



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	17,002	103,270	282,036
AVG. INCOME	\$83,404	\$74,955	\$77,035
HOUSEHOLDS	7,032	44,335	115,782

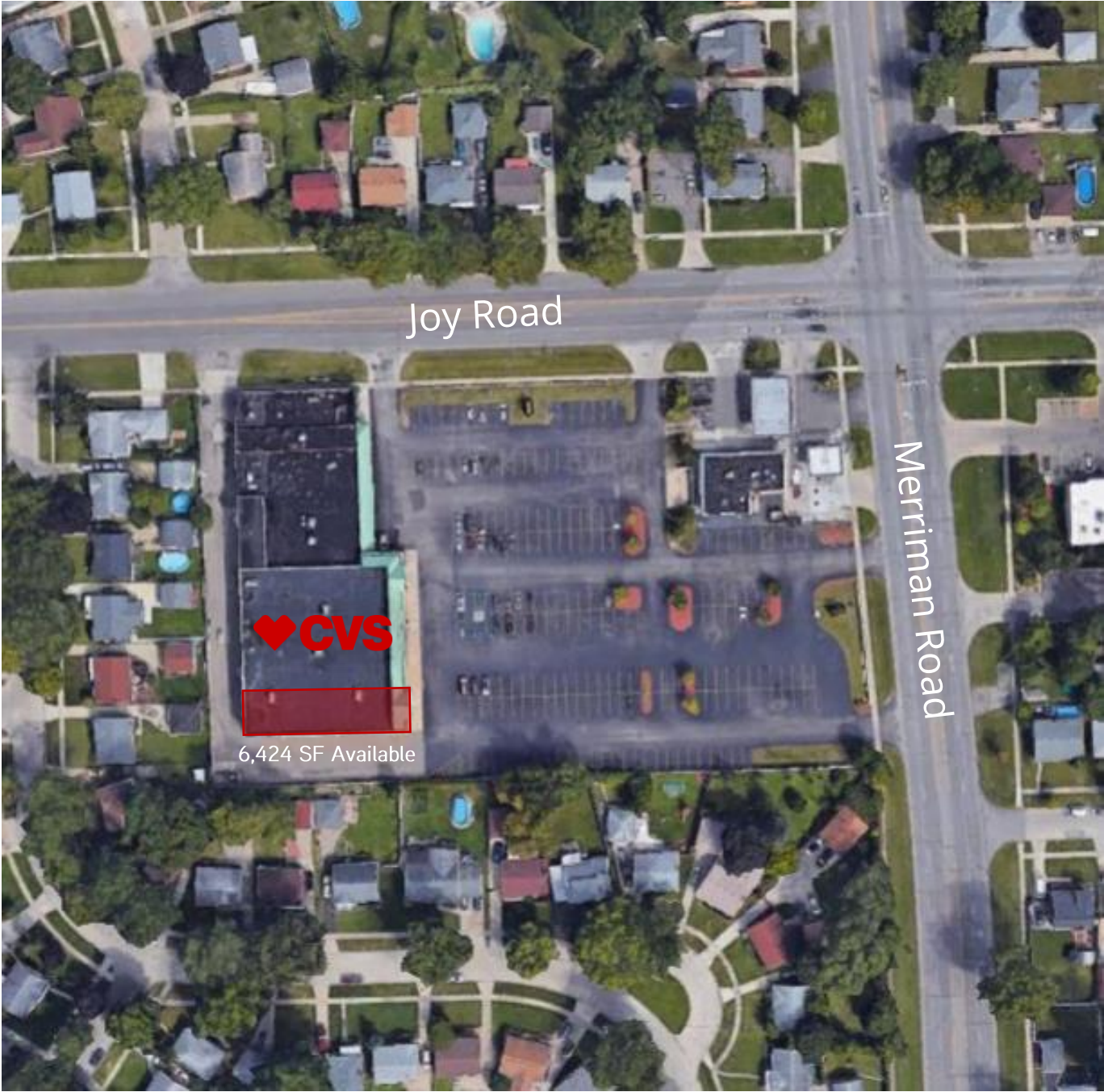


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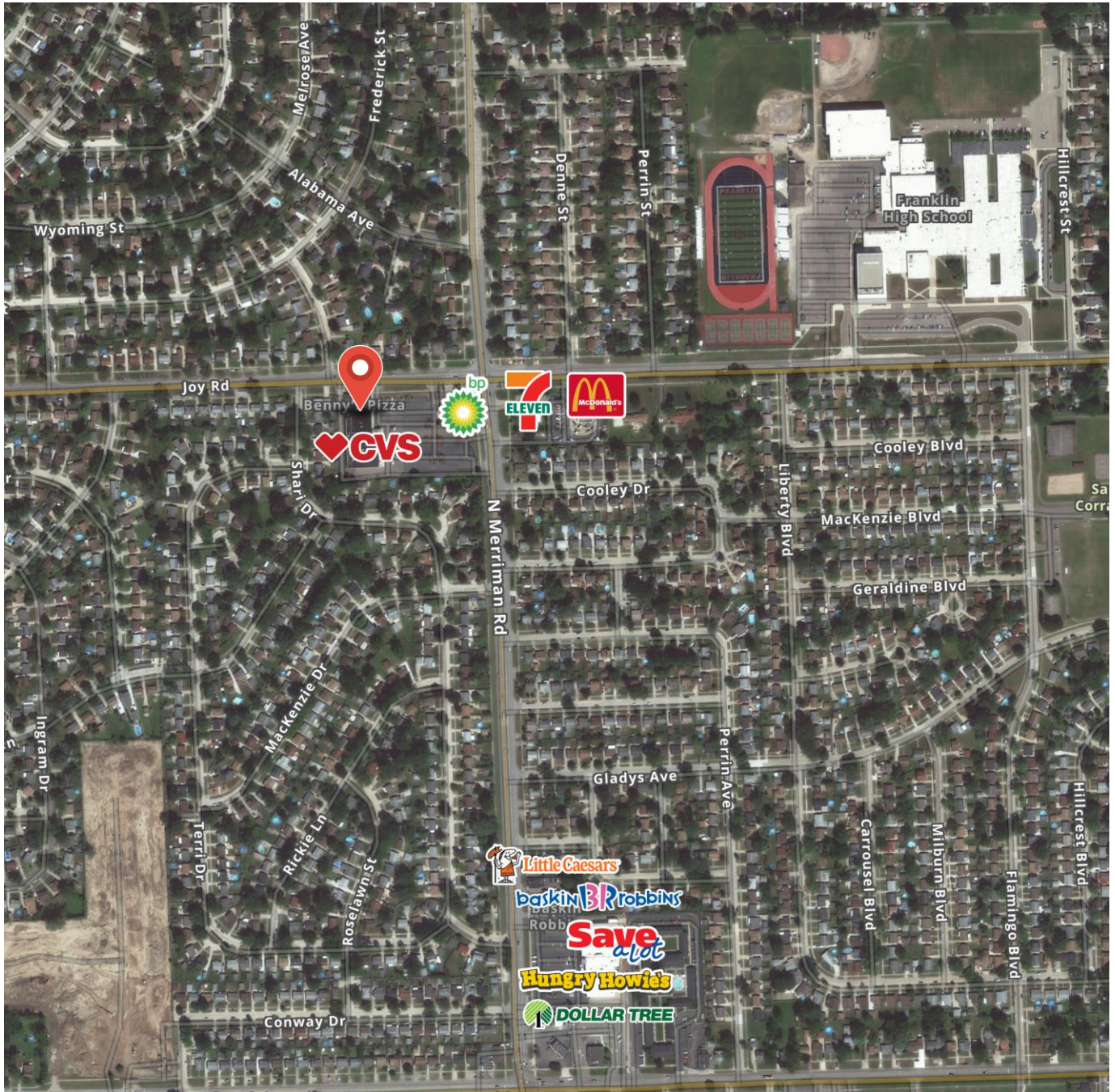
Property Photos



