

AVAILABLE



35150 Central City Parkway | Westland, MI

FORMER BEAUTY CENTRAL

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	35150 Central City Parkway
City/Township	Westland, Michigan
Building Size	24,860 SF
Space Available	24,860 SF
Sales Price	\$2,500,000
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$4.50 PSF
Parking	200 Spaces
Land Size	2.03 AC

DEMOGRAPHICS (5-MILE RADIUS)



251,606
PEOPLE



\$91,227
AVG. HOUSEHOLD INCOME



103,992
HOUSEHOLDS



\$3B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Located in the heart of Westland's regional trade area, the former Beauty Central building presents an incredible opportunity to lease 24,860 SF.
- Property has received a brand-new roof with 15-year warranty, new HVAC, and all new LED lights in parking lot. Monument sign included in lease/sale.
- Westland Mall is home to Kohl's, JCPenny, Ulta Beauty and more directly across the street from the site.
- Neighboring tenants include Best Buy, Ashley Home and Henry Ford Optim Eyes.
- Site is surrounded by a strong residential population with over 200,000 residents within a 5-mile radius.

JOIN



AREA TENANTS





PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	13,676	115,857	272,308
2025 Population	12,488	106,859	251,606
2030 Population Projection	12,219	104,834	246,936
Annual Growth 2020-2025	-1.7%	-1.6%	-1.5%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%
HOUSEHOLDS			
2020 Households	6,982	50,637	112,774
2025 Households	6,367	46,629	103,992
2029 Household Projection	6,228	45,724	102,006
Annual Growth 2020-2025	0.0%	0.0%	0.0%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%
Avg Household Size	1.90	2.20	2.40
Avg Household Vehicles	1.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$66,446	\$81,848	\$91,277
Median Household Income	\$51,399	\$66,587	\$73,028

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$178,488	\$196,343	\$221,331
Median Year Built	1974	1967	1967
Owner Occupied Households	2,933	28,039	67,443
Renter Occupied Households	3,295	17,685	34,563
HOUSING COMPOSITION			
1-Person Households	3,091	16,604	33,604
2-Person Households	1,836	15,135	33,035
3-Person Households	728	7,091	16,701
4-Person Households	464	4,846	12,352
5-Person Households	179	1,971	5,332
6-Person Households	45	670	2,042
7-Person Households	23	313	926
EMPLOYMENT			
Civilian Employed	6,093	53,505	126,253
Civilian Unemployed	207	2,087	5,326
Civilian Non-Labor Force	4,135	32,166	72,766

FOR LEASE | FORMER BEAUTY CENTRAL



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