



**FOR LEASE**

# Wildwood Plaza

34414-34790 Ford Road  
Westland, MI 48185

**1,300 - 25,500 SF**  
AVAILABLE

**\$7.50 - \$15.00**  
SF/YR

**5**  
SPACES

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**SPIGEL  
PROPERTIES**  
INVESTMENTS • REAL ESTATE

Proven Traffic. Stable Tenants.



## FORD ROAD'S VALUE-ANCHORED ADDRESS

— STABLE TENANTS. PROVEN TRAFFIC. JUNIOR-ANCHOR RENT AT HALF THE METRO AVERAGE. —



**916.2K**

### ANNUAL VISITS

Consistent daily-needs traffic anchored by Heartland Marketplace, Ollie's Bargain Outlet, Dollar Tree, and CSL Plasma.



**47 YRS**

### ANCHOR TENURE

Heartland Marketplace has anchored Wildwood since 1979. The longest-tenured value-anchor stack on the Ford Road corridor.



**\$7.50<sub>NNN</sub>**

### ASKING RENT

Junior-anchor rent at less than half the approximately \$17 Detroit-metro retail average. Set in a 1.6% submarket vacancy environment.



**205K**

### UNIQUE VISITORS

A deep customer pool drawn from across Westland and western Wayne County.



**4.47x**

### VISIT FREQUENCY

Customers return nearly five times a year. Daily-needs loyalty in action.

## Property Overview

**1,300 - 25,500 SF**

AVAILABLE SF

**\$7.50 - \$15**

ASKING RATE SF/YR

**5**

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

#### • Westland's Value-Anchored Ford Road Destination

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.

### — 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
- Ceiling spec: 14'6" slab-to-roof deck / 13'3" slab-to-joist — suited for off-price, grocery, fitness, and large-format value users
- 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
- 171,418 total SF; 120,618 SF leased across 9 tenants
- 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
- SMART Route 250 transit access on Ford Road at the plaza entrance

### ACCESSIBILITY

#### TRANSIT

Ford Rd & Wildwood	<b>0.1 mi</b>
Ford Rd @ Radcliff	<b>0.4 mi</b>
Ford Rd @ Farmington Rd	<b>0.6 mi</b>

#### AIRPORTS

Detroit Metropolitan Wayne County Airport	<b>7.9 mi</b>
Willow Run Airport	<b>9.5 mi</b>
Windsor International Airport	<b>22.6 mi</b>

#### HIGHWAYS

I 275	<b>3.2 mi</b>
Jeffries Freeway	<b>3.9 mi</b>
I 96	<b>4.6 mi</b>
M 14	<b>4.7 mi</b>

# Space Available

## ENDCAP JUNIOR ANCHOR

\$7.50 SF/Yr

SF AVAILABLE	TERM
<b>25,500 SF</b>	Negotiable
TYPE	USE
NNN	Retail

Prominent Ford Road end cap with exceptional signage visibility and direct corridor exposure. End cap configuration supports dedicated patient entry, wayfinding, and healthcare-oriented ingress/egress. Strategically positioned between Henry Ford-GoHealth locations in Dearborn Heights and Canton with no competing major health system presence along Ford Road in Westland. 25,500 SF accommodates urgent care, imaging, lab, specialty clinics, primary care, or outpatient medical users alongside established daily traffic generated by Heartland Marketplace, Ollie's, Dollar Tree, and CSL Plasma.

## INLINE JUNIOR ANCHOR

\$7.50 SF/Yr

SF AVAILABLE	TERM
<b>24,000 SF</b>	Negotiable
TYPE	USE
NNN	Retail

Large-format inline junior-anchor space positioned between Ollie's Bargain Outlet and Heartland Marketplace, the center's two strongest daily traffic drivers. Former pet store with existing grooming infrastructure including plumbing, tubs, drainage, and ventilation already in place, allowing immediate operational readiness for pet services users. Flexible layout supports veterinary, grooming, pet retail, or integrated pet service concepts with rear loading and open floor plate functionality.

## DRIVE-THRU ENDCAP SPACE

NEGOTIABLE

SF AVAILABLE	TERM
<b>2,405 – 3,705 SF</b>	Negotiable
TYPE	USE
NNN	Retail/Medical

Second-generation drive-thru endcap space within a Ford Road outparcel building featuring existing drive-thru infrastructure, direct corridor frontage, and signalized access. Well positioned for pharmacy, diagnostic lab satellite, urgent care, medical quick-service, banking, coffee, or other drive-thru-oriented retail concepts.

