EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

10.32 ACRES FORD RD

35777 Ford Road, Westland, MI 48185

FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI
Vice President
frakipi@thomasduke.com

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

OFFERING SUMMARY: 35777 Ford Road | Westland, MI 48185

PROPERTY OVERVIEW

10.32 Acres of Vacant Land for Development on Ford Road in Westland, Michigan.

OFFERING SUMMARY

Sale Price - REDUCED:	Was ~~$3,200,000~~ ~~$2,950,000~~ NOW $1,950,000
Lot Size:	10.32 Acres
Zoning:	CB-3 General Commercial Business & Ford Road Overlay District

PROPERTY HIGHLIGHTS

- 10.32 Acres
- CB-3 Zoning
- Approximately 500' of frontage on Ford Road
- Exceptional Development opportunity in a growing market
- Close proximity to I-275, I-96, and I-94
- Location central to serve the communities of Westland/Garden City, Dearborn/Dearborn Heights, Livonia, and Canton

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 35777 Ford Road | Westland, MI 48185

BUILDING INFORMATION

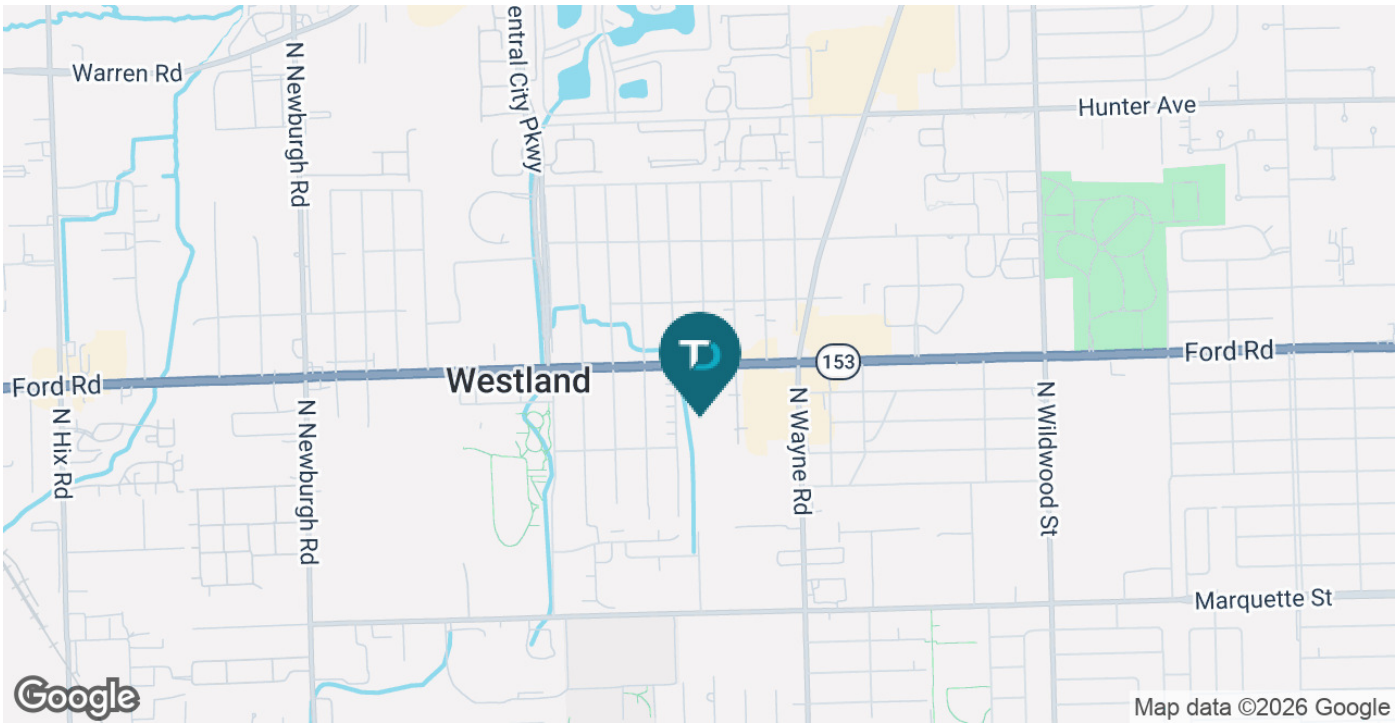
Sale Price - REDUCED:	Was: ~~$3,200,000~~ ~~$2,950,000~~ NOW $1,950,000
Price/AC:	$188,953.49

