

Former Sam's Club

35400 Cowan Rd.
Westland, Michigan

For Sale or Lease

Reduced Price:
\$1,995,000

Lease Rate:
\$2.50 Per Sq. Foot NNN

Land Size:
9.70 Acres

Building Size:
106,798 Sq. Ft.

Available:
Immediately

Zoning:
Commercial

Potential Uses:

Retail
Medical Center
Industrial
Warehouse
Storage
Grocery
Office



Former Sam's Club Across from Westland (Regional) Mall

Highly Traveled Commercial Area

Huge Parking Lot

Demographics	Category	3 Mile:	5 Mile:	10 Mile:
	Population	96,988	283,209	846,894
	Average Income	\$61,066	\$67,048	\$71,200
	Households	40,431	110,971	324,671

Contact:

Matt Seeley
mseeley@ludwigseeley.com
&

Brad Grems
bgrems@ludwigseeley.com

Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034
Phone: 248.750.1700 Fax: 248.750.1771

Area Information with in 30 Minutes of Site

Entertainment Venues:

Fox Theatre
Comerica Park
Ford Field
Detroit Opera House
Cobo Hall
Fisher Music Center

Universities & Colleges:

University of Michigan
Henry Ford Community College
Schoolcraft Community College
Wayne Community College
Wayne State University
Eastern Michigan University

Hospitals:

C.S. Mott Childrens Hospital
Beaumont Hospital
Oakwood Hospital
St. Mary Mercy Hospital
Garden City Hospital
Botsford Hospital
Childrens Hospital of Michigan
St. Joseph Medical Hospital
Henry Ford Health System
Providence Hospital & Medical System
DMC
Veterans Hospital

The information contained herein has been provided by the property owner and other sources deemed reliable. Ludwig & Seeley, Inc. does not guarantee the accuracy of the information, and advises the purchaser to conduct its own due diligence prior to purchase



Site Plan
35400 Cowan Rd.
Westland, Michigan

Former Sam's Club
35400 Cowan Rd.
Westland, Michigan

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Former Sam's Club
35400 Cowan Rd.
Westland, Michigan



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OfficeMax

VALUE WORLD
LOWEST Clothing Prices
Period.

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS.

Cowan Rd.

Former Sam's Club
35400 Cowan Rd.
Westland, Michigan

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.

Lat/Lon: 42.34388/-83.3912

35400 Cowan Rd

Westland, MI

Population (2010)

	3 Miles	5 Miles	10 Miles
Estimated Population	96,988	283,209	846,894
Census Population (1990)	96,779	287,321	850,202
Census Population (2000)	98,387	288,463	867,062
Projected Population (2015)	92,420	265,887	797,103
Forecasted Population (2020)	89,370	253,534	758,183
Historical Annual Growth (1990 to 2000)	1,608 0.17%	1,142 0.04%	16,859 0.20%
Historical Annual Growth (2000 to 2010)	-1,399 -0.14%	-5,254 -0.18%	-20,168 -0.23%
Projected Annual Growth (2010 to 2015)	-4,568 -0.94%	-17,322 -1.22%	-49,790 -1.18%
Estimated Population Density	3,432 <i>psm</i>	3,608 <i>psm</i>	2,697 <i>psm</i>
Trade Area Size	28.26 <i>sq mil</i>	78.49 <i>sq mil</i>	314.02 <i>sq mil</i>

Households (2010)

Estimated Households	40,431	110,971	324,671
Census Households (1990)	38,408	106,850	316,941
Census Households (2000)	41,941	115,089	337,259
Projected Households (2015)	40,945	110,985	323,124
Forecasted Households (2020)	40,567	108,799	315,127
Households with Children	10,905 26.97%	33,368 30.07%	104,299 32.12%
Average Household Size	2.38	2.52	2.58

Average Household Income (2010)

Est. Average Household Income	\$61,066	\$67,048	\$71,200
Proj. Average Household Income (2015)	\$63,164	\$69,227	\$73,654
Average Family Income	\$72,975	\$79,306	\$84,836

Median Household Income (2010)

Est. Median Household Income	\$54,571	\$60,185	\$61,083
Proj. Median Household Income (2015)	\$56,043	\$61,736	\$62,859
Median Family Income	\$66,854	\$72,384	\$74,512

Per Capita Income (2010)