## FORD ROAD OUTPARCEL

NEGOTIABLE

SF AVAILABLE	TERM
—	Negotiable
TYPE	USE
Ground	—

Ford Road outparcel featuring 252 feet of corridor frontage, signalized access, and a functional rectangular footprint with shared center access. Strategically positioned adjacent to a planned health system outpatient pavilion at 34750, creating an ideal complement for medical office, specialty clinic, pharmacy, banking, or build-to-suit development along one of Westland's primary retail and healthcare corridors.

## INLINE RETAIL OPPORTUNITY

\$15 SF/Yr

SF AVAILABLE	TERM
<b>1,300 SF</b>	Negotiable
TYPE	USE
NNN	Retail

Small-Shop Inline Retail Opportunity. Inline retail space positioned adjacent to H&R Block and Mai's Nails within the center's active retail corridor. Well suited for service, beauty, food, specialty retail, or neighborhood-oriented concepts seeking strong daily traffic and established co-tenancy. (34790 Ford Road)

# DRIVE-THROUGH OPPORTUNITY

— HIGH VISIBILITY | STRONG TRAFFIC —



HIGH VISIBILITY  
ON BUSY  
RETAIL CORRIDOR



STRONG TRAFFIC  
COUNTS  
EXCELLENT ACCESS  
& PARKING



JOIN NATIONAL  
& REGIONAL  
TENANTS



IDEAL FOR RETAIL,  
SERVICE OR  
QSR USERS



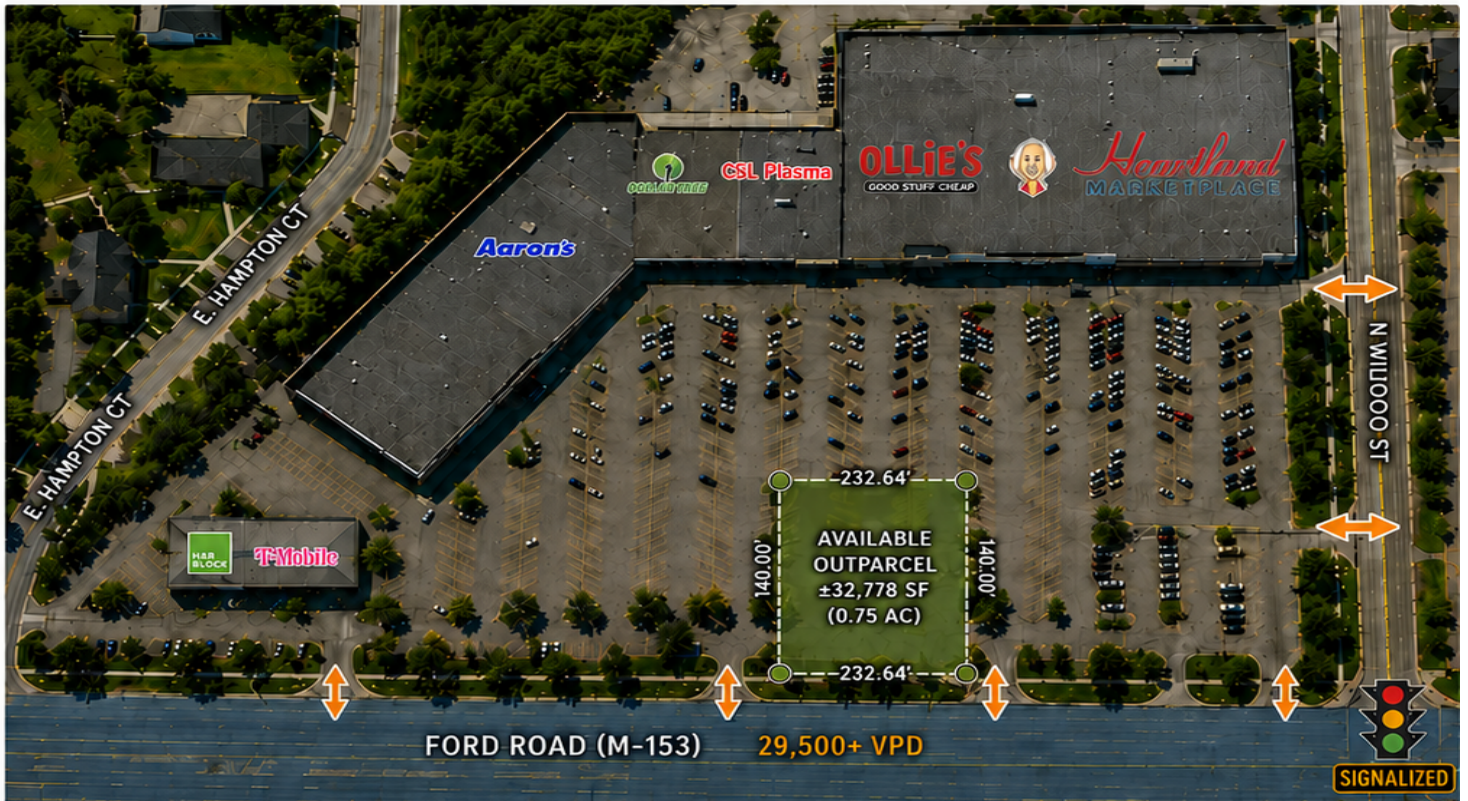
PERFECT FOR  
QSR, COFFEE,  
BANKS &  
MORE!

