FOR LEASE

RETAIL SPACES & OUTLOT AVAILABLE

2651-2777 South Wayne Road | **Westland, MI**

WASHINGTON SQUARE

NOAH THOMAS
ASSOCIATE
nthomas@cmpcre.com

LANCE NUMAN
SENIOR ASSOCIATE
lnuman@cmpcre.com

CHRIS JONNA
PRESIDENT
cjonna@cmpcre.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	2651 South Wayne Road
City/Township	Westland, MI
Building Size	41,254 SF
Space Available	23,400 SF
Min. Space Available	1,200 SF
Max. Space Available	12,000 SF
Land Size	4.98 AC
Parking	174 Surface Spaces
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

216,447
PEOPLE

$83,075
AVG. HOUSEHOLD INCOME

88,598
HOUSEHOLDS

$2.4B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Highly visible, signalized-corner retail center at the intersection of South Wayne Road and Glenwood Road in Westland.
- Approximately 41,254 SF neighborhood shopping center situated on 4.98 acres, providing a substantial retail presence along a key commercial corridor.
- Strong existing tenant mix anchored by Dollar Tree, alongside nationally recognized and service-oriented co-tenants including Subway and H&R Block.
- Excellent customer convenience with 174 on-site parking spaces and significant frontage along Wayne Road, Glenwood Road, and Christine Street.
- Flexible leasing opportunity including space suitable for a large-format retailer, outlet concept, fitness, medical, service, or restaurant user.

