

FOR LEASE

KROGER OUTLOT | WESTLAND, MICHIGAN



sandor

Managed Property

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PROPERTY INFORMATION

Property Address	31200 Michigan Avenue
City/Township	Westland
Building Size	7,000 SF
Space Available	7,000 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$4.71 PSF
Parking	55 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 258,002 PEOPLE	 MEDIAN AGE 39.4 YEARS OLD
 HOUSEHOLDS 103,704	 CONSUMER SPENDING \$2.8 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$70,509/ANNUALLY	 DAYTIME EMPLOYEES 70,426 EMPLOYEES

JOIN

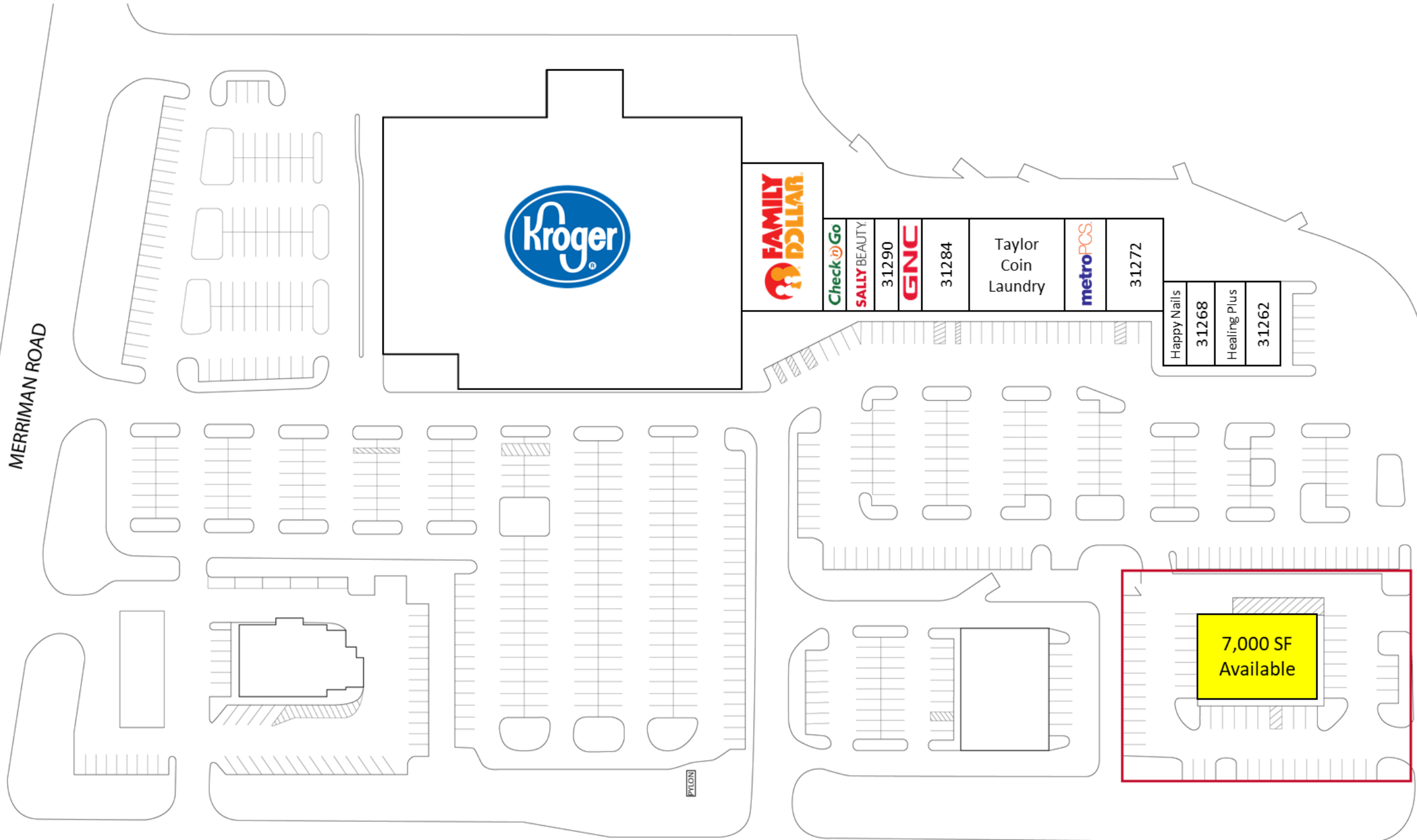


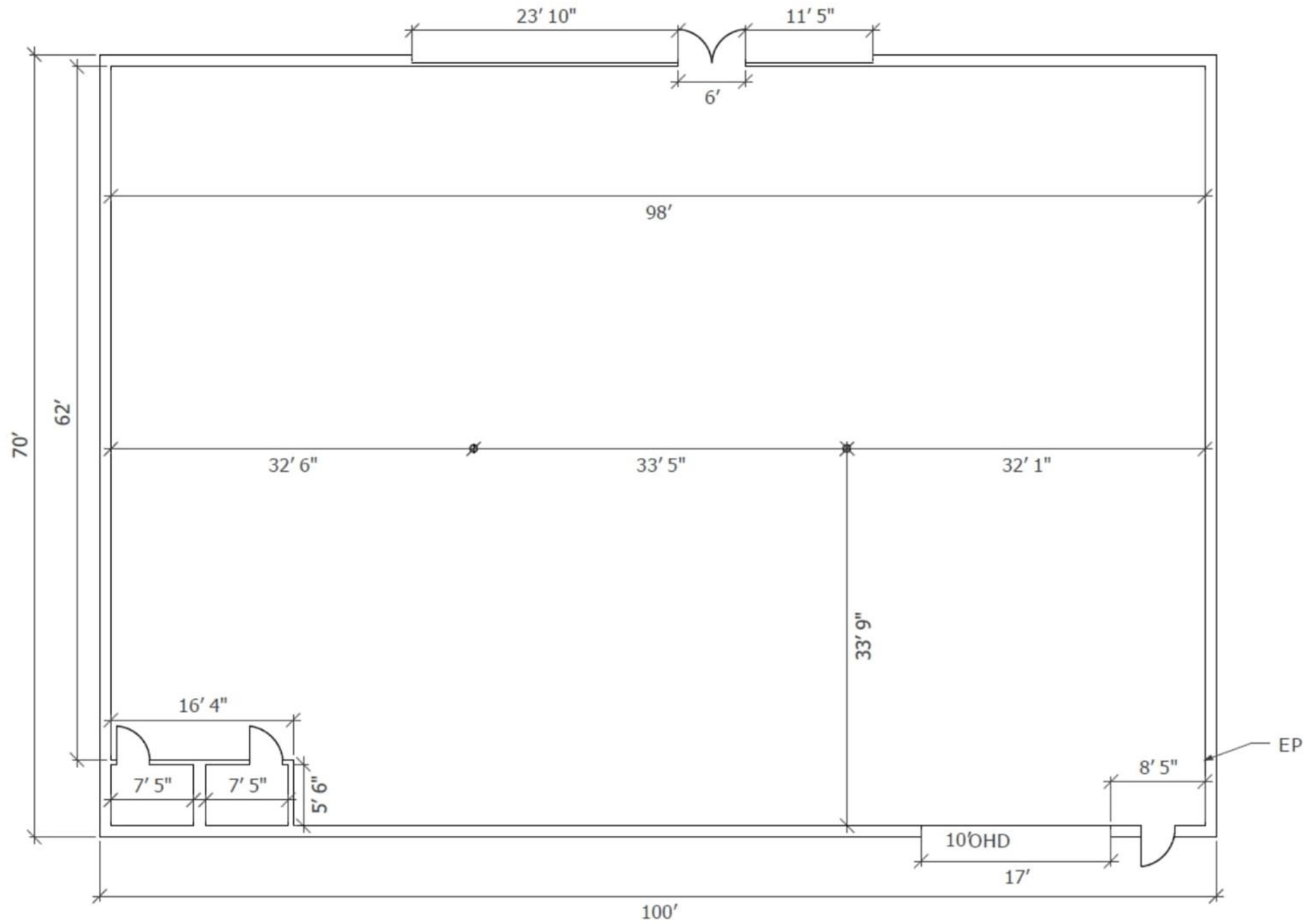
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Kroger and Family Dollar located on the NEQ of Michigan Avenue and Merriman Road in Westland, MI.
- This site offers great visibility and accessibility along the heavily traveled Michigan Avenue which frequents over 62,000 Vehicles Per Day.
- This site is home to over 95,000 residents in a 3-mile radius with average household income of north of \$60K/annually.
- Ownership will consider a build to suit and/or Ground lease deals.