PROPERTY INFORMATION

Lot Size:	10.32 Acres
Property Type:	Land
Property Subtype:	Multifamily
Taxes:	2025 Winter - $2,474.56 2026 Summer - $14,716
Zoning	CB-3 General Commercial Business & Ford Road Overlay District
Traffic Count:	Ford Rd - 33,729 VPD Wayne Rd - 32,858 VPD (MPSI 2025)
School District:	Wayne-Westland Community
Legal Description:	Available Upon Request
APN:	56-045-99-0014-001

LOCATION INFORMATION

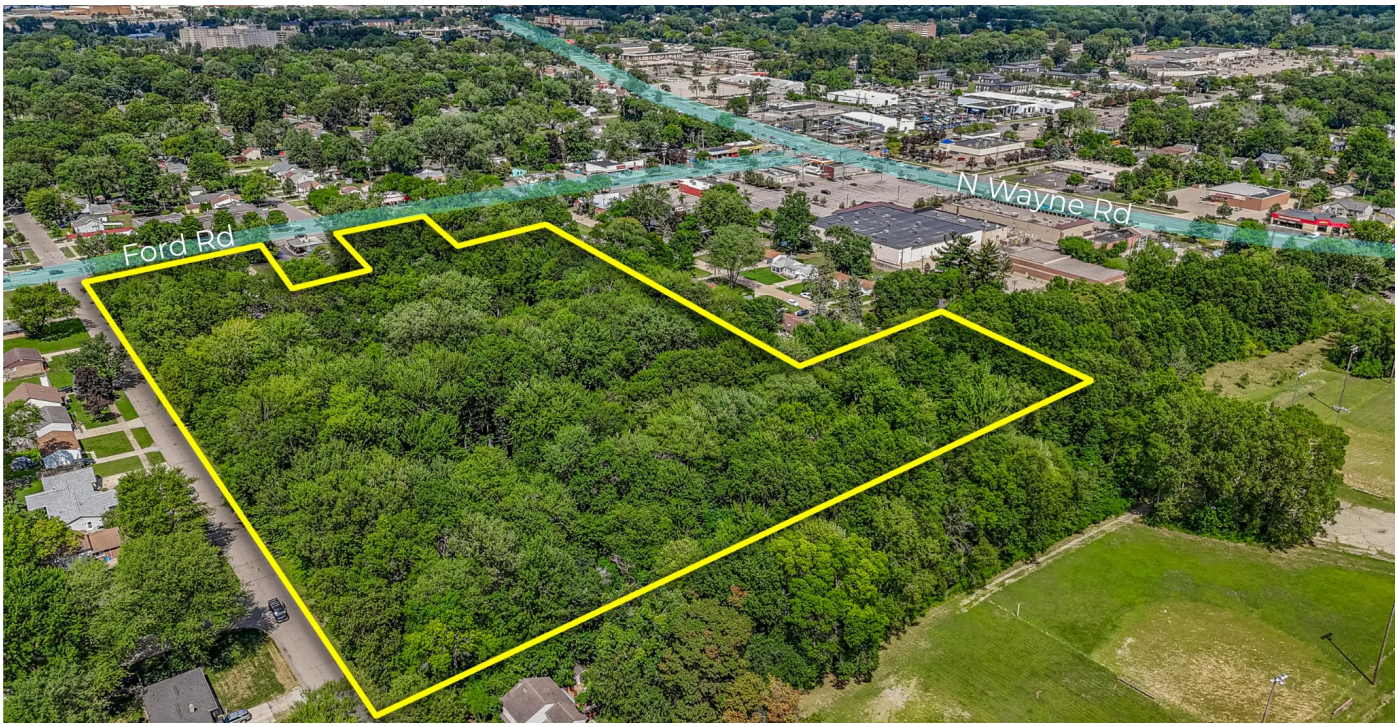
Located on the South side of Ford Road, just West of Wayne Road.



