964 SF
Lot Size:	4.54 Acres
Building Size:	79,964 SF
Parking:	140 Spaces
Ceiling Height:	16'
Ceiling Clear Height:	14'
Signage:	Monument & Building

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,652	41,143	113,566
Total Population	12,379	95,463	279,626
Average HH Income	\$72,666	\$84,757	\$94,467

Complete Highlights



Property Highlights

- 79,946 SF former Value City Furniture available for lease in one of western Wayne County's most established retail corridors
- Rare big-box leasing opportunity with flexible design adaptable to a variety of layouts
- Prominent frontage along Wayne Road with outstanding visibility and strong daily traffic counts
- Convenient access to Ford Road, Warren Road, I-275, I-96, and Michigan Avenue providing excellent regional connectivity
- 7 truck docks and 1 overhead door allowing for efficient shipping, receiving, storage, and logistics operations
- Located within a dense residential trade area serving Westland, Canton, Livonia, Garden City, and surrounding communities
- Existing large-format layout with high ceilings, open floorplate, and strong adaptive re-use potential
- Immediate availability in a market with limited comparable big-box inventory
- Prominent signage opportunity featuring both monument and building signage



Lease Rate

\$10 PSF NNN

Location Information

Street Address	8300 North Wayne Road
City, State, Zip	Westland, MI 48185
County	Wayne

Building Information

Building Size	79,964 SF
Tenancy	Single
Ceiling Height	16 ft
Minimum Ceiling Height	14 ft
Number of Floors	1
Year Built	1986
Year Last Renovated	2001

Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	CB-1
Lot Size	4.54 Acres
Traffic Count	38,651
Traffic Count Street	N Wayne Rd

Parking & Transportation

Parking Type	Surface
Parking Ratio	1.78
Number of Parking Spaces	140

Zoning Information

CB-1

Possible Examples:

