

35135 WARREN ROAD

35135 Warren Rd, Westland, MI 48185



FOR SALE OR LEASE

EXCLUSIVELY LISTED BY
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OFFERING SUMMARY: 35135 Warren Rd | Westland, MI 48185



PROPERTY OVERVIEW

The Thomas Duke Company is pleased to offer this Free-Standing Building for Sale or Lease. This is an ideal opportunity to Buy or Lease a building with excellent road exposure located directly across from Westland Mall and surrounded by many other area retailers.

OFFERING SUMMARY

Sale Price: \$349,000
Lease Rate: \$4,000.00/Mo,
Modified Gross
Building Size: 1,155 SF
Year Built: 1921
Zoning: Shop & Dine District

PROPERTY HIGHLIGHTS

- Well Maintained Free-Standing Building
- Currently operating as a Hair Salon
- Dedicated parking lot
- Excellent Exposure on Warren Road
- Please do not approach employees
- Shown by Appointment Only

BUILDING/PROPERTY INFORMATION: 35135 Warren Rd | Westland, MI 48185

BUILDING INFORMATION

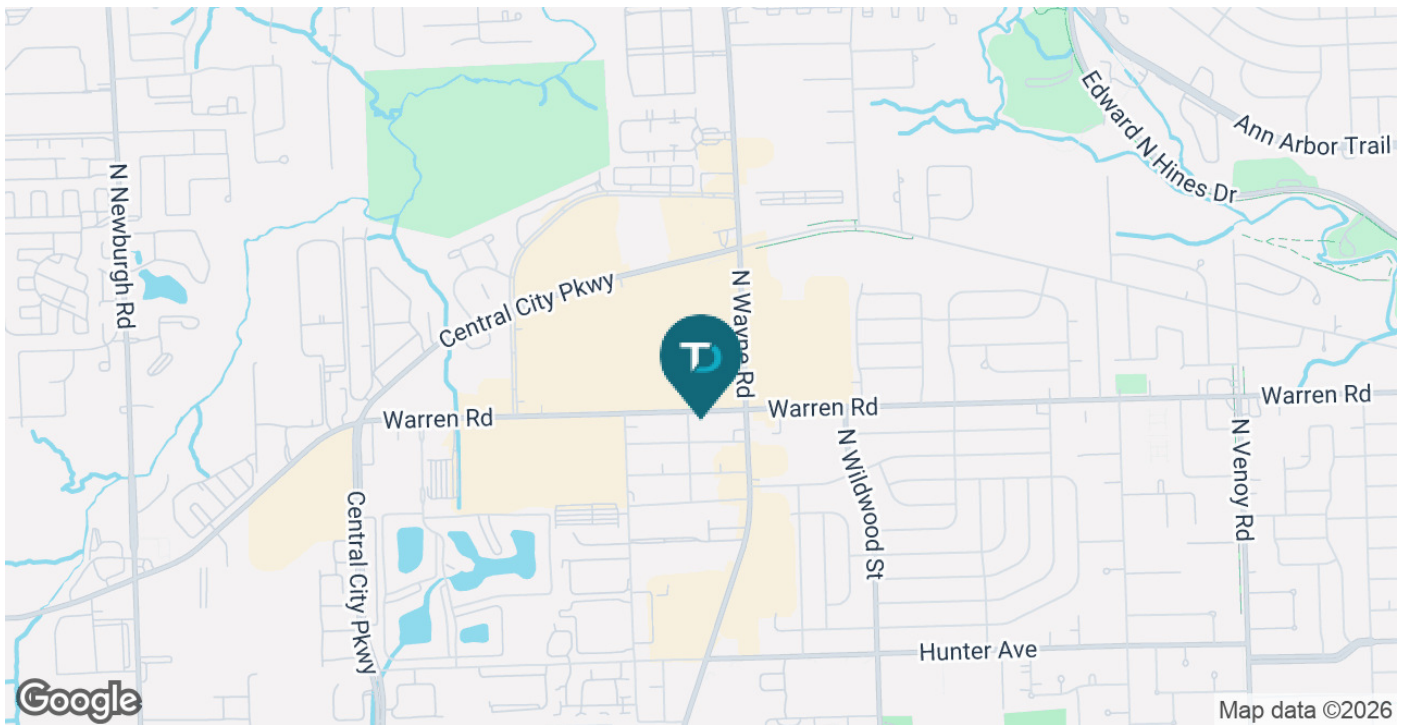
Price/SF:	\$302.16
Building Size:	1,155 SF
Year Built:	1921
Number of Floors:	2
Parking Spaces:	13

PROPERTY INFORMATION

Lot Size:	0.34 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
Taxes:	Summer 2025 - \$5,112.96 Winter 2025 - \$687.85
Zoning	Shop & Dine District
Traffic Count:	Warren Rd - 26,090 VPD Wayne Rd - 32,032 VPD (CoStar 2025)
Legal Description:	09A10 LOT 10 AND LOT 33 BAKEWELL HILLS SUB T2S R9E L51 P60 W C R
APN:	56-034-0010-300

LOCATION INFORMATION

Located on Warren Road just West of Wayne Road. Directly across Warren Rd from Westland Mall.



