

# RETAIL LEASE

Westborn Mall

23001-23300 Michigan Ave, Dearborn, MI 48124



## TENANTS



Marshalls

five  
BELOW



## DETAILS

### AVAILABLE SPACE FRONTAGE

|          |     |
|----------|-----|
| 3,586 SF | 25' |
| 3,914 SF | 25' |
| 2,543 SF | 17' |
| 6,200 SF | 42' |

### PARKING AVAILABLE

993 spaces  
Immediate Occupancy

ALEX BIERI 313.552.4002 [alex@sbre1.com](mailto:alex@sbre1.com)



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## SITE INFO

Westborn Mall has nearly 184,000 SF of retail space. It is located on the west side of Dearborn, just a short distance from Downtown, Henry Ford College, U of M Dearborn, The Henry Ford Museum, Greenfield Village, and Ford Headquarters.

Link to drone video:

<https://drive.google.com/file/d/1ZfUjadQ30lrYef02YKkprURoB78Bbi4V/view?ts=67dda8da>

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## ADDITIONAL PHOTOS



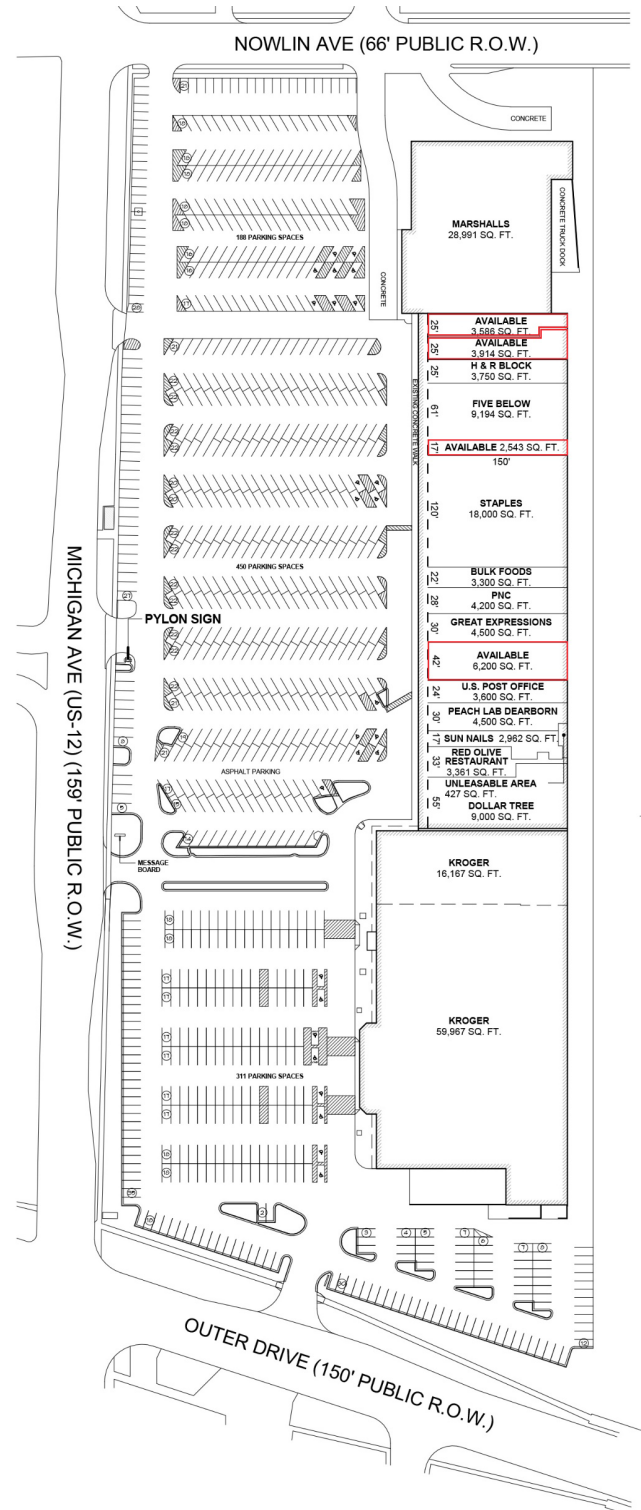
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## SITE PLAN

