

WESTVIEW PLAZA

6006-6144 N. Wayne Rd.
Westland, MI 48185



OFFERING PRICE
\$4,595,000
UPDATED PRICING - 8.20% CAP



Neighborhood
Shopping Center

**OFFERING
MEMORANDUM**

INVESTMENT HIGHLIGHTS



Subject Offering

OnQ Commercial Real Estate LLC has been exclusively retained on behalf of the owner to sell the 100% fee simple interest in Westview Plaza located in Westland, Michigan. A multi-tenant shopping center anchored by O'Reilly Auto Parts, Family Dollar, and Secretary of State in the western suburb of Wayne County.

Address

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Westland, MI 48185

Offering Price

\$4,595,000

Vacancy Rate

4.54%

Features

- 35,260 ± SF
- Land Area: 3.97 Acres
- Built in 1979
- Zoning: CB - 3 (General Business)
- Asphalt Paved - 228 parking spaces
- Frontage: Stacy Ave 710', Wayne Rd 673'

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	13,213	115,101	276,935
HOUSEHOLDS:	6,670	50,235	115,076
AVG. HOUSEHOLD INCOME:	\$55,959	\$69,680	\$76,498
DAYTIME POPULATION:	11,576	66,070	209,312

Traffic Counts

28,890 AADT on Wayne Rd
43,883 AADT on Ford Rd

Co-Tenants



The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

TENANT HIGHLIGHTS



O'Reilly Auto Parts

Operating at Westview Plaza since 1980, O'Reilly's is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories to professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates just over 6,000 stores in 48 states and Mexico. *S&P Credit Rating BBB+.*

Family Dollar

Operating at Westview Plaza since 2007, acquired by Dollar Tree Stores, Inc in 2015, Family Dollar is an American variety store chain. With over 16,000 locations in all states except Alaska and Hawaii, it was the second largest retailer of its type in the United States. *S&P Credit Rating BBB.*

H&R Block Advisors

Operating at Westview Plaza since 2004, H&R Block is an American tax preparation company operating in Canada, the United States, and Australia. The company was founded in 1955. The company offers payroll, and business consulting services, consumer tax software, & online tax preparation/electronic filing from their website. *S&P Credit Rating of BBB.*

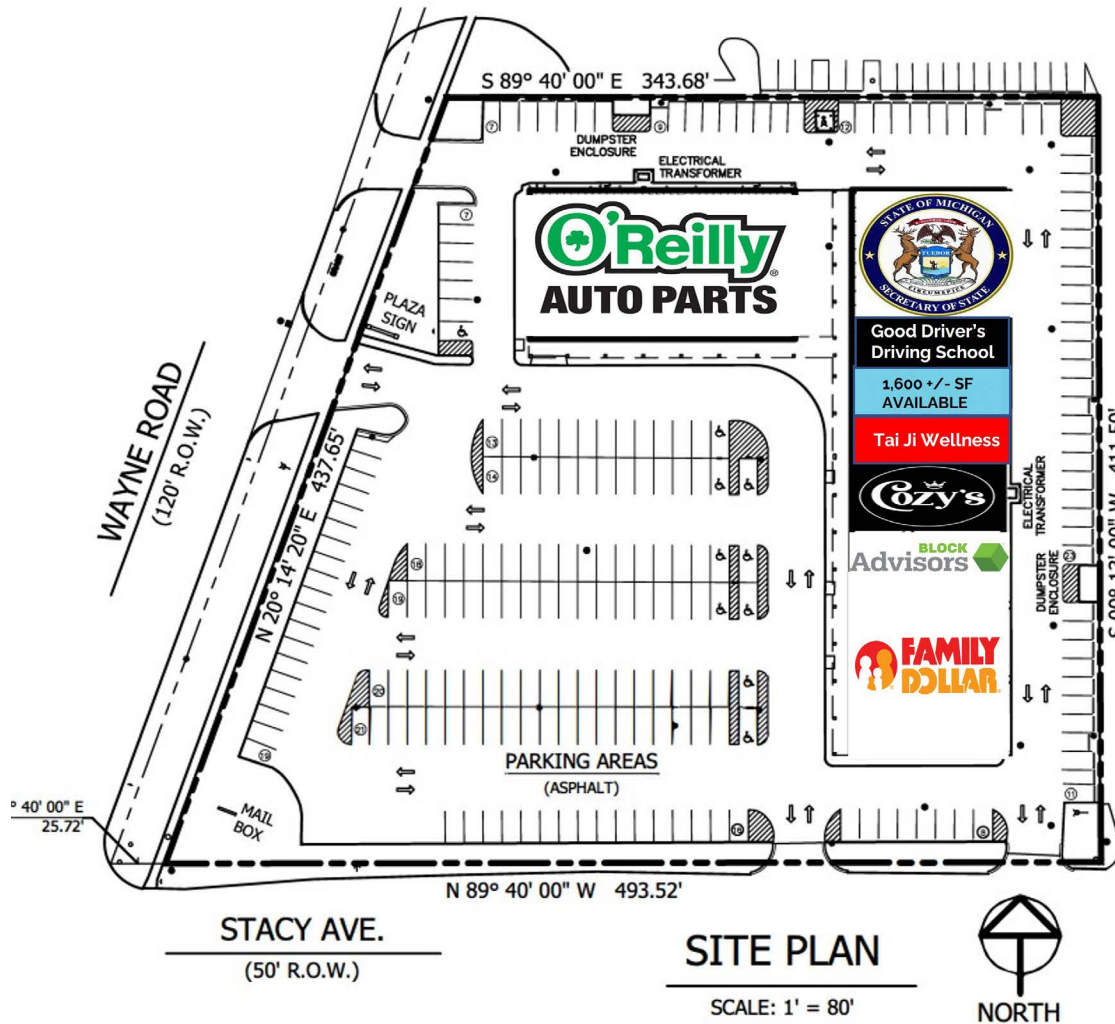
Secretary of State

Operating at Westview Plaza since 2005, this Secretary of State office is responsible for voter registration, vehicle registration and the licensing of automobile drivers, driving traffic from all over Wayne County to Westview Plaza. *State of Michigan S&P Credit Rating AA+.*

