

WESTWAY PLAZA 35640 WARREN ROAD WESTLAND, MICHIGAN

FOR LEASE

SPACE SIZE:
1,100 - 3,387 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
WARREN 2-WAY,
CENTRAL CITY TO
WAYNE: 23,310 ADT

WARREN 2-WAY,
WAYNE TO VENVOY:
22,260 ADT

WAYNE 2-WAY,
WARREN TO COWAN:
32,850 ADT



EXCELLENT LOCATION AND VISIBILITY

RENOVATIONS PLANNED

PAD SITE OF WESTLAND MALL AT THE CORNER OF WARREN & CENTRAL CITY PARKWAY

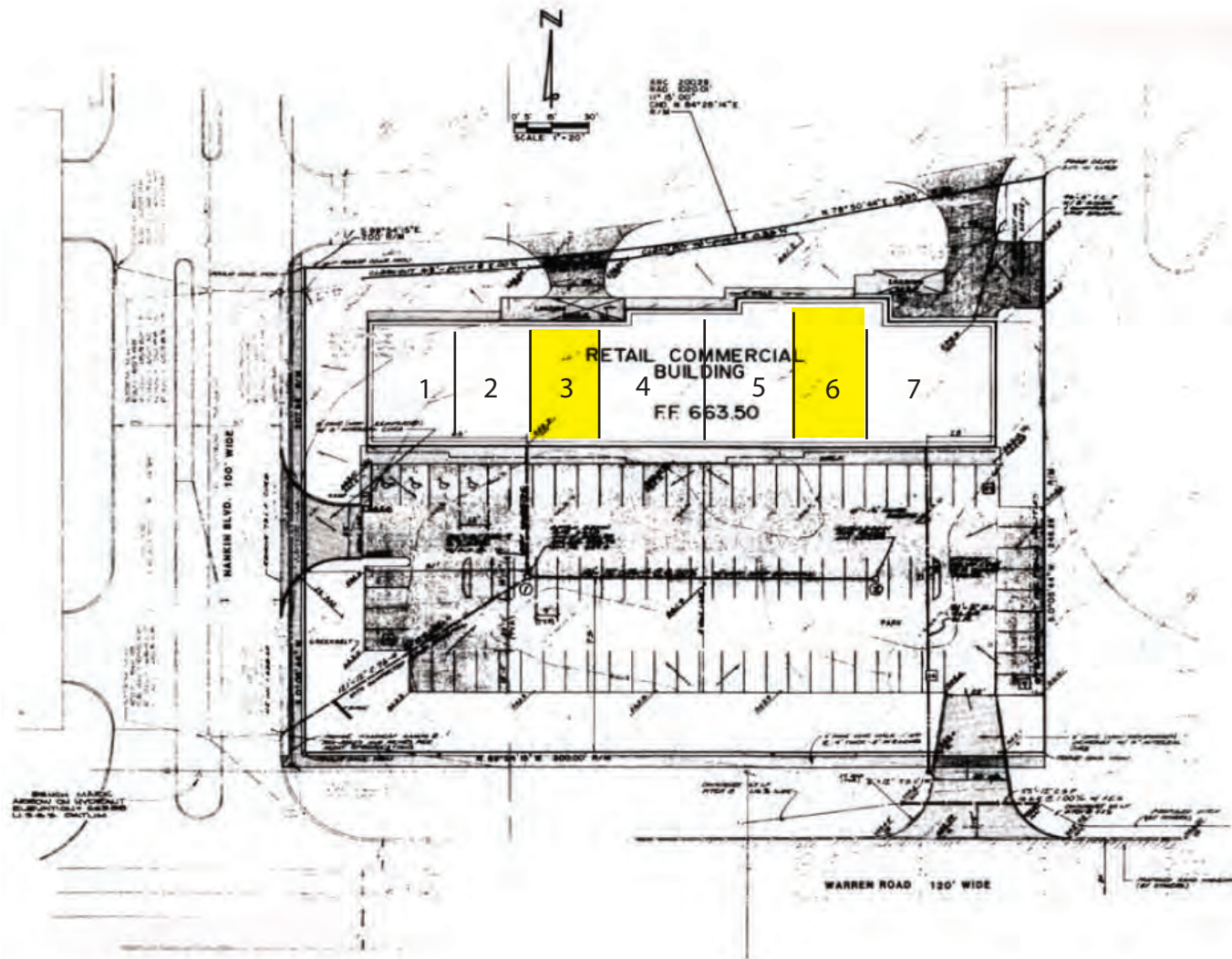
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	14,881	94,697	267,627
	AVERAGE INCOME	\$43,339	\$60,189	\$64,949
	HOUSEHOLDS	7,921	43,115	115,242

CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM
&
KENT BUTLER
KBUTLER@LUDWIGSEELEY.COM

Ludwig & Seeley

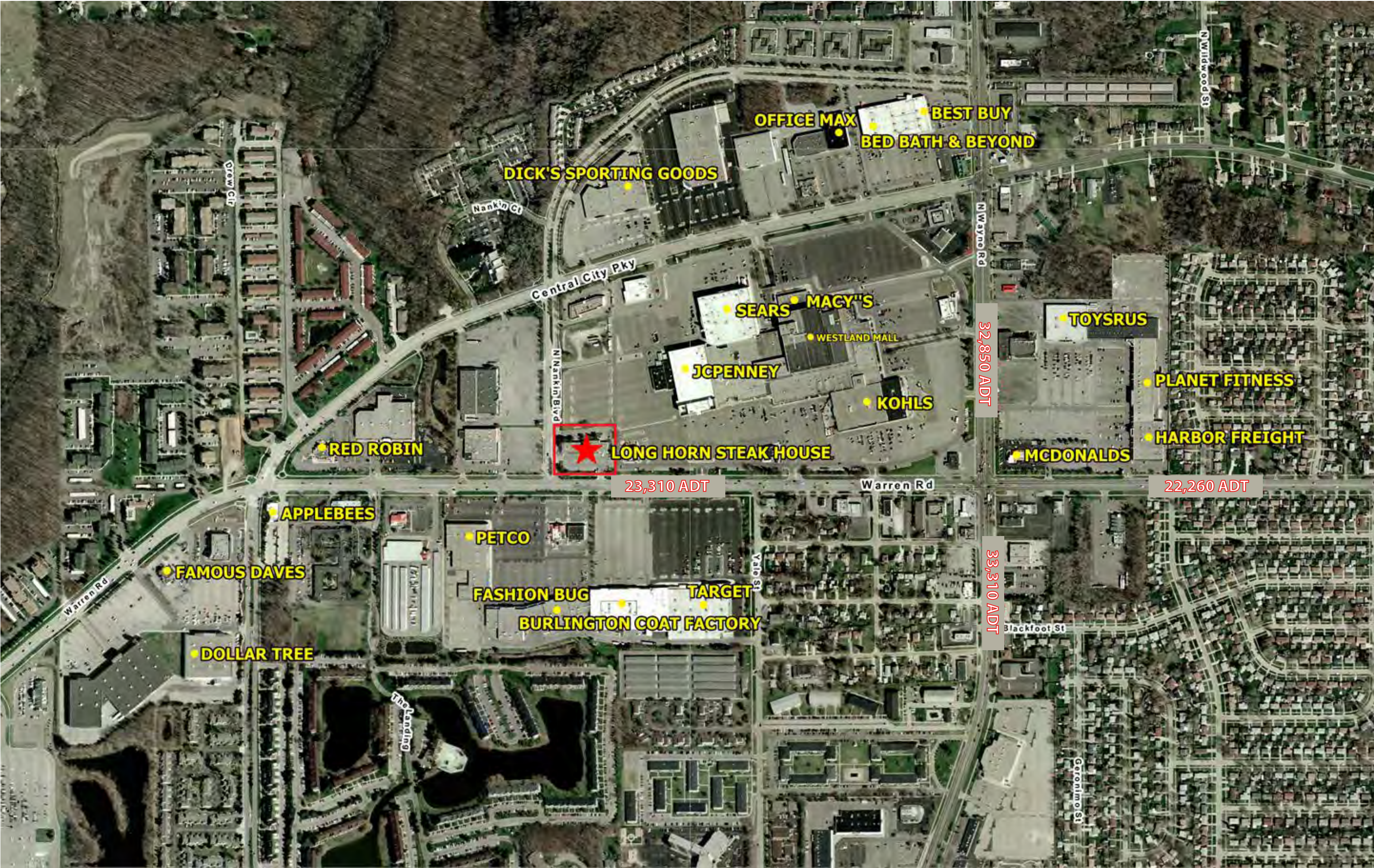
REAL ESTATE

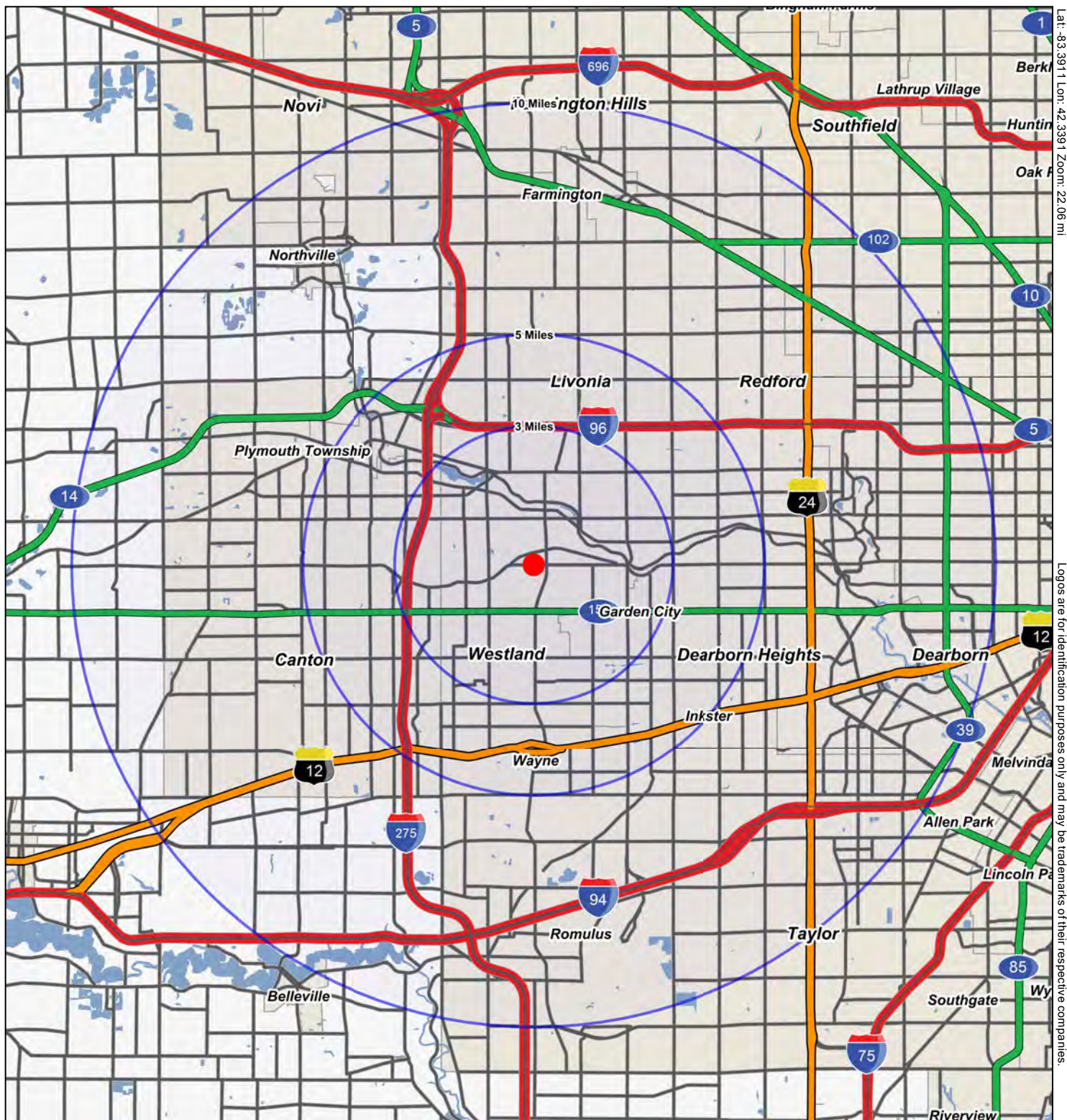
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