Est. Per Capita Income	\$25,886	\$26,708	\$27,706
Proj. Per Capita Income (2015)	\$28,449	\$29,377	\$30,309
Per Capita Income Est. 5 year change	\$2,562 9.90%	\$2,669 9.99%	\$2,602 9.39%

Other Income (2010)

Est. Median Disposable Income	\$45,716	\$49,634	\$50,168
Proj. Median Disposable Income (2015)	\$46,835	\$50,786	\$51,457
Disposable Income Est. 5 year change	\$1,120 2.45%	\$1,153 2.32%	\$1,289 2.57%
Est. Average Household Net Worth	\$220,590	\$253,316	\$268,826

Daytime Demos (2010)

Total Number of Businesses	3,738	10,548	28,930
Total Number of Employees	54,751	138,835	403,378
Company Headqtrs: Businesses	3 0.08%	12 0.12%	39 0.13%
Company Headqtrs: Employees	516 0.94%	1,856 1.34%	10,374 2.57%
Unemployment Rate	6.42%	6.38%	7.22%
Employee Population per Business	14.6 to 1	13.2 to 1	13.9 to 1
Residential Population per Business	25.9 to 1	26.8 to 1	29.3 to 1

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35400 Cowan Rd		3 Miles		5 Miles		10 Miles	
Westland, MI							
Race & Ethnicity (2010)							
White	81,379	83.91%	235,060	83.00%	606,506	71.62%	
Black or African American	9,341	9.63%	29,937	10.57%	183,038	21.61%	
American Indian & Alaska Native	336	0.35%	965	0.34%	2,993	0.35%	
Asian	3,837	3.96%	11,150	3.94%	33,565	3.96%	
Hawaiian & Pacific Islander	79	0.08%	185	0.07%	462	0.05%	
Other Race	498	0.51%	1,380	0.49%	4,828	0.57%	
Two or More Races	1,517	1.56%	4,532	1.60%	15,502	1.83%	
Not Hispanic or Latino Population	93,602	96.51%	273,334	96.51%	817,245	96.50%	
Hispanic or Latino Population	3,386	3.49%	9,875	3.49%	29,648	3.50%	
Not of Hispanic Origin Population (1990)	95,242	98.41%	282,838	98.44%	836,560	98.40%	
Hispanic Origin Population (1990)	1,538	1.59%	4,484	1.56%	13,643	1.60%	
Not Hispanic or Latino Population (2000)	96,306	97.88%	282,404	97.90%	848,201	97.82%	
Hispanic or Latino Population (2000)	2,081	2.12%	6,059	2.10%	18,861	2.18%	
Not Hispanic or Latino Population (2015)	88,400	95.65%	254,368	95.67%	763,141	95.74%	
Hispanic or Latino Population (2015)	4,020	4.35%	11,518	4.33%	33,962	4.26%	
Hist. Hispanic Ann Growth (1990 to 2010)	1,849	6.01%	5,391	6.01%	16,006	5.87%	
Proj. Hispanic Ann Growth (2015 to 2010)	634	3.74%	1,644	3.33%	4,314	2.91%	
Age Distribution (2010)							
0 to 4 yrs	5,729	5.91%	17,353	6.13%	53,166	6.28%	
5 to 9 yrs	5,318	5.48%	16,552	5.84%	52,803	6.23%	
10 to 14 yrs	5,564	5.74%	17,386	6.14%	55,346	6.54%	
15 to 19 yrs	6,223	6.42%	19,227	6.79%	58,621	6.92%	
20 to 24 yrs	6,513	6.71%	17,321	6.12%	51,836	6.12%	
25 to 29 yrs	6,648	6.85%	17,254	6.09%	51,909	6.13%	
30 to 34 yrs	6,697	6.91%	18,963	6.70%	55,574	6.56%	
35 to 39 yrs	7,005	7.22%	20,234	7.14%	59,297	7.00%	
40 to 44 yrs	6,921	7.14%	20,393	7.20%	61,244	7.23%	
45 to 49 yrs	6,763	6.97%	20,778	7.34%	63,410	7.49%	
50 to 54 yrs	6,841	7.05%	21,227	7.50%	65,411	7.72%	
55 to 59 yrs	6,549	6.75%	19,830	7.00%	59,069	6.97%	
60 to 64 yrs	5,790	5.97%	16,607	5.86%	47,230	5.58%	
65 to 74 yrs	7,603	7.84%	21,450	7.57%	59,354	7.01%	
75 to 84 yrs	4,454	4.59%	12,381	4.37%	35,626	4.21%	
85 yrs plus	2,371	2.44%	6,252	2.21%	16,995	2.01%	
Median Age	38.33 yrs		38.55 yrs		37.88 yrs		
Gender Age Distribution (2010)							
Female Population	50,124	51.68%	145,846	51.50%	436,956	51.60%	
0 to 19 yrs	11,341	22.63%	34,879	23.91%	108,412	24.81%	
20 to 64 yrs	30,096	60.04%	87,199	59.79%	262,512	60.08%	
65 yrs plus	8,687	17.33%	23,768	16.30%	66,032	15.11%	
Female Median Age	40 yrs		40 yrs		39 yrs		
Male Population	46,864	48.32%	137,362	48.50%	409,938	48.40%	
0 to 19 yrs	11,493	24.52%	35,639	25.95%	111,525	27.21%	
20 to 64 yrs	29,631	63.23%	85,408	62.18%	252,469	61.59%	
65 yrs plus	5,741	12.25%	16,315	11.88%	45,944	11.21%	
Male Median Age	36.70 yrs		37.19 yrs		36.54 yrs		

