



For Lease

Retail Availability • CVS Westland Center • Property Highlights
31501 Joy Road | Westland, MI

- 6,424 SF Available
- Ample Parking
- Densely Populated Area
- CVS Anchored Strip Center
- Traffic Counts of 37,000 on Merriman & 11,000 on Joy

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	16,877	104,257	286,776
AVG. INCOME	\$99,730	\$85,099	\$88,489
HOUSEHOLDS	6,951	45,531	118,191



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Property Photos



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Aerial

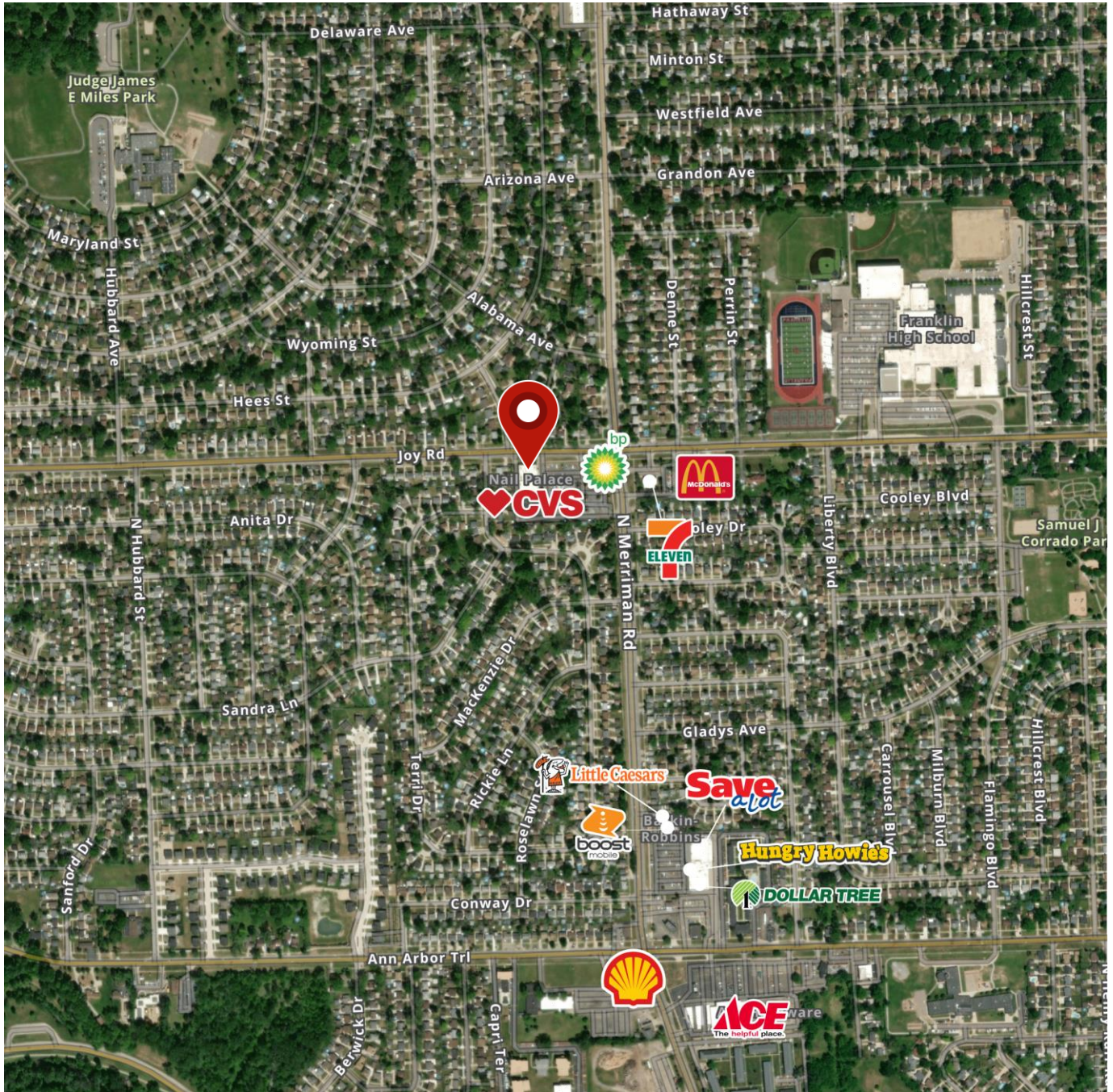


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Merchant Map

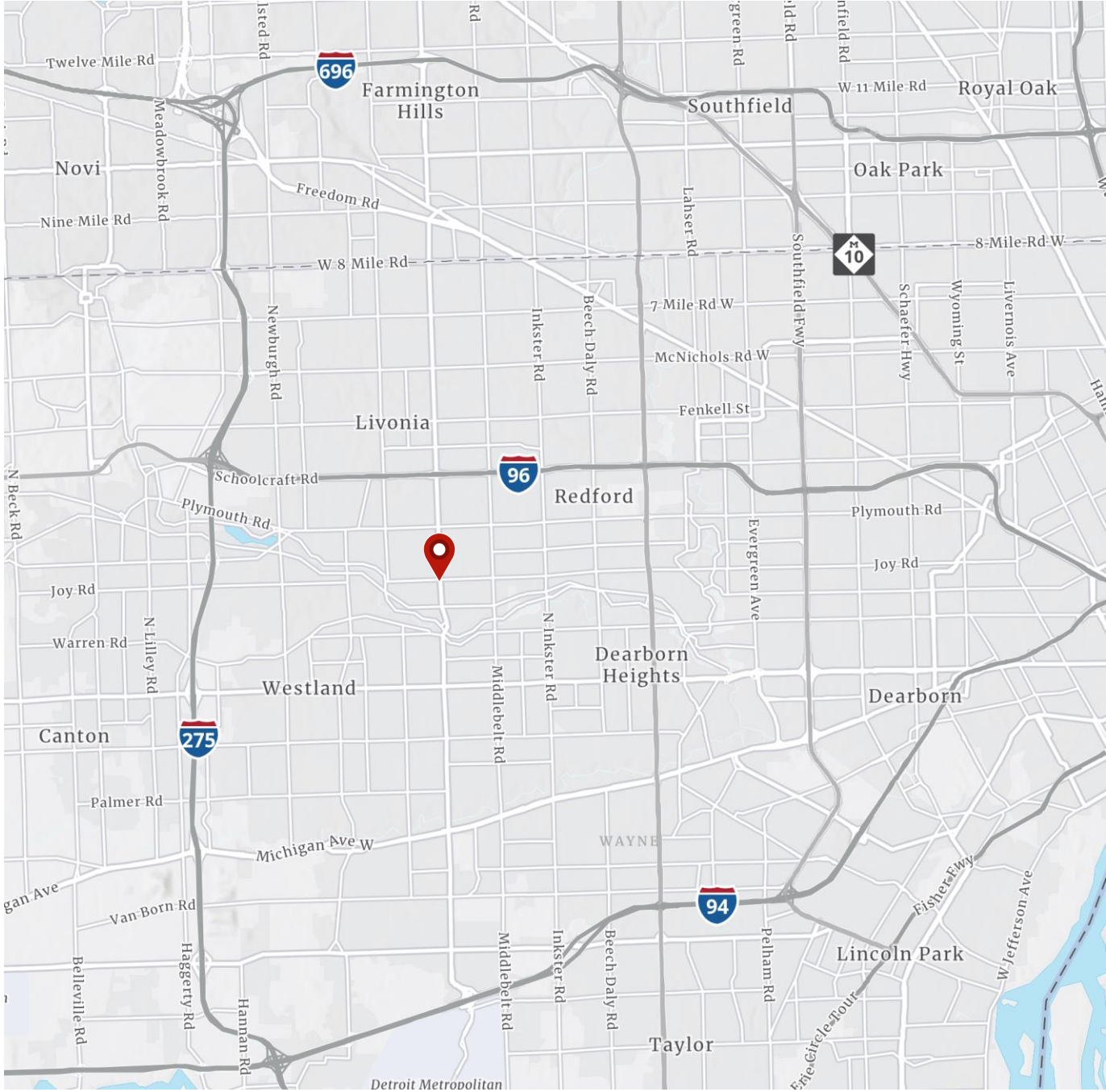


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Location Map



Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	16,877	104,257	286,776
Total Households	6,951	45,531	118,191
Total Family Households	4,556	27,144	72,785
Average Household Size	2.42	2.28	2.41
Median Age	42.1	42.4	42.1
Population Age 25+	12,378	76,669	207,653
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.10%	0.15%	0.26%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.54%	-0.51%	-0.49%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.48%	-0.35%	-0.34%
Households	-0.23%	-0.11%	-0.11%
Families	-0.30%	-0.20%	-0.21%
Median Household Income	2.58%	3.44%	3.35%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	8,272 / 49.0%	50,615 / 48.6%	139,195 / 48.58%
Female Population / % Female	8,605 / 51.0%	53,642 / 51.5%	147,581 / 51.5%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$78,593	\$64,687	\$65,183
Average Household income	\$99,730	\$85,099	\$88,489
Per Capita Income	\$40,950	\$37,040	\$36,552
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	187	3,601	8,379
Total Daytime Population	10,131	106,403	269,997
Daytime Population: Workers	2,291	54,662	122,859
Daytime Population: Residents	7,840	51,741	147,138

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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