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

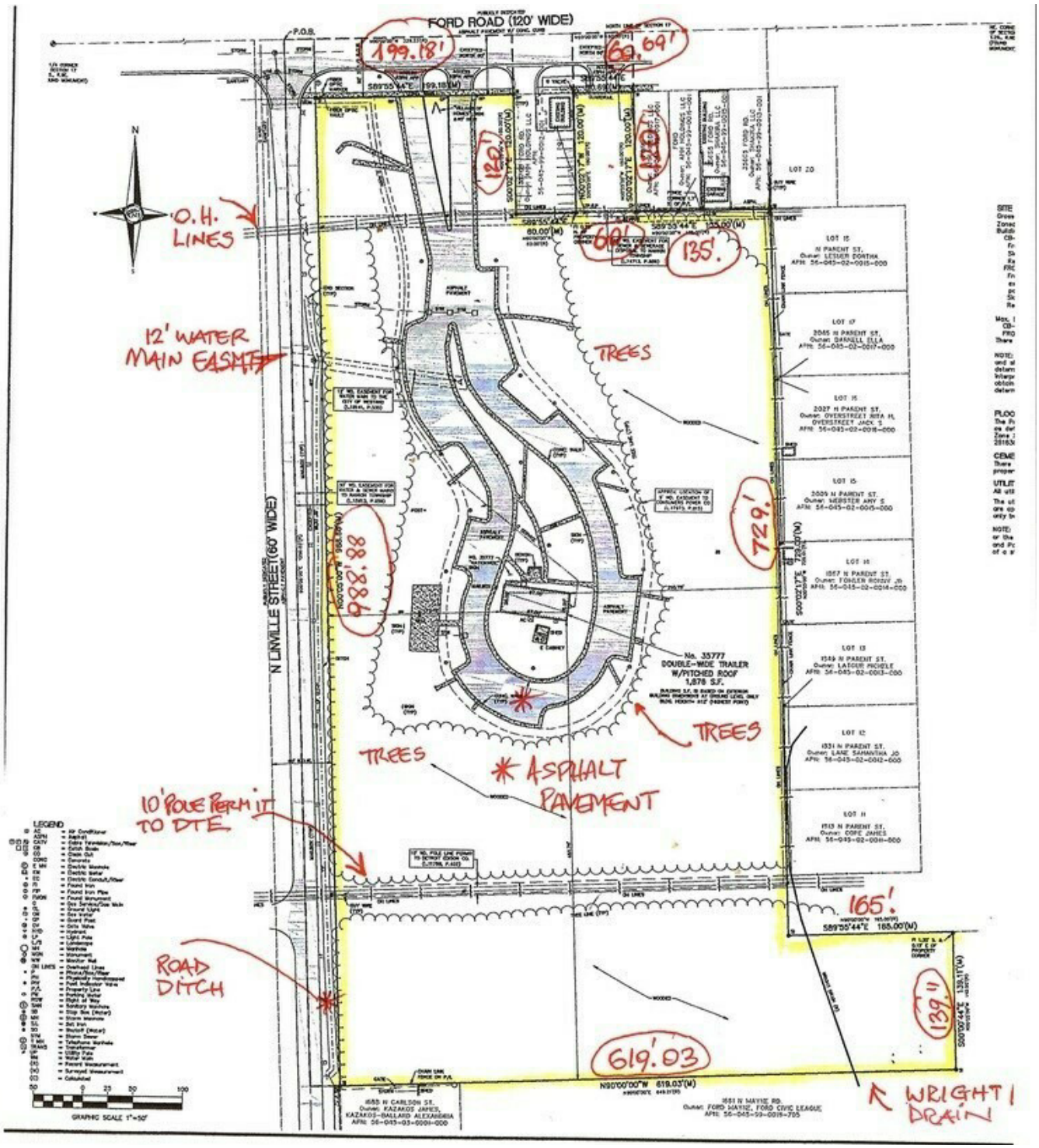
ADDITIONAL PHOTOS: 35777 Ford Road | Westland, MI 48185