Retail Sales

Grocery

Fitness

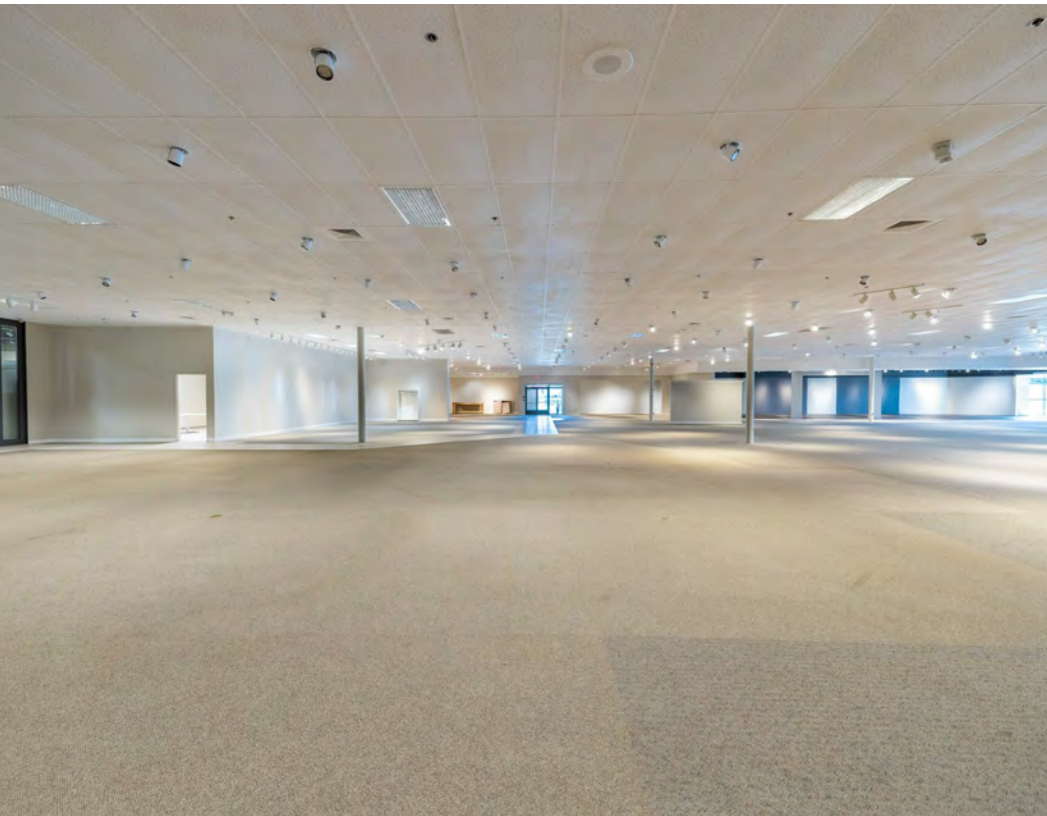
Office

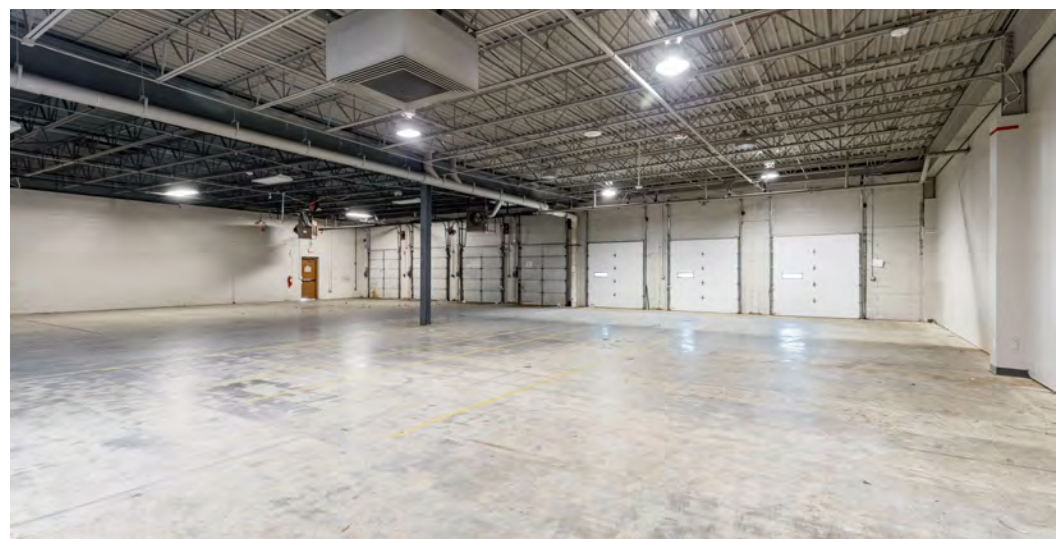
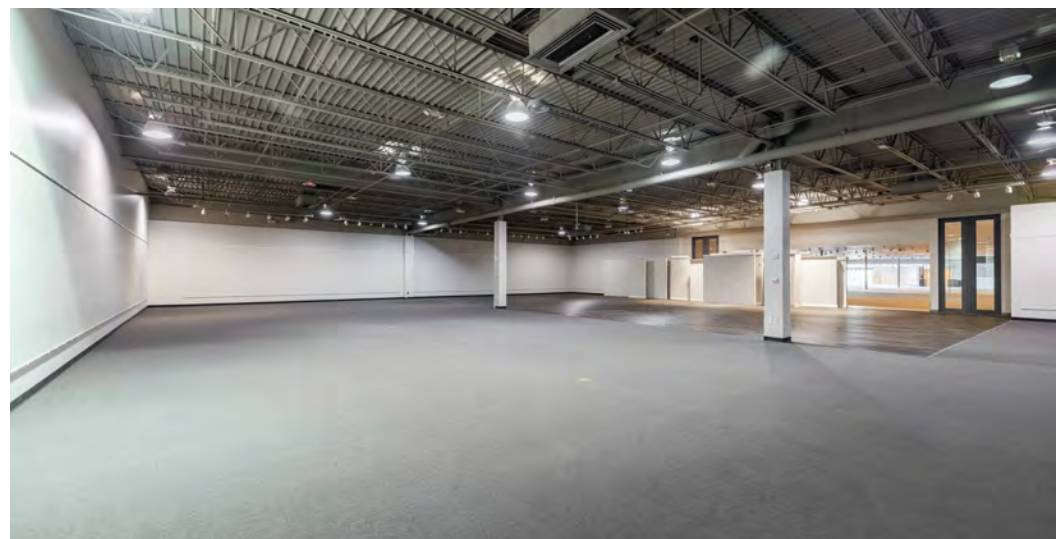
Restaurant