EXTERIOR PHOTOS: 35135 Warren Rd | Westland, MI 48185



INTERIOR PHOTOS: 35135 Warren Rd | Westland, MI 48185



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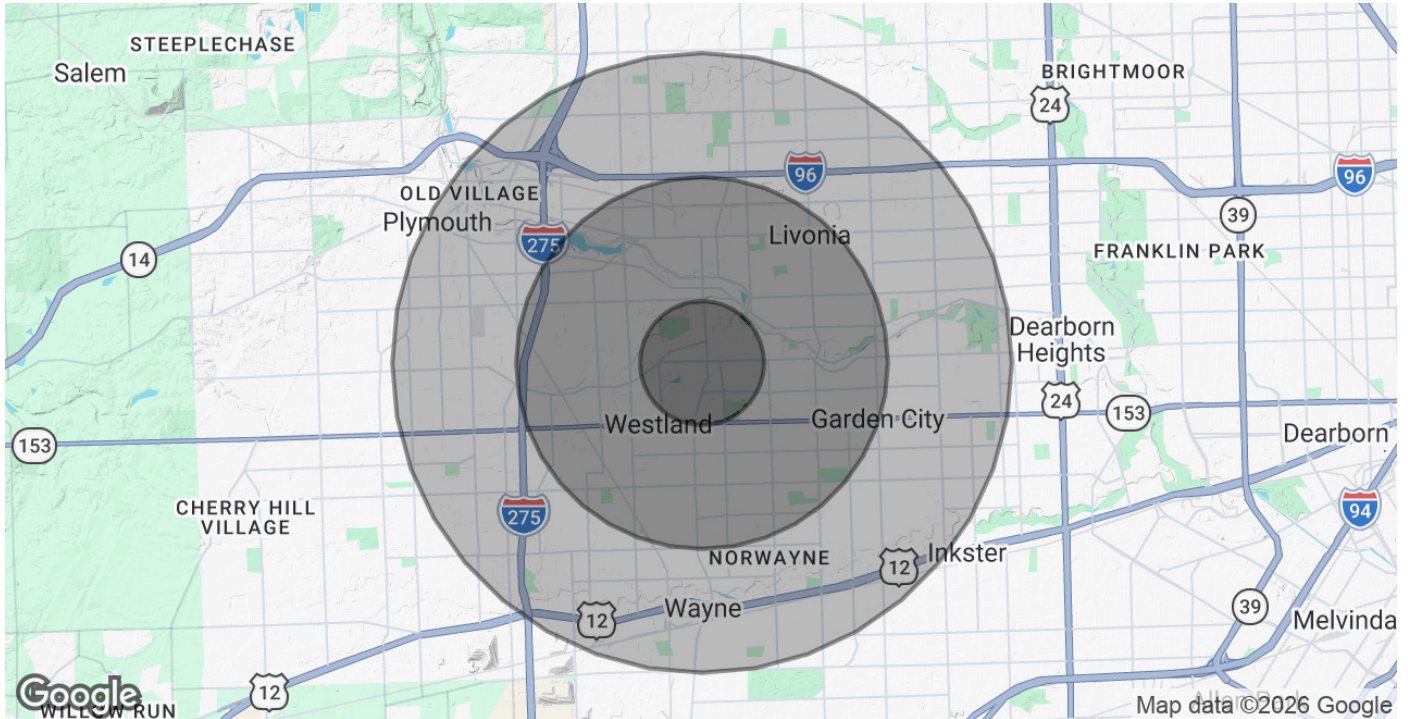
AERIAL MAP: 35135 Warren Rd | Westland, MI 48185



RETAILER MAP: 35135 Warren Rd | Westland, MI 48185



DEMOGRAPHICS MAP & REPORT: 35135 Warren Rd | Westland, MI 48185



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,873	98,014	281,001
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,344	44,080	117,122
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$62,635	\$85,696	\$93,516
Average House Value	\$218,090	\$215,884	\$235,909

2020 American Community Survey (ACS)