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

LAND SURVEY: 35777 Ford Road | Westland, MI 48185



Thomas Duke Company | 248.476.3700

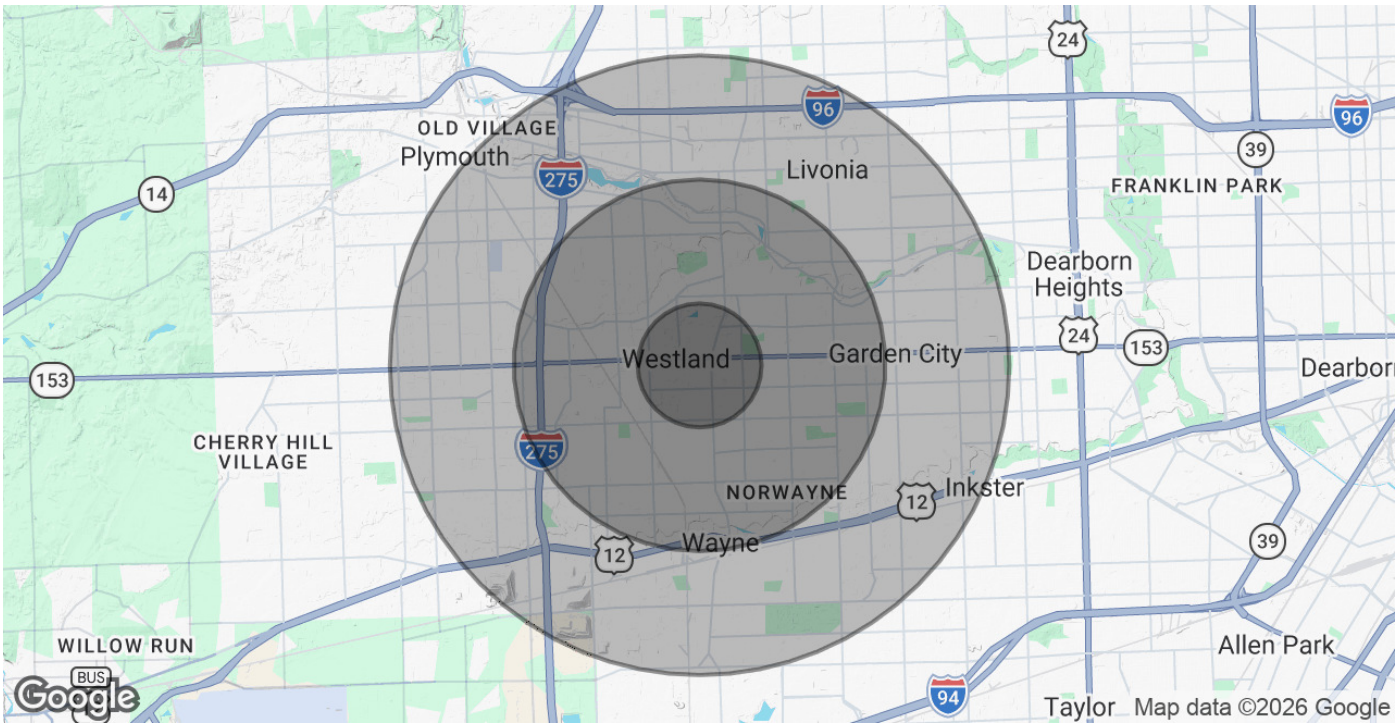
37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

RETAILER MAP: 35777 Ford Road | Westland, MI 48185

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 35777 Ford Road | Westland, MI 48185



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,374	109,042	281,001
Average Age	44	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,052	48,555	117,122
# of Persons per HH	1.9	2.2	2.4
Average HH Income	$62,585	$84,509	$93,516
Average House Value	$214,604	$208,087	$235,909