- | | |
|----------------------------|----------------------------|
| 1. NAIL SALON | 5. AMERICA'S BEST |
| 2. WESTLAND KABOB | 6. AVAILABLE 3,387 SQ. FT. |
| 3. AVAILABLE 1,100 SQ. FT. | 7. NAUGHTY TIME NOVELTY |
| 4. METRO PCS | |

WESTWAY PLAZA
35640 WARREN
WESTLAND, MICHIGAN





©2012, Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

35640 Warren Road
Westland, MI

October 2012

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3388/-83.3933

RF5

35640 Warren Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	14,881	94,697	267,627
Projected Population (2017)	13,723	87,336	246,824
Forecasted Population (2022)	13,674	87,027	245,955
Census Population (2010)	15,424	98,159	277,420
Census Population (2000)	15,569	101,027	286,707
Projected Annual Growth (2012 to 2017)	-1,159 -1.6%	-7,361 -1.6%	-20,803 -1.6%
Historical Annual Growth (2010 to 2012)	-543 -1.8%	-3,462 -1.8%	-9,793 -1.8%
Historical Annual Growth (2000 to 2010)	-145 -0.1%	-2,869 -0.3%	-9,287 -0.3%
Estimated Population Density (2012)	4,739 psm	3,351 psm	3,409 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	7,921	43,115	115,242
Projected Households (2017)	8,190	44,581	119,161
Forecasted Households (2022)	8,203	44,649	119,348
Census Households (2010)	7,770	42,296	113,052
Census Households (2000)	8,005	42,889	114,198
Estimated Households with Children (2012)	1,878 23.7%	12,366 28.7%	35,974 31.2%
Estimated Average Household Size (2012)	1.86	2.18	2.30
Average Household Income			
Estimated Average Household Income (2012)	\$43,339	\$60,189	\$64,949
Projected Average Household Income (2017)	\$47,169	\$65,976	\$71,340
Estimated Average Family Income (2012)	\$51,380	\$71,959	\$76,713
Median Household Income			
Estimated Median Household Income (2012)	\$38,882	\$53,630	\$59,118
Projected Median Household Income (2017)	\$42,998	\$60,367	\$66,884
Estimated Median Family Income (2012)	\$48,775	\$67,720	\$72,934
Per Capita Income			
Estimated Per Capita Income (2012)	\$23,499	\$27,707	\$28,297
Projected Per Capita Income (2017)	\$28,672	\$34,046	\$34,842
Estimated Per Capita income 5 Year Growth	\$5,173 22.0%	\$6,339 22.9%	\$6,545 23.1%
Other Income			
Estimated Median Disposable Income (2012)	\$33,764	\$45,027	\$48,778
Projected Median Disposable Income (2017)	\$36,805	\$49,852	\$54,529
Disposable Income Estimated 5 Year Growth	\$3,042 9.0%	\$4,825 10.7%	\$5,751 11.8%
Estimated Average Household Net Worth (2012)	\$290,918	\$398,216	\$436,163
Daytime Demos (2012)			
Total Businesses	537	3,665	10,533
Total Employees	6,321	46,764	130,676
Company Headquarter Businesses	- -	14 0.4%	42 0.4%
Company Headquarter Employees	- -	1,342 2.9%	6,106 4.7%
Employee Population per Business	11.8	12.8	12.4
Residential Population per Business	27.7	25.8	25.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3388/-83.3933