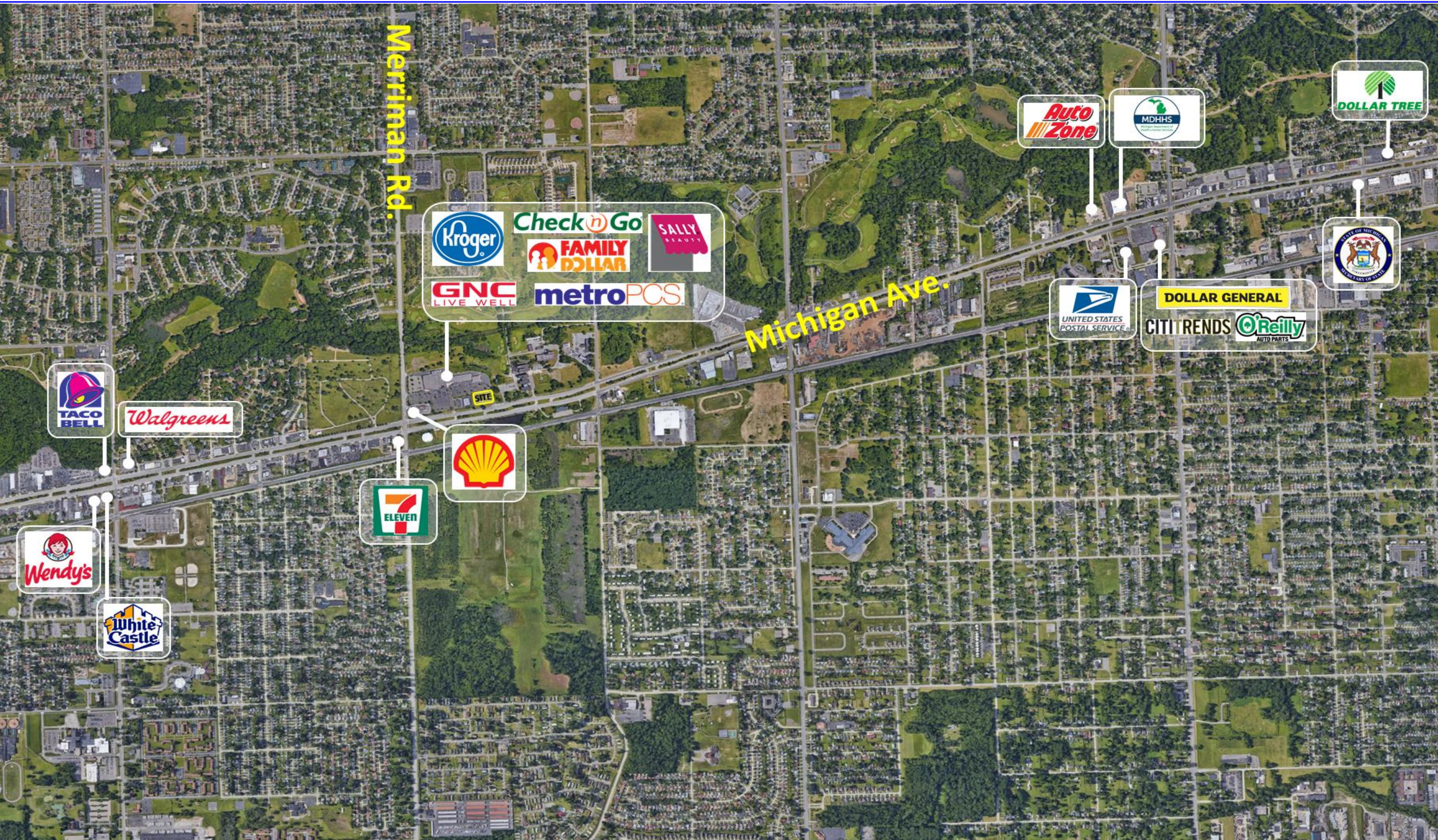
Merriman Rd.

Michigan Ave.



Amy's Wig & Beauty Supply





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,842	100,360	252,500
2023 Population	10,019	101,789	258,002
2028 Population Projection	10,197	103,524	262,773
Annual Growth 2010-2022	0.10%	0.10%	0.20%
Annual Growth 2022-2027	0.40%	0.30%	0.40%
Median Age	36.4	38.3	39.4
Bachelor's Degree or Higher	11%	13%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,554	63,557	191,363
Black	3,873	31,907	50,304
American Indian/Alaskan Native	62	587	1,353
Asian	108	2,009	6,953
Hawaiian & Pacific Islander	6	12	23
Two or More Races	416	3,718	8,006
Hispanic Origin	624	5,031	13,982

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,519	38,796	101,518
2023 Households	3,566	39,298	103,704
2028 Household Projection	3,627	39,965	105,638
Owner Occupied Households	2,152	26,260	73,879
Renter Occupied Households	1,475	13,705	31,759
Avg Household Income	58,799	62,805	70,509
Median Household Income	42,307	51,908	56,803

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,046	10,466	24,736
\$50,000 - 75,000	611	8,867	22,033
\$75,000 - 100,000	445	4,958	13,609
\$100,000 - 125,000	202	3,057	9,612
\$125,000 - 150,000	107	1,389	5,379
\$150,000 - 200,000	72	1,414	4,543
\$200,000+	105	638	3,001

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	1,880	227	8	23,100	2,634	9	62,003	7,341	8
Trade Transportation & Utilities	333	48	7	3,910	470	8	12,028	1,302	9
Information	15	4	4	289	44	7	818	114	7
Financial Activities	94	29	3	1,116	279	4	4,236	771	5
Professional & Business Services	63	8	8	3,403	242	14	7,682	809	9
Education & Health Services	952	95	10	7,493	944	8	18,917	2,616	7
Leisure & Hospitality	226	11	21	3,065	223	14	10,508	683	15
Other Services	103	27	4	1,935	345	6	4,663	868	5
Public Administration	94	5	19	1,889	87	22	3,151	178	18
Goods-Producing Industries	178	14	13	1,814	206	9	8,423	620	14
Natural Resources & Mining	0	0	-	5	2	3	29	10	3
Construction	170	12	14	843	132	6	2,597	367	7
Manufacturing	8	2	4	966	72	13	5,797	243	24
Total	2,058	241	9	24,914	2,840	9	70,426	7,961	9

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*