2020 American Community Survey (ACS)

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
RESIDENTIAL USES							
Townhouses	SLU	SLU	SLU	SLU	P	P	Sec. 8.8
Multiple-family residential dwellings	SLU		SLU	SLU	SLU	SLU	Sec. 8.9
Upper-story residential dwelling units located above a nonresidential use	P	P	P	P	P	P	-
HUMAN CARE USES							
Child care centers and nursery schools	P	P	P	P	P	P	-
RECREATION USES							
Parks and playgrounds	P	P	P	P	P	P	-
Noncommercial recreation and social facilities, as follows: recreation buildings and community centers; swimming pools; tennis clubs and courts	SLU	P	P	P	SLU	SLU	-
Indoor commercial recreation, gaming and amusement establishments, including arcades, haunted houses, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, skating rinks and similar uses		P	P	P	SLU	SLU	-
Fitness center or health club		P	P	P	P	P	-
Outdoor commercial recreation			SLU	SLU			-
INSTITUTIONAL, EDUCATIONAL, AND ASSEMBLY USES							
Cultural facilities, as follows: public libraries and public art galleries; public museums and aquariums	SLU	SLU	SLU	SLU	SLU	SLU	-
Educational facilities (nonboarding), as follows: elementary schools; junior and senior high schools; colleges and universities.	SLU	SLU	SLU	SLU	SLU	SLU	-

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
Public service uses and buildings, as follows: public administration buildings, local, county, state, and federal; fire stations; police stations.	SLU	SLU	SLU	SLU	SLU	SLU	-
Places of worship	SLU	SLU	SLU	SLU	SLU	SLU	-
Clubs or lodges, private nonprofit		P	P	P	P	P	-
Trade and vocational schools			P	P	P	P	-
MEDICAL USES							
Assisted living facilities	SLU		SLU	SLU	SLU	SLU	-
Convalescent or nursing homes	SLU		SLU	SLU	SLU	SLU	-
Hospitals	SLU	SLU	SLU	SLU	SLU	SLU	-
Clinic, medical or dental	P	P	P	P	P	P	-
Laboratories, medical and dental	P	P	P	P	P	P	-
Urgent care centers	SLU	SLU	SLU	SLU	SLU	SLU	-
Massage establishments		SLU	SLU	SLU			-
Drug stores and pharmacies		P	P	P	P	P	Sec. 8.14
Blood plasma donation centers			SLU	SLU			-
Marijuana provisioning centers/retailers	SLU	SLU	SLU	SLU		SLU	Section 8.24; Westland Code Ch. 27
Marijuana safety compliance facilities	SLU	SLU	SLU	SLU		SLU	Section 8.24; Westland Code Ch. 27
OFFICE AND SERVICE USES							
Real estate, insurance, financial and other business offices including banks, credit unions, insurance agencies, realtors, travel agents, savings and loan associations, and similar uses	P	P	P	P	P	P	Sec. 8.14

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
Offices for professional, executive, medical, governmental, legal, or administrative uses including accountants, doctors, dentists, writers, attorneys, realtors, architects, engineers, planners, and similar professions and occupations	P	P	P	P	P	P	
Studios for painters, photographers, dance, martial arts, decorators, dressmakers, artists, upholsterers, tailors, sculptors, musicians, taxidermists, and similar vocations	P	P	P	P	P	P	-
Business service establishments, including management consulting services, consumer credit reporting agencies, printing and copy centers, mailing and stenographic services, business machine sales and other similar business services	P	P	P	P	P	P	-
Offices, but not banquet halls, of nonprofit organizations including: professional membership organizations; labor unions, civic, social and fraternal organizations; political organizations; stock, bond, and other brokerage establishments	P	P	P	P	P	P	-
Data processing and computer centers, including service and maintenance of electronic data processing equipment.	P	P	P	P	P	P	-