RF5

35640 Warren Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	9,020	60.6%	75,788	80.0%	212,990	79.6%
Black or African American (2012)	4,664	31.3%	12,527	13.2%	34,714	13.0%
American Indian or Alaska Native (2012)	59	0.4%	409	0.4%	1,092	0.4%
Asian (2012)	551	3.7%	3,160	3.3%	10,237	3.8%
Hawaiian or Pacific Islander (2012)	6	-	17	-	57	-
Other Race (2012)	69	0.5%	177	0.2%	563	0.2%
Two or More Races (2012)	513	3.4%	2,619	2.8%	7,973	3.0%
Not Hispanic or Latino Population (2012)	14,370	96.6%	91,561	96.7%	258,725	96.7%
Hispanic or Latino Population (2012)	511	3.4%	3,136	3.3%	8,902	3.3%
Not Hispanic or Latino Population (2017)	13,148	95.8%	83,781	95.9%	236,756	95.9%
Hispanic or Latino Population (2017)	574	4.2%	3,555	4.1%	10,068	4.1%
Not Hispanic or Latino Population (2010)	14,929	96.8%	95,123	96.9%	268,801	96.9%
Hispanic or Latino Population (2010)	495	3.2%	3,035	3.1%	8,619	3.1%
Not Hispanic or Latino Population (2000)	15,151	97.3%	98,857	97.9%	280,626	97.9%
Hispanic or Latino Population (2000)	418	2.7%	2,170	2.1%	6,082	2.1%
Projected Hispanic Annual Growth (2012 to 2017)	63	2.5%	419	2.7%	1,166	2.6%
Historic Hispanic Annual Growth (2000 to 2012)	93	1.9%	966	3.7%	2,820	3.9%

Age Distribution (2012)

Age Under 5	1,006	6.8%	5,594	5.9%	15,990	6.0%
Age 5 to 9 Years	719	4.8%	5,098	5.4%	15,802	5.9%
Age 10 to 14 Years	719	4.8%	5,476	5.8%	17,040	6.4%
Age 15 to 19 Years	830	5.6%	5,872	6.2%	17,506	6.5%
Age 20 to 24 Years	1,426	9.6%	6,697	7.1%	17,408	6.5%
Age 25 to 29 Years	1,296	8.7%	6,727	7.1%	17,315	6.5%
Age 30 to 34 Years	1,034	6.9%	6,024	6.4%	16,528	6.2%
Age 35 to 39 Years	927	6.2%	5,978	6.3%	17,112	6.4%
Age 40 to 44 Years	921	6.2%	6,270	6.6%	18,292	6.8%
Age 45 to 49 Years	978	6.6%	7,100	7.5%	19,967	7.5%
Age 50 to 54 Years	994	6.7%	7,172	7.6%	20,283	7.6%
Age 55 to 59 Years	922	6.2%	6,401	6.8%	18,519	6.9%
Age 60 to 64 Years	756	5.1%	5,230	5.5%	15,512	5.8%
Age 65 to 74 Years	1,108	7.4%	7,469	7.9%	20,458	7.6%
Age 75 to 84 Years	782	5.3%	5,115	5.4%	13,238	4.9%
Age 85 Years or Over	463	3.1%	2,475	2.6%	6,656	2.5%
Median Age	36.9		39.2		39.0	

Gender Age Distribution (2012)

Female Population	8,279	55.6%	49,817	52.6%	138,847	51.9%
Age 0 to 19 Years	1,669	20.2%	10,888	21.9%	32,461	23.4%
Age 20 to 64 Years	5,087	61.4%	29,792	59.8%	82,441	59.4%
Age 65 Years or Over	1,522	18.4%	9,136	18.3%	23,946	17.2%
Female Median Age	39.2		40.9		40.5	
Male Population	6,603	44.4%	44,880	47.4%	128,779	48.1%
Age 0 to 19 Years	1,604	24.3%	11,151	24.8%	33,877	26.3%
Age 20 to 64 Years	4,168	63.1%	27,806	62.0%	78,496	61.0%
Age 65 Years or Over	830	12.6%	5,923	13.2%	16,406	12.7%
Male Median Age	34.6		37.4		37.4	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3388/-83.3933

