

FOR LEASE

FORMER OFFICE MAX | WESTLAND, MICHIGAN



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PROPERTY INFORMATION

Property Address	35150 Central City Parkway
City/Township	Westland, Michigan
Building Size	24,860 SF
Space Available	24,860 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD
Parking	200 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 280,731 PEOPLE	 MEDIAN AGE 40.7 YEARS OLD
 HOUSEHOLDS 114,825	 CONSUMER SPENDING \$3.5 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$84,508/ANNUALLY	 DAYTIME POPULATION 112,715 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Located in the heart of Westland's regional trade area, the former Office Max building presents an incredible opportunity to lease 24,860 SF.
- 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 OptimEyes.
- Site is surrounded by a strong residential population with over 200,000 residents within a 5-mile radius.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	13,893	96,694	280,612
2023 Population	15,016	97,028	280,731
2028 Population Projection	15,451	98,480	284,767
Annual Growth 2010-2023	0.6%	0%	0%
Annual Growth 2023-2028	0.6%	0.3%	0.3%
Median Age	39.1	40.8	40.7
Bachelor's Degree or Higher	24%	24%	28%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	9,264	77,753	224,177
Black	4,647	12,532	34,005
American Indian/Alaskan Native	58	418	1,169
Asian	646	4,032	14,031
Hawaiian & Pacific Islander	3	6	26
Two or More Races	397	2,287	7,322
Hispanic Origin	660	4,331	12,459

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	6,945	41,912	114,513
2023 Households	7,527	42,162	114,825
2028 Household Projection	7,752	42,822	116,552
Owner Occupied Households	2,794	27,689	82,701
Renter Occupied Households	4,958	15,132	33,852
Avg Household Income	\$58,673	\$75,853	\$84,508
Median Household Income	\$43,677	\$60,484	\$66,646

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,997	9,712	24,294
\$50,000 - 75,000	1,530	8,906	23,172
\$75,000 - 100,000	826	5,638	16,104
\$100,000 - 125,000	422	4,531	12,398
\$125,000 - 150,000	162	2,463	7,673
\$150,000 - 200,000	323	2,335	8,116
\$200,000+	153	1,373	5,908

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	4,387	571	8	33,754	3,532	10	96,339	10,978	9
Trade Transportation & Utilities	1,098	106	10	10,102	815	12	22,484	1,891	12
Information	62	8	8	500	55	9	1,605	158	10
Financial Activities	310	58	5	1,928	364	5	6,566	1,148	6
Professional & Business Services	306	45	7	6,027	565	11	14,149	1,485	10
Education & Health Services	995	220	5	7,510	938	8	26,330	3,996	7
Leisure & Hospitality	1,220	64	19	4,470	289	15	15,029	915	16
Other Services	266	54	5	2,538	451	6	7,407	1,204	6
Public Administration	130	16	8	679	55	12	2,769	181	15
Goods-Producing Industries	50	12	4	8,642	554	16	16,376	1,165	14
Natural Resources & Mining	0	0	-	33	6	6	67	17	4
Construction	49	11	4	2,780	280	10	4,757	643	88
Manufacturing	1	1	1	5,829	268	22	11,552	514	22
Total	4,437	583	8	42,396	4,086	10	112,715	12,143	9

EXCLUSIVELY LISTED BY:

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