Aerial

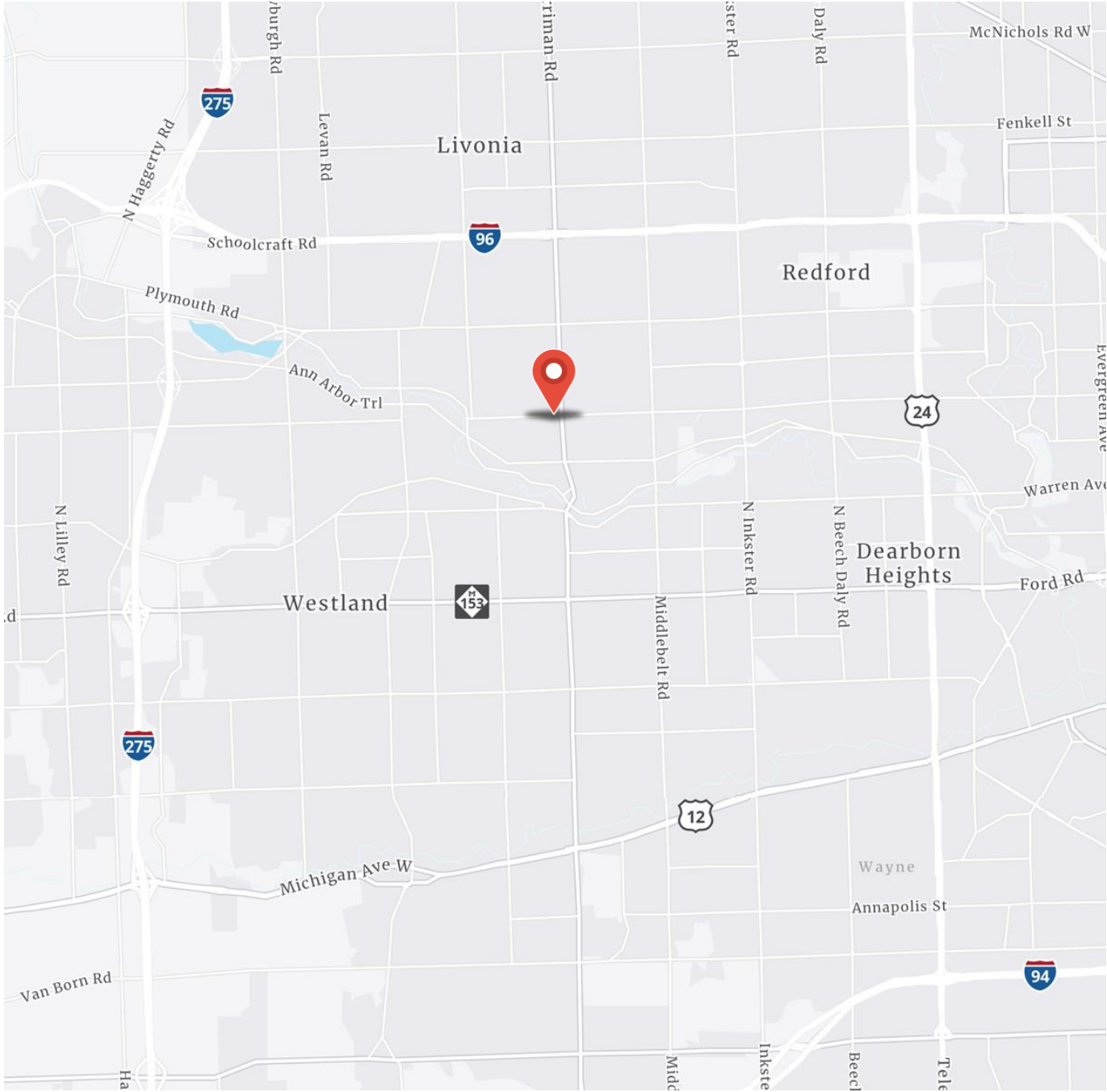


Merchant Map





Location Map



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Demographic One Page Summary

31501 Joy Rd, Westland, Michigan, 48185
1,3,5 mile radius rings

Prepared by Colliers
Latitude: 42.354215
Longitude: -83.353518

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	17,002	103,270	282,036
Total Households	7,032	44,335	115,782
Total Family Households	4,676	27,002	72,828
Average Household Size	2.41	2.31	2.41
Median Age	41.9	42.5	42.1
Population Age 25+	12,443	75,842	203,828
2010-2021 Population: Annual Growth Rate (CAGR)	-0.11%	-0.11%	-0.08%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.15%	-0.17%	-0.16%
Households	-0.09%	-0.11%	-0.11%
Families	-0.19%	-0.23%	-0.22%
Median Household Income	1.96%	2.20%	2.23%
Current Year Population by Sex			
Male Population	8,273	49,689	136,092
% Male	48.7%	48.1%	48.3%
Female Population	8,729	53,581	145,944
% Female	51.3%	51.9%	51.8%
Current Year Race and Ethnicity			
Total	17,004	103,269	282,036
White Alone	91.0%	84.2%	77.0%
Black Alone	4.0%	9.2%	15.5%
American Indian Alone	0.2%	0.4%	0.4%
Asian Alone	2.1%	2.6%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	1.0%	1.0%
Two or More Races	2.0%	2.7%	2.9%
Hispanic Origin	3.6%	4.4%	4.3%
Diversity Index	22.7	34.3	43.2
Current Year Educational Attainment			
Total	12,442	75,846	203,829
Less than 9th Grade	1.4%	2.3%	2.6%
9th - 12th Grade, No Diploma	3.5%	5.4%	6.0%
High School Graduate	24.1%	27.4%	26.1%
GED/Alternative Credential	3.8%	3.8%	3.8%
Some College, No Degree	22.8%	24.9%	24.3%
Associate Degree	11.0%	10.1%	9.7%
Bachelor's Degree	23.0%	18.0%	18.0%
Graduate/Professional Degree	10.6%	8.1%	9.5%
Current Year Income and Households Summary			
Median Household Income	\$70,693	\$60,680	\$60,504
Average Household Income	\$83,404	\$74,955	\$77,035
Per Capita Income	\$34,391	\$32,116	\$31,652
Current Year Summary Business Data			
Total Businesses	186	3,548	8,225
Total Daytime Population	12,779	105,152	273,597
Daytime Population: Workers	4,956	53,330	126,324
Daytime Population: Residents	7,823	51,822	147,273

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.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.