DRIVE  
THRU



# FORD ROAD OUTPARCEL

Direct Ford Road visibility on Westland's daily-needs retail spine.



**±32,778 SF**

**SITE SIZE**

0.75 AC

**232.64' x 140'**

**DIMENSIONS**

Outparcel size

**232 FEET**

**FORD ROAD FRONTAGE**

Direct visibility

**29,500+ VPD**

**TRAFFIC**

On Ford Road (M-153)

**GROUND LEASE OR BUILD-TO-SUIT**

**USE**





Flexible delivery options

Outparcel opportunity on Ford Road with 232 feet of corridor frontage and direct visibility to 29,500+ vehicles per day.

The site benefits from co-tenancy with Heartland Marketplace, Ollie's Bargain Outlet, Dollar Tree, and CSL Plasma, which together drive 916,200 annual visits to the center. Shared access to the center's existing parking field and curb cuts.

Suitable for QSR, coffee, drive-thru retail, banking, medical, or single-tenant retail. Ground lease or build-to-suit available.

## IDEAL FOR

-  Quick-Service Restaurant (QSR)
-  Coffee with drive-thru
-  Bank or credit union
-  Urgent care or medical office
-  Single-tenant retail

# Market Overview



POPULATION <b>84,094</b>	DAYTIME POPULATION <b>75+</b>
HOUSEHOLDS <b>33,500+</b>	MEDIAN AGE <b>39.5</b>
MEDIAN HH INCOME <b>\$58,000</b>	METRO DETROIT MSA <b>4.3M Residents</b>
COUNTY <b>Wayne</b>	STATE <b>Michigan</b>
TIME ZONE <b>Eastern</b>	INCORPORATED <b>1966</b>

