

COMMERCIAL SPACE FOR

LEASE

ANCHOR SPACE PARTIALLY EQUIPPED COMMERCIAL KITCHEN

34700 WARREN ROAD, WESTLAND, MI 48185

WESTLAND
CROSSING, LLC

70 N.E. Loop 410, Suite 185
San Antonio, Texas 78216



PROPERTY SUMMARY



Lease Rate:
\$6.75 – \$8.00/SF NNN



High Ceilings:
Floor slab to roof deck, 17'.56"
Slab to joist, 17'3"
Slab to ceiling, 13'6"



Property Type:
Retail / Commercial

Discover the ideal location for your retail, culinary, or commercial venture at 34700 Warren Road, prominently positioned at one of Westland’s busiest intersections—Wayne and Warren Roads. This anchor opportunity offers ±21,120 to 34,870 square feet of adaptable space and comes fully equipped with a commercial kitchen, including a hood system, sinks, and a service bar, making it perfect for food service operations, event concepts, or destination retail.

The property boasts a spacious, open layout with high ceilings, multiple restrooms, and a ground-level overhead door for easy loading. Surrounded by national retailers and directly across from the redeveloping Westland Mall, this high-visibility location offers unmatched traffic, access, and long-term growth potential.

PROPERTY FEATURES

- Prime corner location at Warren & Wayne Roads. Exceptional Visibility and Signage
- ±21,120 to 34,870 SF available with flexible demising options
- Partially equipped commercial kitchen with hood system, sinks, and service bar
- Open floor plan with high ceilings, multiple restrooms, and office/storage areas
- Ground-level overhead door (10'W x 12'H); dock option available
- Six ingress/egress points for smooth customer and delivery flow
- Directly across from Westland Mall redevelopment, a future mixed-use destination

DOLLAR GENERAL



FOR MORE INFORMATION, PLEASE CONTACT



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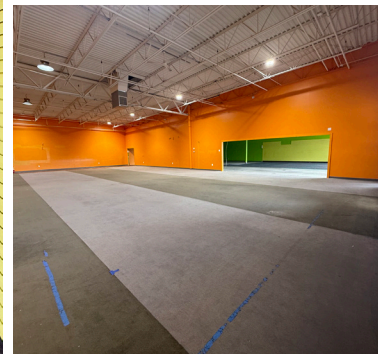
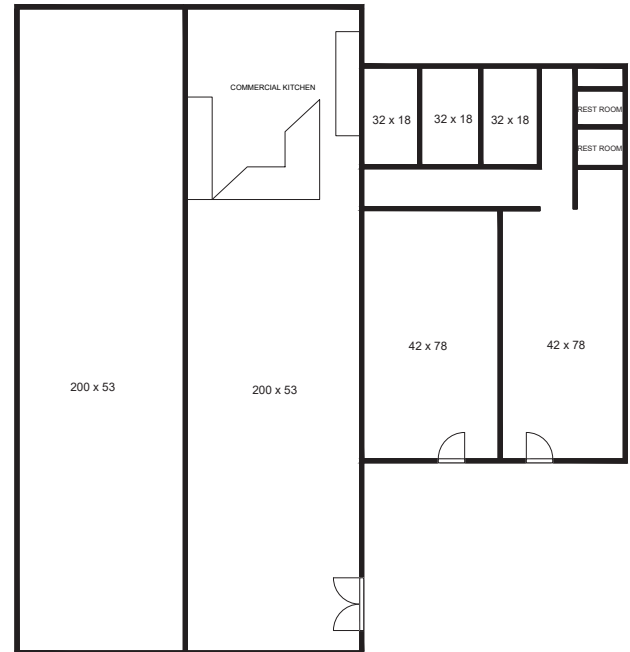
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ABOUT WESTLAND CROSSINGS

Westland Crossings is a high-traffic, community-driven retail center strategically located at the northeast corner of Wayne and Warren Roads—one of the busiest intersections in Westland, Michigan, with over 96,000 vehicles per day. Anchored by national brands including Planet Fitness, Dollar General, and Harbor Freight, the center draws consistent daily-needs traffic and enjoys strong brand visibility.

The property is directly across from Westland Mall, which is currently undergoing a major mixed-use redevelopment. This revitalization is expected to bring increased foot traffic, long-term growth, and greater synergy for surrounding retailers. With six points of ingress and egress, generous parking, and excellent signage opportunities, Westland Crossings offers an exceptional platform for retail, food service, and destination-oriented businesses looking to establish or expand in a thriving commercial corridor.



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