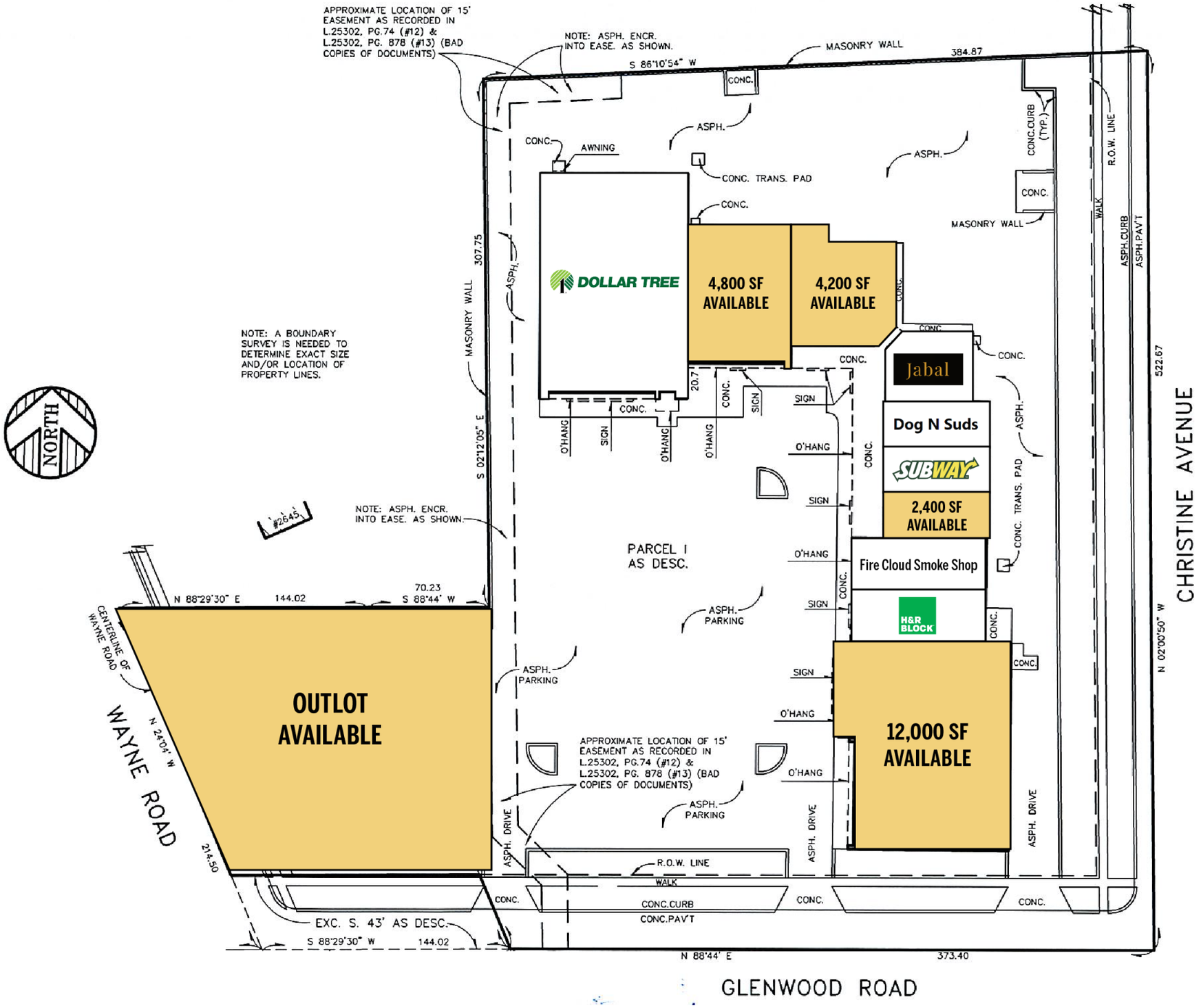
JOIN

DOLLAR TREE · SUBWAY · H&R BLOCK

AREA TENANTS

WAYNE COUNTY AIRPORT AUTHORITY DTW DETROIT METRO AIRPORT · gm · Ford

SITE PLAN


NORTH
NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.
APPROXIMATE LOCATION OF 15' EASEMENT AS RECORDED IN L.25302, PG.74 (#12) & L.25302, PG. 878 (#13) (BAD COPIES OF DOCUMENTS)
NOTE: ASPH. ENCR. INTO EASE. AS SHOWN.
S 86°10'54" W
384.87
MASONRY WALL
CONC.
ASPH.
AWNING
CONC. TRANS. PAD
CONC.CURB (TYP.)
R.O.W. LINE
WALK
ASPH.CURB
ASPH.PAV'T
307.75
S 02°12'05" E
DOLLAR TREE
4,800 SF AVAILABLE
4,200 SF AVAILABLE
Jabal
Dog N Suds
SUBWAY
2,400 SF AVAILABLE
Fire Cloud Smoke Shop
H&R BLOCK
12,000 SF AVAILABLE
O'HANG
SIGN
20.7
522.67
N 02°00'50" W
CHRISTINE AVENUE
#2645
NOTE: ASPH. ENCR. INTO EASE. AS SHOWN.
PARCEL I AS DESC.
ASPH. PARKING
N 88°29'30" E
144.02
70.23
S 88°44' W
CENTERLINE OF WAYNE ROAD
N 24°04' W
214.50
OUTLOT AVAILABLE
WAYNE ROAD
APPROXIMATE LOCATION OF 15' EASEMENT AS RECORDED IN L.25302, PG.74 (#12) & L.25302, PG. 878 (#13) (BAD COPIES OF DOCUMENTS)
ASPH. DRIVE
R.O.W. LINE
WALK
CONC.CURB
CONC.PAV'T
EXC. S. 43' AS DESC.
S 88°29'30" W
144.02
N 88°44' E
373.40
GLENWOOD ROAD

PHOTOS


DOLLAR TREE
HYDROPONICS
NWAC


DOLLAR TREE
HYDROPONICS


DOLLAR TREE
SUBWAY


SUBWAY
H&R BLOCK
HYDROPONICS

AERIAL


CVS pharmacy
DUNKIN' DONUTS
FAMILY DOLLAR
S WAYNE ROAD
SITE
TACO BELL
KFC
30,290 VDP
DQ
WAYNE MEMORIAL HIGH SCHOOL
N
planet fitness
MICHIGAN AVE
31,509 VDP
Pizza Hut
CHASE
Arby's
Corewell Health
JIMMY JOHN'S
Domino's Pizza

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	13,530	90,106	231,638
2025 Population	12,847	84,153	216,447
2030 Population Projection	12,695	82,811	213,032
Annual Growth 2020-2025	-1.0%	-1.3%	-1.3%
Annual Growth 2025-2030	-0.2%	-0.3%	-0.3%

HOUSEHOLDS			
2020 Households	5,880	37,021	95,081
2025 Households	5,550	34,441	88,598
2030 Household Projection	5,477	33,859	87,136
Annual Growth 2020-2025	0.3%	0.2%	0.1%
Annual Growth 2025-2030	-0.3%	-0.3%	-0.3%
Avg Household Size	2.20	2.40	2.40
Avg Household Vehicles	1.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$70,597	$80,490	$83,075
Median Household Income	$49,158	$65,519	$66,387

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$148,561	$171,193	$189,306
Median Year Built	1957	1964	1967
Owner Occupied Households	2,734	21,683	53,514
Renter Occupied Households	2,744	12,176	33,623

HOUSING COMPOSITION			
1-Person Households	2,056	11,225	28,836
2-Person Households	1,715	10,647	27,428
3-Person Households	840	5,698	14,507
4-Person Households	556	3,980	10,275
5-Person Households	242	1,819	4,710
6-Person Households	92	706	1,920
7-Person Households	49	366	922

EMPLOYMENT			
Civilian Employed	6,030	40,454	105,605
Civilian Unemployed	262	2,032	5,386
Civilian Non-Labor Force	4,116	25,496	63,425

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CMP

NOAH THOMAS
ASSOCIATE
248 538 2000
nthomas@cmpcre.com

LANCE NUMAN
SENIOR ASSOCIATE
248 538 2000
lnuman@cmpcre.com

CHRIS JONNA
PRESIDENT
248 538 2000
cjonna@cmpcre.com

www.cmpcre.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

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