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
Personal service uses, including barber shops, beauty salons, nail care, tanning salons, tattoo artist establishments, locksmiths, and similar uses		P	P	P	P	P	-
Self-service laundries and dry-cleaners		P	P	P	SLU	SLU	-
Drive through windows accessory to a permitted use	SLU	SLU	SLU	SLU	SLU	SLU	Sec. 8.14
FOOD, DRINK AND SIMILAR ESTABLISHMENTS							
Standard and carry-out restaurants, bakeries, coffeehouses, delicatessens, and similar places serving food or beverages	SLU	P	P	P	P	P	-
Sidewalk café		P	P	P	P	P	Sec. 8.15
Drive-in restaurants		SLU	SLU	SLU	SLU	SLU	Sec. 8.14
Drive-through restaurants		SLU	SLU	SLU	SLU	SLU	Sec. 8.14
Establishments serving alcoholic beverages for consumption on the premises		P	P	P	P	P	-
Brewpubs, taverns/pubs and bars/lounges		SLU	P	P	P	P	-
Smoking lounge		SLU	SLU	SLU	SLU	SLU	-
Micro-breweries, small wine makers and small distilleries		SLU	P	P	P	P	Sec. 8.16
COMMERCIAL USES							
Generally recognized retail businesses which supply commodities on the premises; such as but not limited to groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing, and notions or hardware		P	P	P	P	P	-

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
Any retail business whose principal activity is the sale of merchandise in an enclosed building		P	P	P	P	P	-
Food stores, including grocery stores, supermarkets and specialized food stores, such as bakeries and delicatessens		P	P	P	P	P	-
Clubs or lodges, commercial		SLU	SLU	SLU			-
Retail tobacco, hookah and vape shops		SLU	SLU	SLU			Sec. 8.17
Catering establishments		P	P	P	P	P	-
Newspaper distribution agencies		P	P	P	P	P	-
Printing and publishing shops, limited to no more than 10,000 square feet in the CB-1, CCD and FORD		P	P	P	P	P	-
Veterinary clinics		P	P	P	P	P	-
Auction rooms				P			-
Kennels			SLU	SLU			-
Theaters, indoor			P	P	P	P	-
Bed and breakfast establishments	P	P					-
Lodging facilities			SLU	P	SLU	SLU	-
Banquet halls			SLU	SLU	SLU	SLU	-
Workshops for the repair or service of bicycles, electronics, household appliances, furniture, shoes, and similar items	SLU	P	P	P	P	P	-
Small engine repair for lawn mowers, snow blowers, and similar devices		P	P	P	P	P	-

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
Showroom of a plumber, electrician, contractor or similar trade, without outdoor storage				P	P	P	-
Manufacturing/production facility with at least 25% of floor space dedicated to retail sales or showroom		P	P	P	P	P	-
Greenhouses and nurseries				P			-
Funeral homes and mortuaries		P	P	P	P	P	-
Adult-oriented commercial uses				SLU			Sec. 8.18
Any permitted principal use within the CB-1 or CB-2 Districts in the same building as an OB District use, provided such uses shall not occupy more than 25% of the structure or complex of structures	SLU						-
Any permitted principal use within the CB-2 District in the same building as a CB-1 District use, provided such uses shall not occupy more than 25% of the structure or complex of structures		SLU					-
VEHICULAR RELATED USES							
Motor vehicle retail parts stores, indoor		P	P	P			Sec. 8.19
Motor vehicle washing establishments				SLU			Sec. 8.23
Indoor sales or showroom for new or used motor vehicles, boats, trailers, recreational vehicles or similar items				SLU			-
Outdoor sales of new motor vehicles, not including repair				SLU			-

Table 5.2: Commercial/Mixed-Use Districts Use Table

Use Category/Use	Office Business OB	Low Intensity Commercial Business CB-1	Shopping Center Commercial CB-2	General Commercial CB-3	City Center District CCD	Ford Road Overlay FORD	Use Standards
Gasoline service stations with or without convenience food store or food shop				SLU			Sec. 8.20
Motor vehicle repair, minor				SLU			Sec. 8.21
INDUSTRIAL USES							
Wholesale and e-commerce businesses, including warehousing				SLU			Sec. 6.5
Mini- or self-storage warehouses				SLU			Sec. 6.5