RF5

35640 Warren Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	78	1.0%	923	2.1%	3,438	3.0%
HH Income \$150,000 to \$199,999	62	0.8%	829	1.9%	3,500	3.0%
HH Income \$100,000 to \$149,999	474	6.0%	5,380	12.5%	16,760	14.5%
HH Income \$75,000 to \$99,999	623	7.9%	6,264	14.5%	17,178	14.9%
HH Income \$50,000 to \$74,999	1,593	20.1%	9,374	21.7%	23,744	20.6%
HH Income \$35,000 to \$49,999	1,205	15.2%	6,660	15.4%	17,154	14.9%
HH Income \$25,000 to \$34,999	1,390	17.5%	5,102	11.8%	11,674	10.1%
HH Income \$15,000 to \$24,999	1,188	15.0%	4,503	10.4%	11,545	10.0%
HH Income Under \$15,000	1,308	16.5%	4,080	9.5%	10,248	8.9%
HH Income \$35,000 or More	4,036	50.9%	29,430	68.3%	81,774	71.0%
HH Income \$75,000 or More	1,238	15.6%	13,396	31.1%	40,877	35.5%

Housing (2012)

Total Housing Units	8,589		45,153		120,480	
Housing Units Occupied	7,921	92.2%	43,115	95.5%	115,242	95.7%
Housing Units Owner-Occupied	2,714	34.3%	27,130	62.9%	78,175	67.8%
Housing Units, Renter-Occupied	5,208	65.7%	15,986	37.1%	37,066	32.2%
Housing Units, Vacant	667	7.8%	2,038	4.5%	5,239	4.3%
Median Years in Residence	3.0		4.8		5.2	

Marital Status (2012)

Never Married	4,642	45.0%	23,796	36.0%	65,341	35.4%
Currently Married	3,728	36.1%	31,243	47.3%	90,400	49.0%
Separated	387	3.7%	1,678	2.5%	4,683	2.5%
Widowed	314	3.0%	2,171	3.3%	5,506	3.0%
Divorced	1,255	12.2%	7,131	10.8%	18,491	10.0%

Household Type (2012)

Population Family	9,305	62.5%	69,045	72.9%	201,576	75.3%
Population Non-Family	5,408	36.3%	24,906	26.3%	63,502	23.7%
Population Group Quarters	169	1.1%	747	0.8%	2,549	1.0%
Family Households	3,758	47.4%	26,278	60.9%	74,582	64.7%
Non-Family Households	4,163	52.6%	16,837	39.1%	40,659	35.3%
Married Couple with Children	825	22.1%	7,932	25.4%	24,496	27.1%
Average Family Household Size	2.5		2.6		2.7	

Household Size (2012)

1 Person Households	3,569	45.1%	14,429	33.5%	34,899	30.3%
2 Person Households	2,419	30.5%	13,757	31.9%	36,351	31.5%
3 Person Households	1,008	12.7%	6,771	15.7%	18,684	16.2%
4 Person Households	623	7.9%	5,162	12.0%	15,356	13.3%
5 Person Households	202	2.5%	2,033	4.7%	6,503	5.6%
6 or More Person Households	100	1.3%	964	2.2%	3,447	3.0%

Household Vehicles (2012)

Households with 0 Vehicles Available	790	10.0%	3,561	8.3%	9,384	8.1%
Households with 1 Vehicles Available	4,682	59.1%	17,887	41.5%	42,729	37.1%
Households with 2 or More Vehicles Available	2,449	30.9%	21,668	50.3%	63,129	54.8%
Total Vehicles Available	10,740		71,408		197,976	
Average Vehicles Per Household	1.4		1.7		1.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3388/-83.3933