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35400 Cowan Rd	3 Miles		5 Miles		10 Miles	
Westland, MI						
Household Income Distribution (2010)						
\$200,000 or More	339	0.84%	1,492	1.34%	9,114	2.81%
\$150,000 to \$199,999	976	2.41%	4,122	3.71%	16,079	4.95%
\$100,000 to \$149,999	5,269	13.03%	17,263	15.56%	48,090	14.81%
\$75,000 to \$99,999	6,165	15.25%	17,902	16.13%	45,573	14.04%
\$50,000 to \$74,999	8,814	21.80%	23,352	21.04%	62,564	19.27%
\$35,000 to \$49,999	6,588	16.29%	16,116	14.52%	47,305	14.57%
\$25,000 to \$34,999	4,766	11.79%	11,418	10.29%	33,272	10.25%
\$15,000 to \$24,999	4,084	10.10%	9,963	8.98%	30,097	9.27%
\$0 to \$14,999	3,431	8.49%	9,343	8.42%	32,578	10.03%
\$35,000+	28,151	69.63%	80,246	72.31%	228,724	70.45%
\$75,000+	12,749	31.53%	40,779	36.75%	118,856	36.61%
Housing (2010)						
Total Housing Units	46,519		127,640		374,035	
Housing Units, Occupied	40,431	86.91%	110,971	86.94%	324,671	86.80%
<i>Housing Units, Owner-Occupied</i>	27,296	67.51%	82,518	74.36%	245,033	75.47%
<i>Housing Units, Renter-Occupied</i>	13,135	32.49%	28,452	25.64%	79,638	24.53%
Housing Units, Vacant	6,087	13.09%	16,669	13.06%	49,364	13.20%
Median Years in Residence	5 yrs		5 yrs		5 yrs	
Marital Status (2010)						
Never Married	21,279	26.48%	59,038	25.46%	191,544	27.94%
Now Married	41,611	51.78%	126,328	54.48%	354,469	51.71%
Separated	2,197	2.73%	5,828	2.51%	21,165	3.09%
Widowed	6,515	8.11%	16,837	7.26%	47,306	6.90%
Divorced	8,763	10.90%	23,858	10.29%	71,006	10.36%
Household Type (2010)						
Population Family	78,065	80.49%	236,843	83.63%	710,642	83.91%
Population Non-Family	17,967	18.53%	43,082	15.21%	125,741	14.85%
Population Group Qtrs	956	0.99%	3,283	1.16%	10,510	1.24%
Family Households	24,003	59.37%	71,022	64.00%	209,965	64.67%
<i>Married Couple With Children</i>	7,537	18.11%	23,631	18.71%	68,103	19.21%
<i>Average Family Household Size</i>	3.3		3.3		3.4	
Non-Family Households	16,428	40.63%	39,949	36.00%	114,705	35.33%
Household Size (2010)						
1 Person Household	14,558	36.01%	35,700	32.17%	102,043	31.43%
2 Person Households	10,789	26.68%	29,083	26.21%	84,510	26.03%
3 Person Households	5,407	13.37%	15,642	14.10%	46,525	14.33%
4 Person Households	6,014	14.87%	18,539	16.71%	53,343	16.43%
5 Person Households	2,455	6.07%	8,032	7.24%	24,159	7.44%
6+ Person Households	1,207	2.99%	3,975	3.58%	14,091	4.34%
Household Vehicles (2010)						
Total Vehicles Available	70,458		202,639		579,970	
Household: 0 Vehicles Available	2,813	6.96%	7,108	6.41%	21,991	6.77%
Household: 1 Vehicles Available	15,920	39.38%	39,482	35.58%	118,935	36.63%
Household: 2+ Vehicles Available	21,698	53.67%	64,381	58.02%	183,744	56.59%
Average Vehicles Per Household	1.7		1.8		1.8	