Home Goods Repair

Additional Photos







Retailer Map

Subject Property



Traffic Count	
Traffic Count	38,631 CPD
Traffic Count Street	N Wayne Rd



Aerial



Wayne Rd

Parkgrove Dr

Woodcrest Dr



38,631 CPD

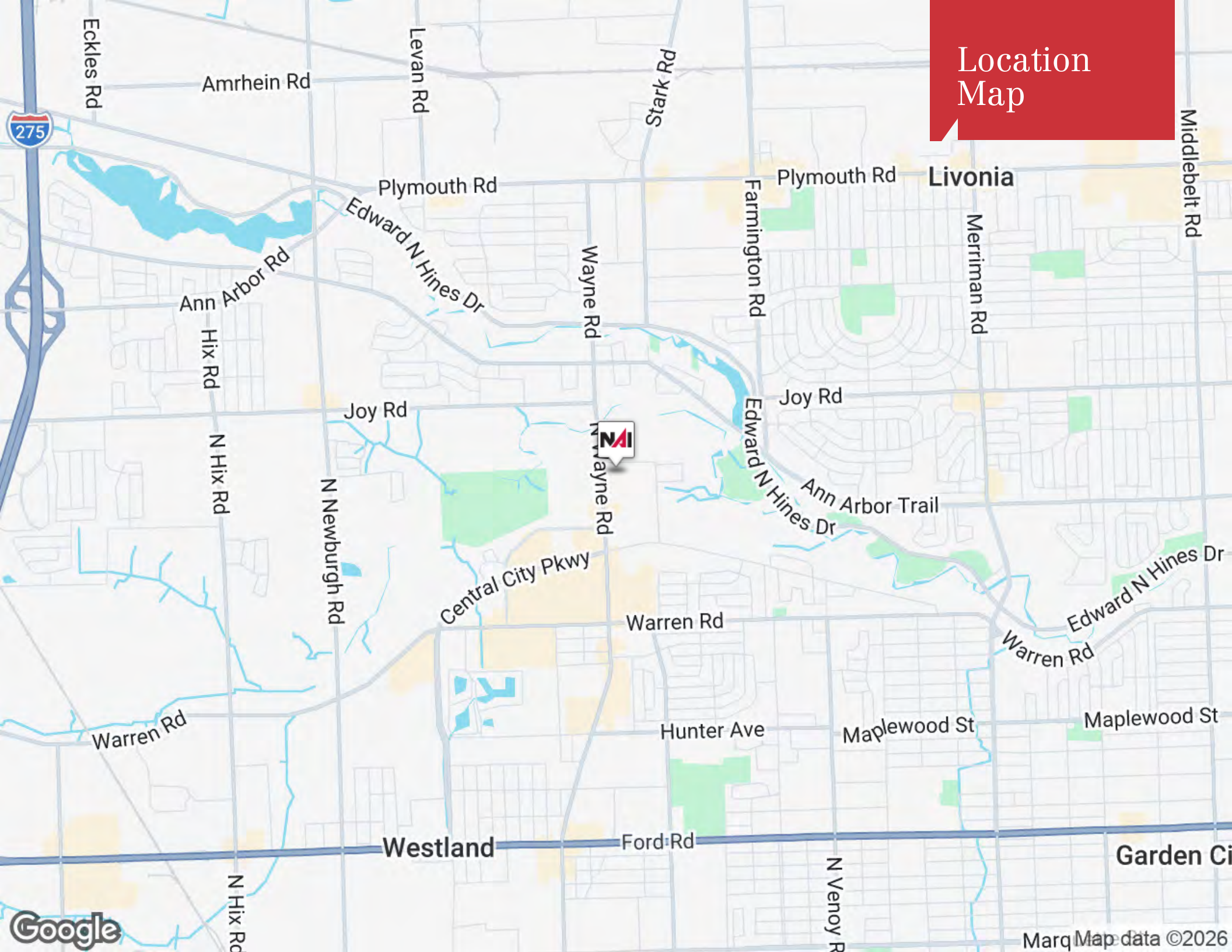


Wayne Rd

Wayne Rd



Location Map



Westland Market Overview

Westland Market Overview

Located in western Metro Detroit, Westland—recognized as an “All-American City”—is a densely populated suburban trade area with a population of approximately 85,000 residents, serving as a key retail hub for western Wayne County. Positioned between Livonia, Canton, and Garden City, the city benefits from a strong residential base and consistent consumer demand.

Westland is known for its established retail corridors, including Wayne Road and Ford Road, as well as regional draws like Westland Shopping Center. The area offers excellent connectivity via I-275, I-96, and Michigan Avenue, supporting strong daily traffic and accessibility.

Known for its value-oriented retail, service businesses, and convenience-driven shopping patterns, Westland continues to attract a wide range of retailers and users seeking a stable, high-density suburban market with consistent foot traffic and regional draw."