RF5

35640 Warren Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	12,298		77,371		215,172	
Estimated Civilian Employed	7,394	60.1%	46,433	60.0%	127,146	59.1%
Estimated Civilian Unemployed	673	5.5%	4,644	6.0%	13,108	6.1%
Estimated in Armed Forces	-	-	22	-	92	-
Estimated Not in Labor Force	4,231	34.4%	26,272	34.0%	74,826	34.8%
Unemployment Rate	5.5%		6.0%		6.1%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	7,218		44,772		123,594	
Management, Business, Financial Operations	791	11.0%	5,578	12.5%	16,250	13.1%
Professional, Related	1,148	15.9%	9,328	20.8%	27,503	22.3%
Service	1,662	23.0%	8,771	19.6%	22,789	18.4%
Sales, Office	2,019	28.0%	11,445	25.6%	31,708	25.7%
Farming, Fishing, Forestry	36	0.5%	131	0.3%	318	0.3%
Construct, Extraction, Maintenance	529	7.3%	3,125	7.0%	8,381	6.8%
Production, Transport Material Moving	1,033	14.3%	6,394	14.3%	16,645	13.5%
White Collar Workers		54.8%		58.9%		61.1%
Blue Collar Workers		45.2%		41.1%		38.9%

Consumer Expenditure (2012)

Total Household Expenditure	\$315 M		\$2.13 B		\$5.99 B	
Total Non-Retail Expenditure	\$180 M	57.1%	\$1.22 B	57.5%	\$3.45 B	57.6%
Total Retail Expenditure	\$135 M	42.9%	\$906 M	42.5%	\$2.54 B	42.4%
Apparel	\$15.0 M	4.8%	\$101 M	4.8%	\$285 M	4.8%
Contributions	\$10.6 M	3.4%	\$75.7 M	3.6%	\$220 M	3.7%
Education	\$6.95 M	2.2%	\$48.8 M	2.3%	\$143 M	2.4%
Entertainment	\$17.3 M	5.5%	\$119 M	5.6%	\$335 M	5.6%
Food and Beverages	\$49.8 M	15.8%	\$328 M	15.4%	\$915 M	15.3%
Furnishings and Equipment	\$13.2 M	4.2%	\$93.4 M	4.4%	\$266 M	4.4%
Gifts	\$7.81 M	2.5%	\$55.0 M	2.6%	\$158 M	2.6%
Health Care	\$20.6 M	6.5%	\$133 M	6.2%	\$367 M	6.1%
Household Operations	\$10.4 M	3.3%	\$74.4 M	3.5%	\$214 M	3.6%
Miscellaneous Expenses	\$5.51 M	1.7%	\$36.2 M	1.7%	\$100 M	1.7%
Personal Care	\$4.65 M	1.5%	\$31.0 M	1.5%	\$86.9 M	1.5%
Personal Insurance	\$2.96 M	0.9%	\$21.1 M	1.0%	\$61.0 M	1.0%
Reading	\$1.05 M	0.3%	\$7.03 M	0.3%	\$19.7 M	0.3%
Shelter	\$60.1 M	19.1%	\$409 M	19.2%	\$1.15 B	19.3%
Tobacco	\$2.34 M	0.7%	\$14.3 M	0.7%	\$38.8 M	0.6%
Transportation	\$63.4 M	20.1%	\$431 M	20.3%	\$1.21 B	20.1%
Utilities	\$23.6 M	7.5%	\$151 M	7.1%	\$418 M	7.0%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	10,181		65,961		183,880	
Elementary (Grade Level 0 to 8)	305	3.0%	1,900	2.9%	5,900	3.2%
Some High School (Grade Level 9 to 11)	1,351	13.3%	5,267	8.0%	15,292	8.3%
High School Graduate	3,424	33.6%	24,557	37.2%	61,893	33.7%
Some College	2,606	25.6%	15,825	24.0%	42,837	23.3%
Associate Degree Only	645	6.3%	4,962	7.5%	13,501	7.3%
Bachelor Degree Only	1,257	12.3%	9,464	14.3%	29,891	16.3%
Graduate Degree	594	5.8%	3,986	6.0%	14,566	7.9%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3388/-83.3933

