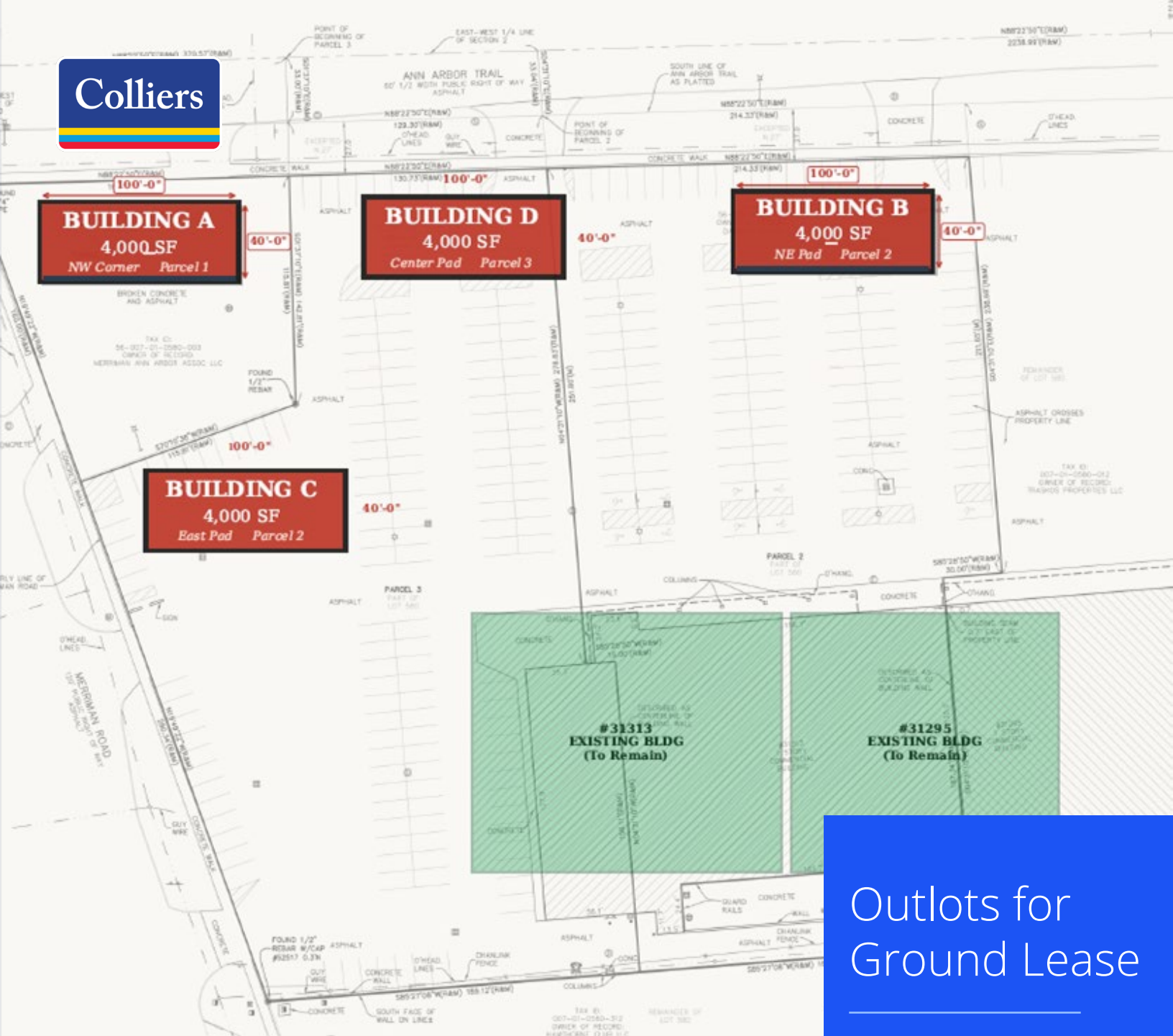


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Outlots for  
Ground Lease

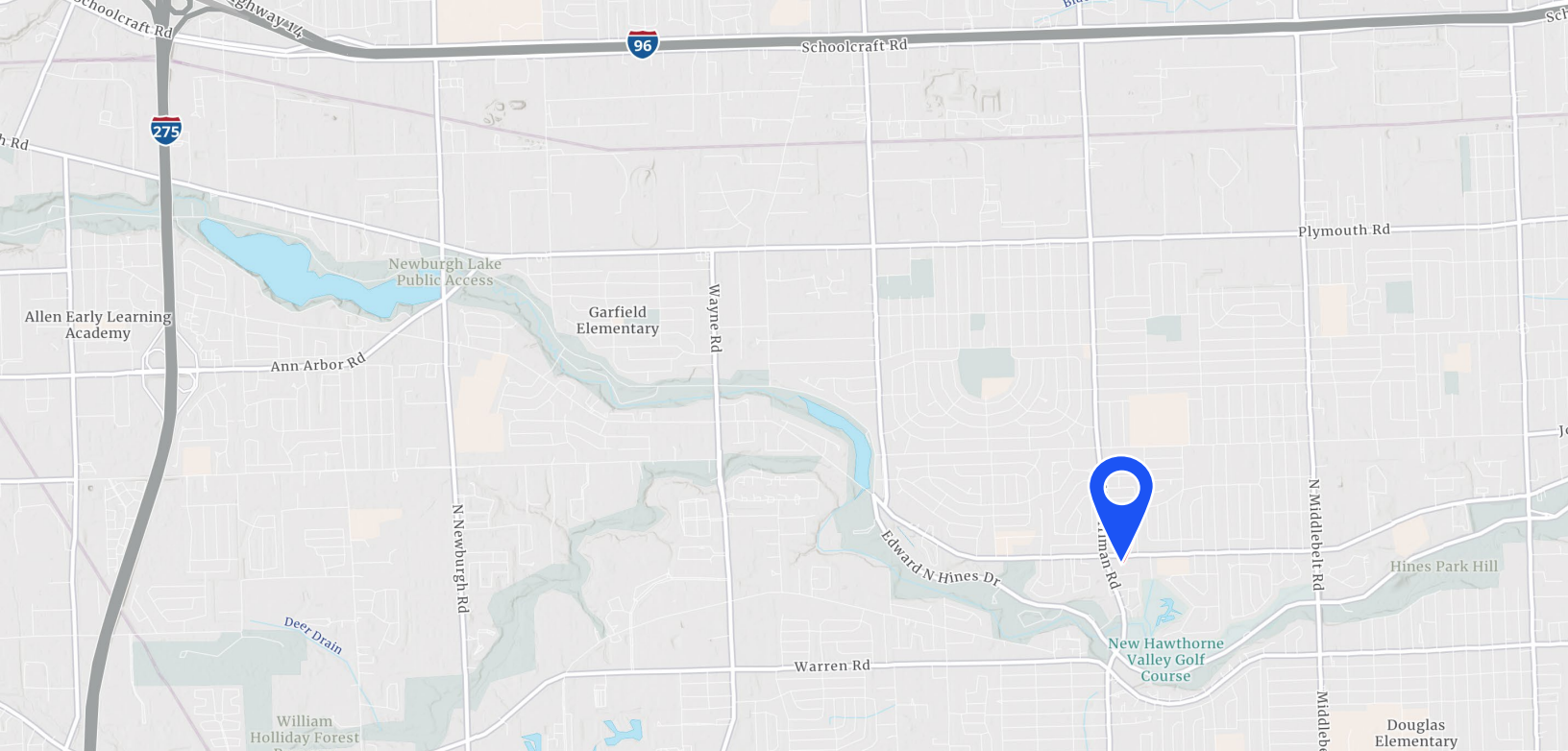
# Prime retail offering for lease

Prime leasing opportunity at 31262 Warren Road in Westland, featuring exceptional visibility, strong traffic counts, and a signalized corner location. Ideal for retail, restaurant, medical, financial, fitness, and service-oriented users seeking a high-exposure site in a thriving commercial corridor.

View online at [colliers.com/detroit](https://colliers.com/detroit)

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# 31313 Ann Arbor Trail Westland, MI



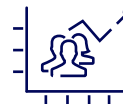
## Prime Location

Positioned at the highly trafficked intersection of Warren Road and Merriman Road, MW Plaza offers exceptional visibility and convenient access. The site benefits from approximately 60,000 vehicles per day on Warren Road.



## Flexible Leasing Options

The property offers a pad site of up to 4,000 SF for land lease, along with suite spaces ranging from 900 to 25,000 SF. The flexible options provide opportunities for a variety of retail and service users.



## Strong Demographics

The property is surrounded by a strong customer base, with 279,000+ residents within five miles, a median household income of \$73,000, and a median age of 40 years.



## Franchise-Ready Retail

MW Plaza is ideally suited for retail, restaurants, banks, medical providers, fitness concepts and other service-oriented businesses. The signalized hard corner is particularly well positioned for quick-service and convenience-driven uses.