2025 Taxes

	Amount	Last Paid
Winter	\$31,973.50	12/12/2025
Summer	\$95,686.30	08/21/2025



Demographics Map & Report

Population

	1 Mile	3 Miles	5 Miles
Total Population	12,379	95,463	279,626
Average Age	43.6	41.8	41.1
Average Age (Male)	41.2	40.4	39.7
Average Age (Female)	45.7	43.3	42.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,652	41,143	113,566
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$72,666	\$84,757	\$94,467
Average House Value	\$225,669	\$221,278	\$242,039

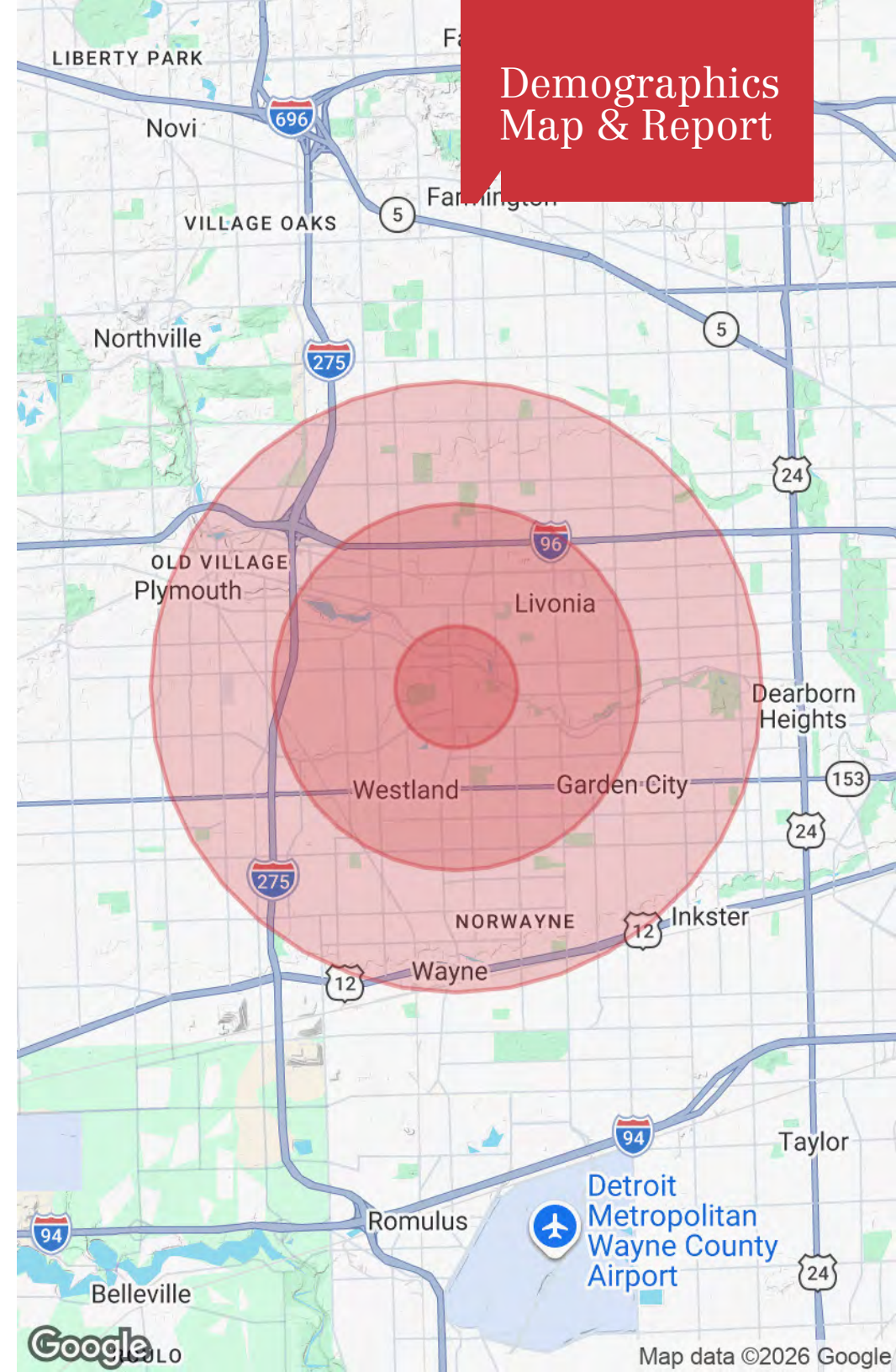
Ethnicity (%)

	1 Mile	3 Miles	5 Miles
Hispanic	4.5%	4.8%	4.6%

Race

	1 Mile	3 Miles	5 Miles
Total Population - White	8,095	70,898	204,498
Total Population - Black	2,758	13,038	40,739
Total Population - Asian	348	3,362	12,016
Total Population - Hawaiian	0	0	6
Total Population - American Indian	33	344	867
Total Population - Other	199	981	2,927

2023 American Community Survey (ACS)



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