

35135 WARREN ROAD

35135 Warren Rd, Westland, MI 48185



FOR SALE OR LEASE

248.476.3700

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 turn-key hair salon for lease. This property features 8-styling stations, shampoo area, spacious reception area, ample storage space, and plenty of parking. This is an ideal opportunity for beauty professionals to lease a turn-key building with excellent road exposure located directly across from Westland Mall and surrounded by many other area retailers. Cosmetology and Beauty professionals from all categories should take note of 35135 Warren Road.

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

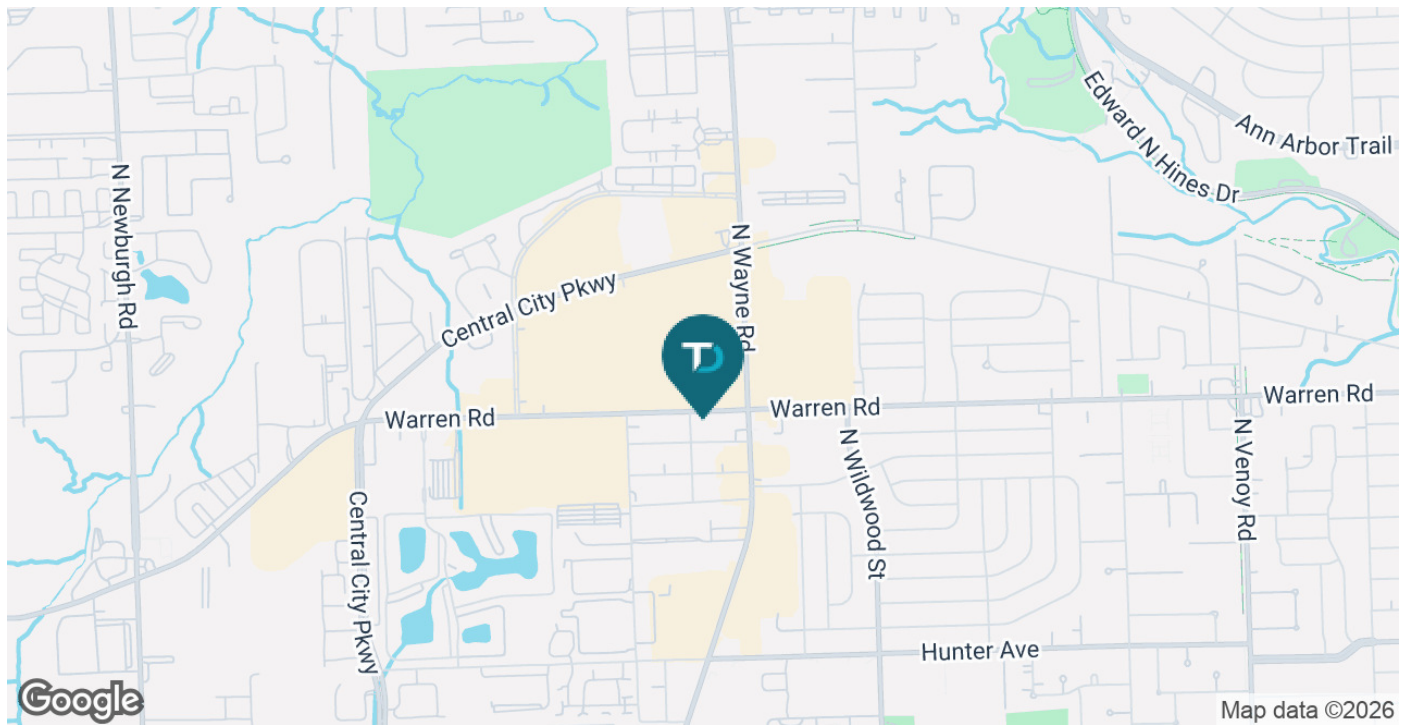
Price/SF:	\$302.16
Building Size:	1,155 SF
Year Built:	1921
Number of Floors:	2
Parking Spaces:	13

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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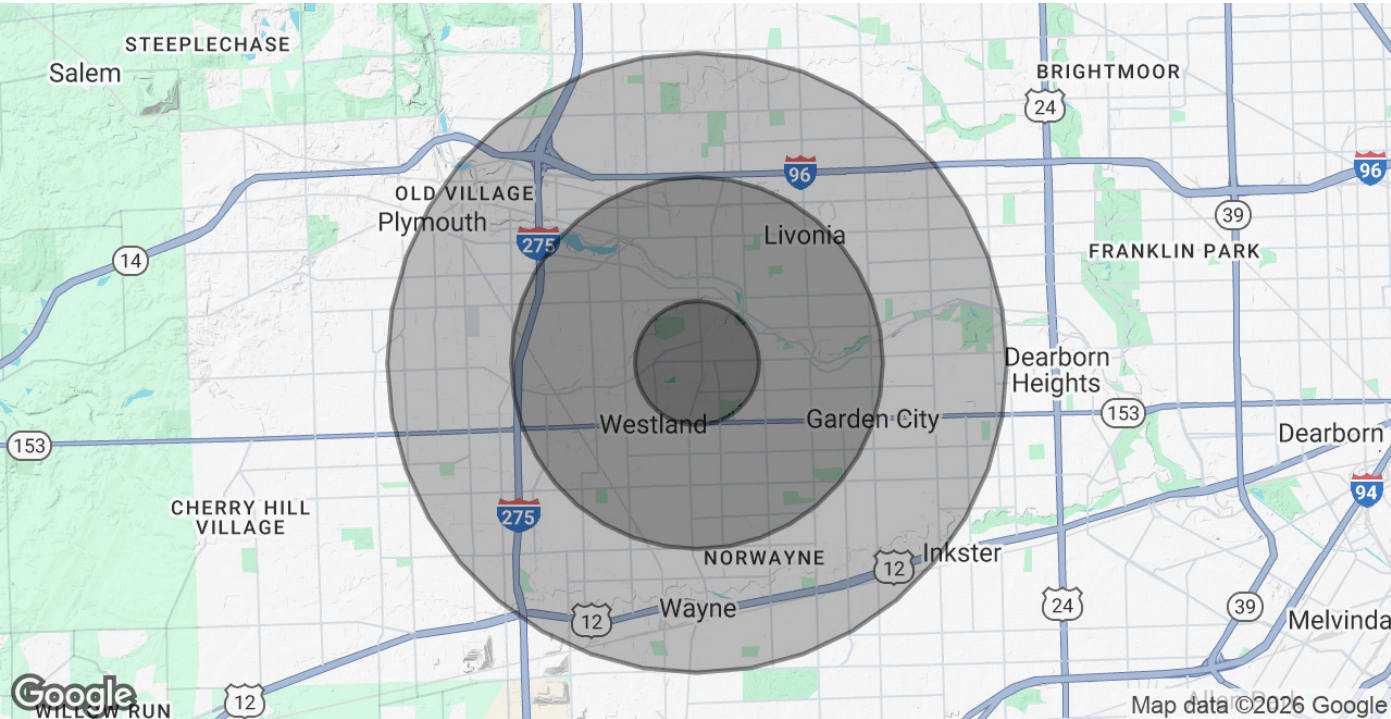
AERIAL MAP: 35135 Warren Rd | Westland, MI 48185



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

Demographics data derived from AlphaMap