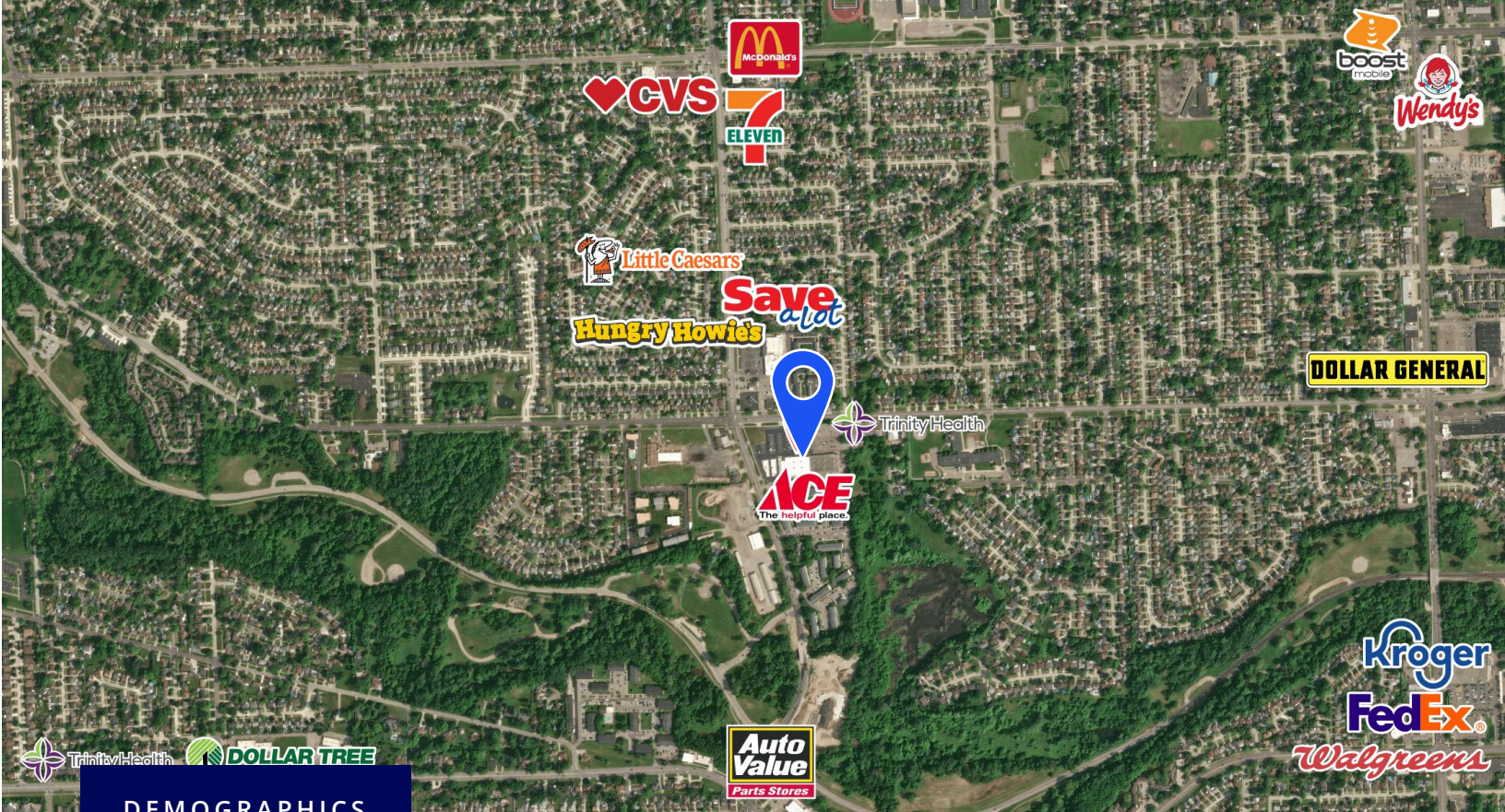
## High Visibility & Access

The property offers outstanding signage and access from both Warren Road and Merriman Road, providing excellent exposure to passing traffic. The site also features 171 parking spaces and a drive-thru-capable configuration.



## Established Retail Environment

Surrounded by national retailers and strong demographics, MW Plaza offers flexible space and prominent visibility at one of Westland's busiest intersections.



## DEMOGRAPHICS

Population 295,000

Median household Income \$70k-80k

Median age 38-40

Percent in workforce 64.2%

Vehicles per day 76,000+

Bike score 46/100

Walk score 71/100

Positioned at the highly trafficked intersection of Warren & Merriman, Merriman Warren Plaza offers exceptional visibility in one of Metro Detroit's most densely populated retail corridors, serving more than 295,000 residents within a 5-mile radius. The center benefits from strong household incomes, a diverse customer base, and significant daily traffic, making it an ideal location for retail, restaurant, medical, and service users.

- 295,021 residents within a 5-mile radius, providing a deep and established customer base.
- 76,000+ vehicles per day at the signalized intersection of Warren & Merriman, delivering outstanding exposure and accessibility.
- Located in a dense retail trade area with 4.2 million SF of surrounding retail, office, and industrial space and strong daytime population drivers.

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