



Colliers

For Lease | 900 SF – 28,000 SF Suites

Merriman-Warren Shopping Center

31216-31246 Warren Road | Westland, MI

- Suites from 900 SF to 28,000 SF Immediately Available
- Shopping Center under new ownership
- Center undergoing complete renovation, brand new roof, parking lot, façade, & pylon sign
- Excellent opportunity for Retail, Office, or Medical users
- 4.2M SF of Retail, Office, & Industrial companies within a 2 mile radius
- One of the most densely populated areas in Michigan at among the highest traffic intersections
- 295,021 people within a 5 mile radius and 76,091 cars per day
- Large parking field, spaces highly visible from the main road, pylon sign
- Strong residential and business synergy
- Minutes from I-275 and I-96 freeways, M-39, Telegraph and Ford Roads



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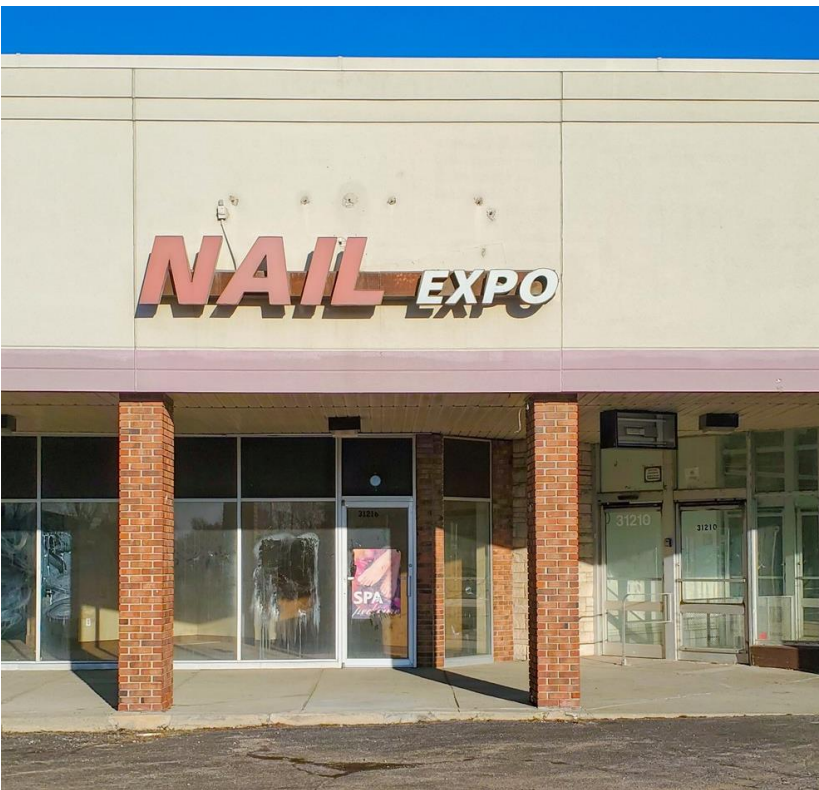
Property Photos