**12/31/1969**

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## DEMOGRAPHIC SNAPSHOT

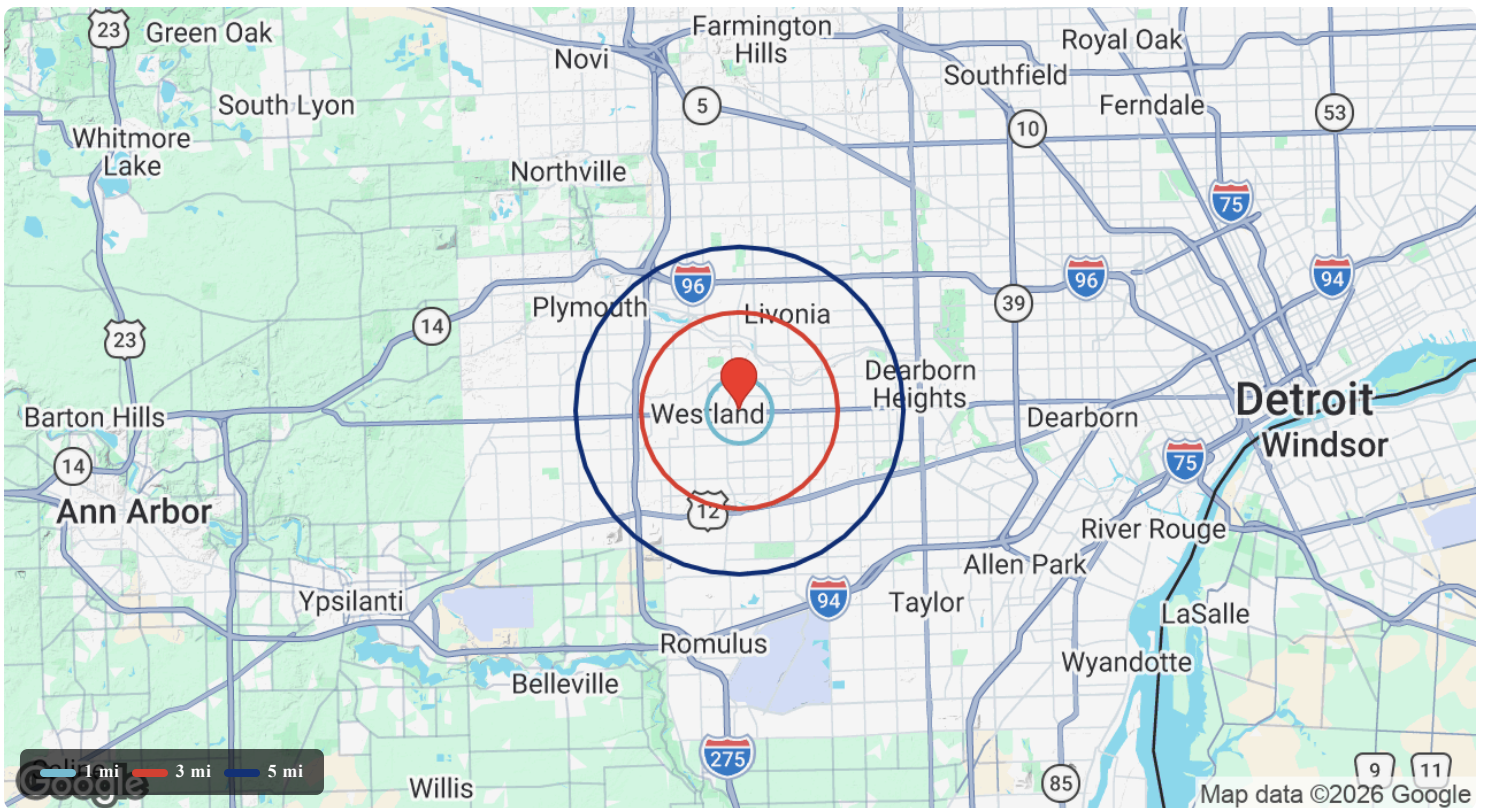
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>14,692</b>	Population	<b>114,955</b>	Population	<b>268,724</b>
Median HH Income	<b>\$54,200</b>	Median HH Income	<b>\$66,414</b>	Median HH Income	<b>\$72,031</b>
Households	<b>7,399</b>	Households	<b>51,690</b>	Households	<b>113,714</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,863	123,195	280,672
2010 Population	14,507	118,051	271,512
2025 Population	14,692	114,955	268,724
2030 Population	14,419	112,384	262,960
2025-2030 Growth Rate	-0.37 %	-0.45 %	-0.43 %
2025 Daytime Population	13,250	92,559	262,357

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	7,180	51,002	111,543	less than \$15,000	994	4,660	10,647
2010 Total Households	6,813	49,787	109,835	\$15,000-\$24,999	744	4,213	7,500
2025 Total Households	7,399	51,690	113,714	\$25,000-\$34,999	823	3,585	7,673
2030 Total Households	7,371	51,404	113,114	\$35,000-\$49,999	873	6,377	12,604
2025 Avg. Household Size	1.97	2.2	2.34	\$50,000-\$74,999	1,296	10,140	20,441
2025 Owner Occupied Housing	4,098	34,255	78,418	\$75,000-\$99,999	1,094	7,137	15,543
2030 Owner Occupied Housing	4,193	34,943	80,014	\$100,000-\$149,999	1,092	9,476	21,888
2025 Renter Occupied Housing	3,301	17,435	35,296	\$150,000-\$199,999	290	3,709	9,937
2030 Renter Occupied Housing	3,178	16,461	33,100	\$200,000 or greater	194	2,390	7,471
2025 Vacant Housing	311	2,391	5,667	<b>Median HH Income</b>	<b>\$54,200</b>	<b>\$66,414</b>	<b>\$72,031</b>
2025 Total Housing	7,710	54,081	119,381	<b>Average HH Income</b>	<b>\$69,069</b>	<b>\$83,570</b>	<b>\$91,567</b>



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



## Lindsey Nussle

Senior Director of Asset Management

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