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Ludwig & Seeley, Inc.
Lat/Lon: 42.34388/-83.3912

35400 Cowan Rd	3 Miles		5 Miles		10 Miles	
Westland, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	79,153		228,037		673,568	
Est. Civilian Employed	45,320	57.26%	129,975	57.00%	377,231	56.00%
Est. Civilian Unemployed	5,080	6.42%	14,544	6.38%	48,613	7.22%
Est. in Armed Forces	24	0.03%	43	0.02%	147	0.02%
Est. not in Labor Force	28,729	36.30%	83,474	36.61%	247,577	36.76%
Occupation (2000)						
Occupation: Population Age 16+	50,579		144,164		412,791	
Mgmt, Business, & Financial Operations	6,103	12.07%	18,818	13.05%	55,015	13.33%
Professional and Related	9,794	19.36%	30,051	20.85%	87,012	21.08%
Service	6,608	13.06%	18,782	13.03%	55,646	13.48%
Sales and Office	14,359	28.39%	39,585	27.46%	112,582	27.27%
Farming, Fishing, and Forestry	45	0.09%	93	0.06%	283	0.07%
Construct, Extraction, & Maintenance	4,757	9.41%	13,030	9.04%	34,327	8.32%
Production, Transp. & Material Moving	8,914	17.62%	23,804	16.51%	67,926	16.46%
Percent White Collar Workers		59.82%		61.36%		61.68%
Percent Blue Collar Workers		40.18%		38.64%		38.32%
Consumer Expenditure (2010)						
Total Household Expenditure	\$2.02 B		\$5.91 B		\$17.9 B	
Total Non-Retail Expenditures	\$1.16 B	57.49%	\$3.40 B	57.60%	\$10.3 B	57.61%
Total Retail Expenditures	\$860 M	42.51%	\$2.51 B	42.40%	\$7.60 B	42.39%
Apparel	\$96.0 M	4.75%	\$282 M	4.76%	\$858 M	4.79%
Contributions	\$70.7 M	3.50%	\$213 M	3.60%	\$676 M	3.77%
Education	\$45.9 M	2.27%	\$139 M	2.35%	\$440 M	2.45%
Entertainment	\$113 M	5.57%	\$331 M	5.60%	\$1.00 B	5.60%
Food And Beverages	\$312 M	15.45%	\$906 M	15.32%	\$2.73 B	15.22%
Furnishings And Equipment	\$88.6 M	4.38%	\$262 M	4.44%	\$797 M	4.45%
Gifts	\$51.6 M	2.55%	\$154 M	2.61%	\$480 M	2.68%
Health Care	\$126 M	6.24%	\$362 M	6.12%	\$1.08 B	6.04%
Household Operations	\$70.3 M	3.48%	\$211 M	3.56%	\$653 M	3.64%
Miscellaneous Expenses	\$34.4 M	1.70%	\$99.2 M	1.68%	\$298 M	1.66%
Personal Care	\$29.4 M	1.46%	\$85.8 M	1.45%	\$259 M	1.45%
Personal Insurance	\$19.9 M	0.98%	\$59.6 M	1.01%	\$186 M	1.04%
Reading	\$6.65 M	0.33%	\$19.4 M	0.33%	\$58.8 M	0.33%
Shelter	\$388 M	19.20%	\$1.14 B	19.28%	\$3.47 B	19.35%
Tobacco	\$13.7 M	0.68%	\$38.5 M	0.65%	\$114 M	0.63%
Transportation	\$411 M	20.35%	\$1.20 B	20.26%	\$3.58 B	19.99%
Utilities	\$144 M	7.13%	\$413 M	6.99%	\$1.24 B	6.91%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	67,642		195,370		575,121	
Elementary (0 to 8)	2,171	3.21%	6,209	3.18%	18,693	3.25%
Some High School (9 to 11)	5,653	8.36%	15,158	7.76%	46,955	8.16%
High School Graduate (12)	23,874	35.29%	64,724	33.13%	179,373	31.19%
Some College (13 to 16)	16,301	24.10%	45,690	23.39%	130,620	22.71%
Associate Degree Only	5,158	7.62%	15,297	7.83%	43,835	7.62%
Bachelor Degree Only	9,858	14.57%	31,909	16.33%	97,438	16.94%
Graduate Degree	4,628	6.84%	16,382	8.38%	58,207	10.12%