RF5

35640 Warren Rd

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2010)

1 Detached Unit	2,068	26.6%	26,520	62.7%	79,666	70.5%
1 Attached Unit	822	10.6%	2,877	6.8%	6,477	5.7%
2 to 4 Units	535	6.9%	1,490	3.5%	4,805	4.3%
5 to 9 Units	1,467	18.9%	4,190	9.9%	8,019	7.1%
10 to 19 Units	1,331	17.1%	3,633	8.6%	6,179	5.5%
20 to 49 Units	636	8.2%	1,050	2.5%	1,940	1.7%
50 or More Units	860	11.1%	1,990	4.7%	4,325	3.8%
Mobile Home or Trailer	51	0.7%	545	1.3%	1,631	1.4%
Other Structure	-	-	-	-	10	-

Homes Built By Year (2010)

Homes Built 2005 or later	283	3.6%	993	2.3%	2,590	2.3%
Homes Built 2000 to 2004	258	3.3%	1,678	4.0%	4,707	4.2%
Homes Built 1990 to 1999	1,267	16.3%	4,892	11.6%	11,197	9.9%
Homes Built 1980 to 1989	1,235	15.9%	4,108	9.7%	9,821	8.7%
Homes Built 1970 to 1979	1,573	20.2%	6,700	15.8%	20,220	17.9%
Homes Built 1960 to 1969	1,289	16.6%	7,626	18.0%	20,347	18.0%
Homes Built 1950 to 1959	1,134	14.6%	10,948	25.9%	27,575	24.4%
Homes Built Before 1949	730	9.4%	5,352	12.7%	16,596	14.7%

Home Values (2010)

Home Values \$1,000,000 or More	11	0.4%	119	0.4%	290	0.4%
Home Values \$500,000 to \$999,999	22	0.8%	256	0.9%	854	1.1%
Home Values \$400,000 to \$499,999	20	0.7%	256	0.9%	778	1.0%
Home Values \$300,000 to \$399,999	102	3.6%	873	3.1%	2,959	3.7%
Home Values \$200,000 to \$299,999	316	11.3%	3,326	11.9%	13,243	16.4%
Home Values \$150,000 to \$199,999	510	18.2%	6,759	24.2%	18,177	22.6%
Home Values \$100,000 to \$149,999	669	23.9%	7,617	27.2%	19,760	24.5%
Home Values \$70,000 to \$99,999	635	22.7%	4,369	15.6%	11,339	14.1%
Home Values \$50,000 to \$69,999	242	8.6%	1,815	6.5%	5,513	6.8%
Home Values \$25,000 to \$49,999	163	5.8%	1,416	5.1%	4,074	5.1%
Home Values Under \$25,000	112	4.0%	1,162	4.2%	3,607	4.5%
Owner-Occupied Median Home Value	\$122,378		\$135,425		\$144,285	
Renter-Occupied Median Rent	\$651		\$695		\$711	

Transportation To Work (2010)

Drive to Work Alone	6,231	86.4%	38,563	87.8%	105,378	87.2%
Drive to Work in Carpool	454	6.3%	3,259	7.4%	9,095	7.5%
Travel to Work by Public Transportation	166	2.3%	338	0.8%	879	0.7%
Drive to Work on Motorcycle	6	0.1%	38	0.1%	101	0.1%
Walk or Bicycle to Work	243	3.4%	677	1.5%	1,906	1.6%
Other Means	8	0.1%	170	0.4%	489	0.4%
Work at Home	106	1.5%	901	2.0%	3,039	2.5%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,879	26.4%	10,979	25.5%	29,410	25.0%
Travel to Work in 15 to 29 Minutes	3,124	44.0%	17,821	41.4%	47,800	40.6%
Travel to Work in 30 to 59 Minutes	1,899	26.7%	12,582	29.2%	35,925	30.5%
Travel to Work in 60 Minutes or More	205	2.9%	1,663	3.9%	4,712	4.0%
Average Minutes Travel to Work	20.7		21.6		22.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.