For Lease | 500 SF - 28,000 SF Suites
31216-31246 Warren Road | Westland, MI



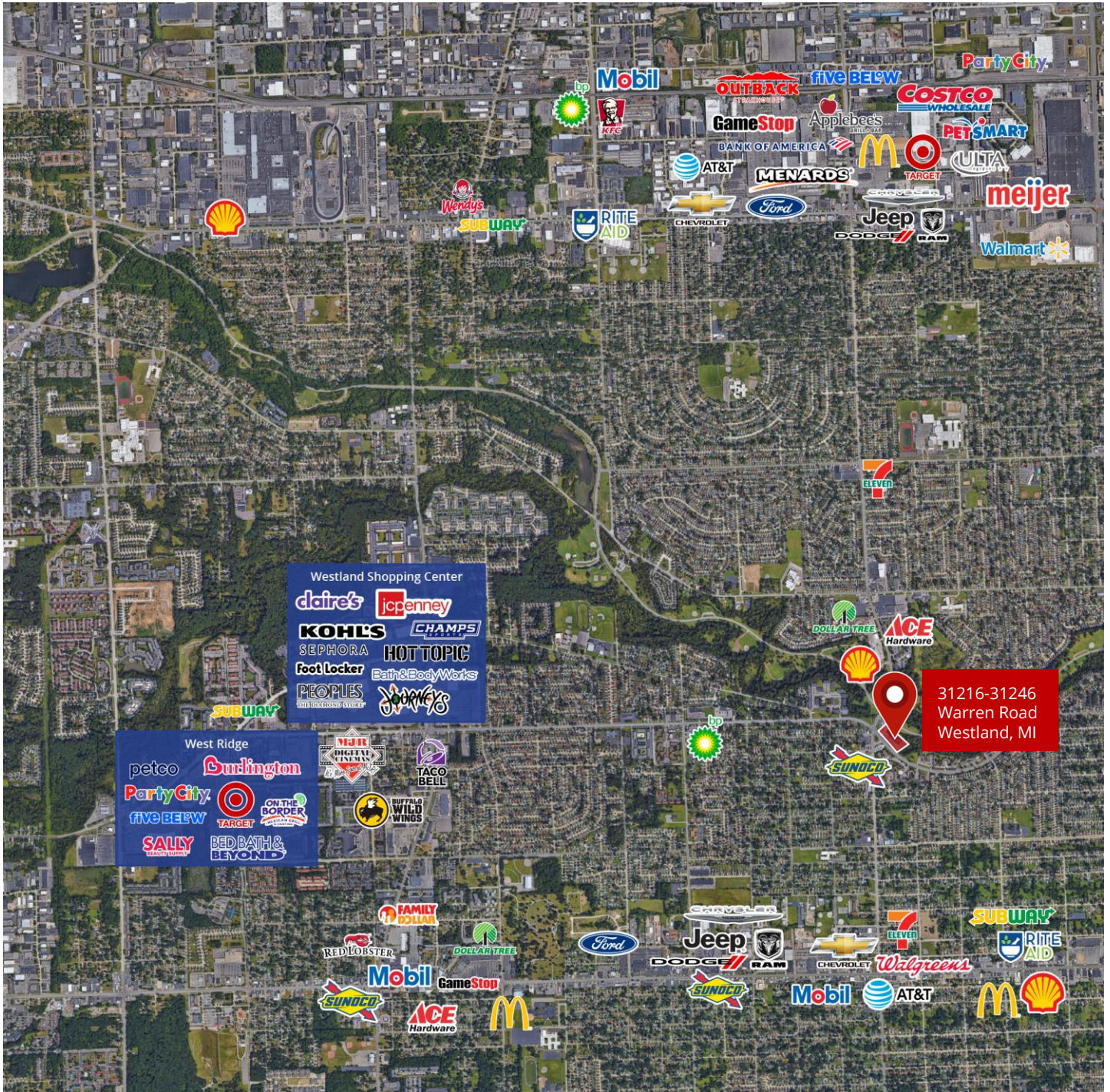
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Area Amenities