2024 Total Rents <i>and reimbursements</i>	\$493,842.17
2023 CAM Expenses	(\$32,841.00)
2023 Real Estate Taxes	(\$64,265.00)
2023 Insurance	(\$7,804.00)
Management Fee	(\$12,000.00)
Net Operating Income	\$376,932.17
8.20% Cap Rate Pricing	\$4,595,000.00

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O'Reilly Auto Parts	11,200 SF
Secretary of State	4,880 SF
Good Driver's Driving School	1,200 SF
Vacant	1,600 SF
Tai Ji Wellness	1,600 SF
Cozy's Vape & Glass	1,900 SF
H&R Block	3,200 SF
Family Dollar	9,680 SF
TOTAL	35,260 SF

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MICRO AERIAL

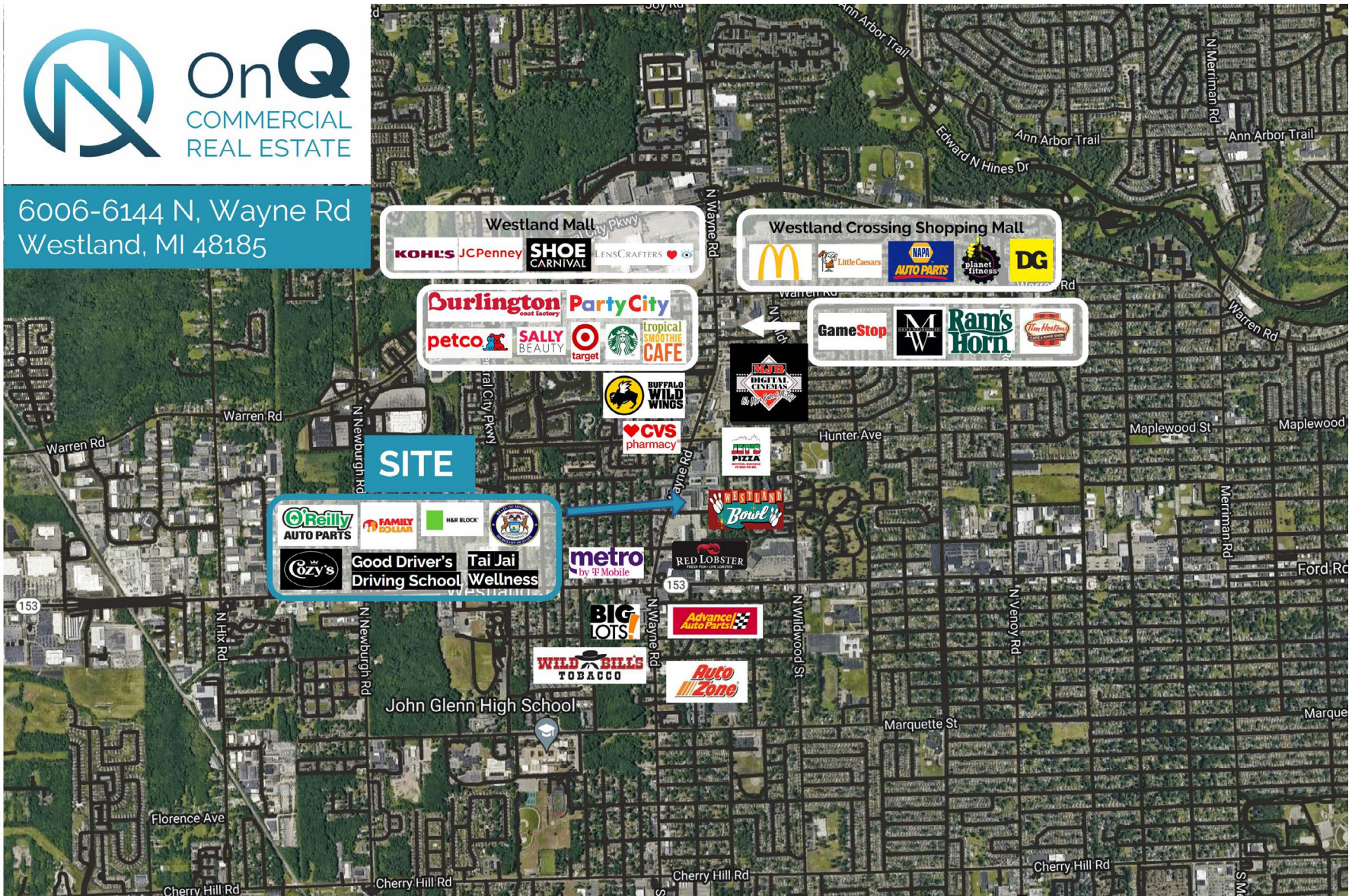


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MACRO AERIAL



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PHOTOS
WESTVIEW PLAZA



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