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Westland, MI						
Units In Structure (2000)						
1 Detached Unit	26,629	61.57%	83,733	70.62%	256,984	73.21%
1 Attached Unit	2,402	5.55%	6,084	5.13%	17,065	4.86%
2 to 4 Units	1,431	3.31%	4,629	3.90%	12,520	3.57%
5 to 9 Units	4,043	9.35%	8,123	6.85%	19,753	5.63%
10 to 19 Units	4,054	9.37%	6,517	5.50%	14,197	4.04%
20 to 49 Units	1,580	3.65%	2,686	2.27%	8,388	2.39%
50 or more Units	2,623	6.06%	5,344	4.51%	13,342	3.80%
Mobile Home or Trailer	484	1.12%	1,429	1.21%	8,715	2.48%
Other Structure	8	0.02%	26	0.02%	63	0.02%
Homes Built By Year						
1999 to 2000	385	0.89%	1,176	0.99%	4,267	1.22%
1995 to 1998	1,474	3.41%	4,339	3.66%	14,266	4.06%
1990 to 1994	2,599	6.01%	5,408	4.56%	15,181	4.32%
1980 to 1989	4,161	9.62%	9,629	8.12%	30,933	8.81%
1970 to 1979	8,649	20.00%	24,053	20.29%	56,694	16.15%
1960 to 1969	9,640	22.29%	26,089	22.00%	58,620	16.70%
1950 to 1959	12,934	29.90%	34,556	29.14%	104,171	29.68%
Built Before 1949	3,410	7.88%	13,320	11.23%	66,896	19.06%
Home Values (2000)						
\$1,000,000 or More	11	0.04%	62	0.08%	315	0.14%
\$500,000 to \$999,999	-	-	58	0.07%	1,647	0.71%
\$400,000 to \$499,999	12	0.05%	231	0.29%	3,014	1.30%
\$300,000 to \$399,999	64	0.24%	870	1.08%	8,771	3.77%
\$200,000 to \$299,999	1,813	6.83%	10,749	13.31%	30,382	13.08%
\$150,000 to \$199,999	5,895	22.21%	20,601	25.51%	40,110	17.26%
\$100,000 to \$149,999	13,909	52.40%	32,301	40.00%	70,852	30.49%
\$70,000 to \$99,999	3,957	14.91%	11,867	14.70%	47,977	20.65%
\$50,000 to \$69,999	563	2.12%	2,600	3.22%	17,313	7.45%
\$25,000 to \$49,999	197	0.74%	1,017	1.26%	9,191	3.96%
\$0 to \$24,999	124	0.47%	392	0.49%	2,773	1.19%
Owner Occupied Median Home Value	\$134,680		\$145,222		\$143,999	
Renter Occupied Median Rent	\$593		\$563		\$551	
Transportation To Work (2000)						
Drive to Work Alone	45,174	89.24%	128,225	88.89%	359,136	86.96%
Drive to Work in Carpool	3,782	7.47%	10,717	7.43%	34,968	8.47%
Travel to Work - Public Transportation	181	0.36%	495	0.34%	4,310	1.04%
Drive to Work on Motorcycle	12	0.02%	70	0.05%	167	0.04%
Walk or Bicycle to Work	653	1.29%	1,978	1.37%	5,343	1.29%
Other Means	95	0.19%	420	0.29%	1,569	0.38%
Work at Home	724	1.43%	2,340	1.62%	7,517	1.82%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	13,212	26.48%	36,406	25.65%	97,584	24.07%
Travel to Work in 14 to 29 Minutes	21,001	42.09%	58,590	41.29%	167,823	41.39%
Travel to Work in 30 to 59 Minutes	13,699	27.45%	41,369	29.15%	123,027	30.34%
Travel to Work in 60 Minutes or More	1,986	3.98%	5,541	3.91%	17,059	4.21%
Average Travel Time to Work	22.9 mins		22.9 mins		23.6 mins	

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