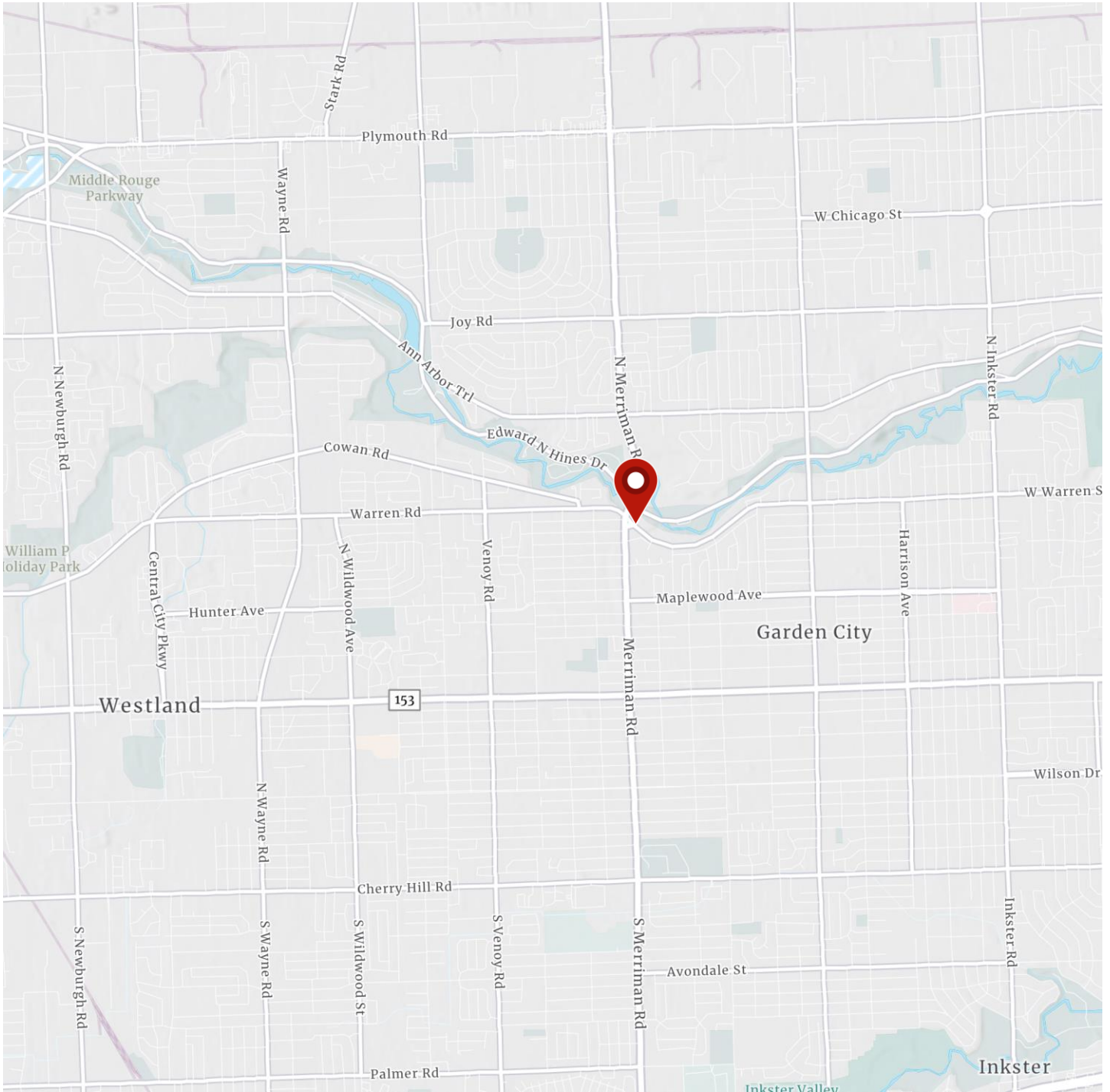
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Location Map

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Demographics

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Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	15,436	122,805	300,795
Total Households	6,725	52,311	122,811
Total Family Households	4,092	31,370	75,734
Average Household Size	2.29	2.33	2.43
Median Age	41.1	41.5	41.3
Population Age 25+	11,302	89,159	215,447
2010 – 2021 Population: Annual Growth Rate	-0.01%	0.16%	0.28%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.42%	-0.44%	-0.40%
Households	-0.25%	-0.32%	-0.30%
Families	-0.32%	-0.40%	-0.37%
Median Household Income	3.69%	3.68%	3.53%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	7,531 / 48.8%	59,185 / 48.2%	145,083 / 48.2%
Female Population / % Female	7,904 / 51.2%	63,620 / 51.8%	155,712 / 51.8%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$62,350	\$61,855	\$62,480
Average Household income	\$79,907	\$81,321	\$84,067
Per Capita Income	\$34,791	\$34,591	\$34,342
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	307	3,232	8,585
Total Daytime Population	10,422	107,119	281,864
Daytime Population: Workers	3,144	45,388	126,138
Daytime Population: Residents	7,278	61,731	155,726

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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