| UNIT  | TENANT            | SQ FT  | FRONTAGE |
|-------|-------------------|--------|----------|
| 23001 | Marshalls         | 28,991 | 52'      |
|       | AVAILABLE         |        |          |
|       | FORMER RESTAURANT | 3,586  | 25'      |
|       | AVAILABLE         | 3,914  | 25'      |
|       | H & R Block       | 3,750  | 25'      |
|       | Five Below        | 9,194  | 61'      |
|       | AVAILABLE         | 2,543  | 17'      |
| 23131 | Staples           | 18,000 | 120'     |
| 23151 | Bulk Foods        | 3,300  | 22'      |
| 23153 | PNC               | 4,200  | 28'      |
|       | Great Expressions | 4,500  | 30'      |
|       | AVAILABLE         | 6,200  | 42'      |
| 23169 | U.S. Post Office  | 3,600  | 24'      |
| 23189 | Peach Lab         | 4,500  | 30'      |
|       | Sun Nails         | 2,962  | 17'      |
| 23211 | Red Olive         | 3,361  | 33'      |
| 23225 | Dollar Tree       | 9,000  | 55'      |
| 23303 | Kroger            | 59,967 |          |

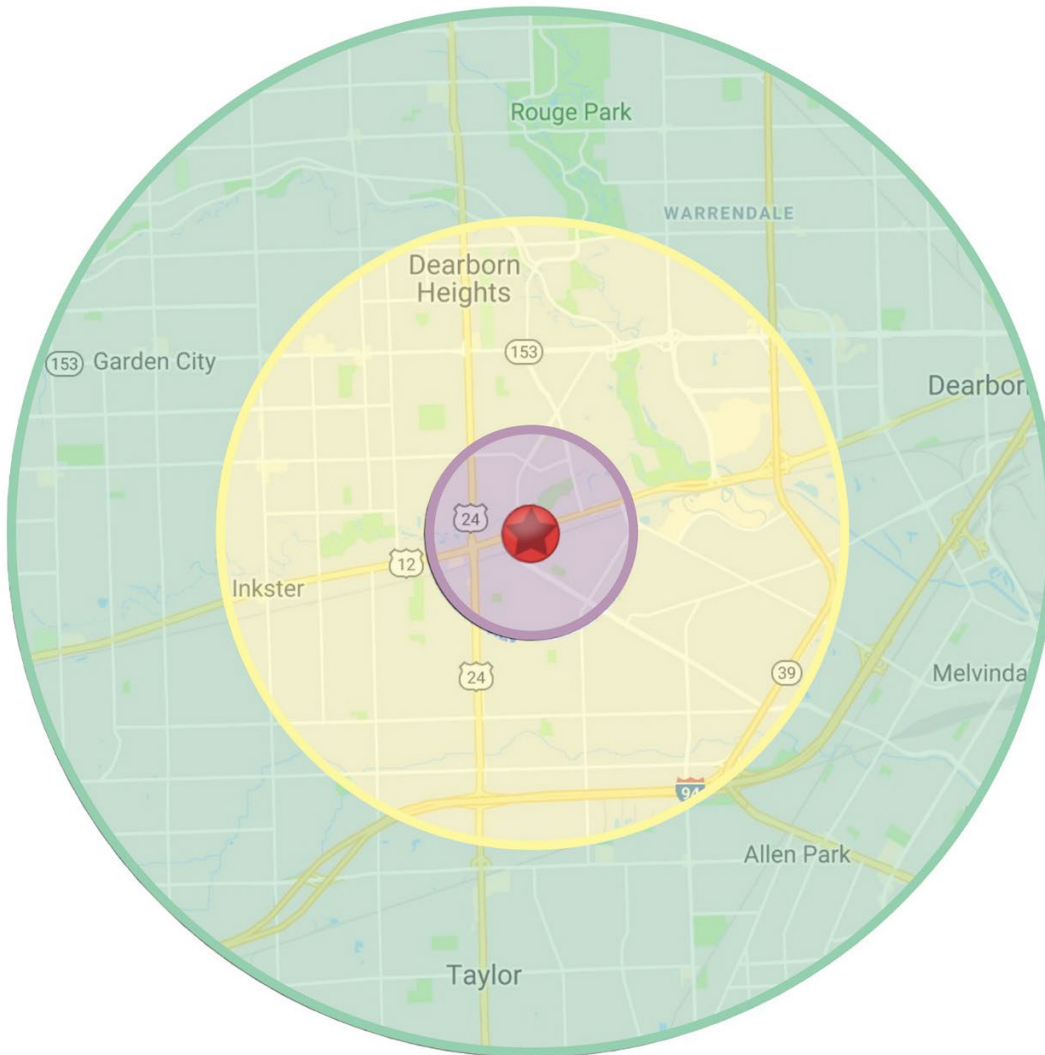


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## DEMOGRAPHICS



| Area Demographics     | 1 Mile    | 3 Miles  | 5 Miles  |
|-----------------------|-----------|----------|----------|
| Est Population (2024) | 15,263    | 114,018  | 344,918  |
| Average HH Income     | \$114,493 | \$91,432 | \$83,620 |
| Households            | 6,547     | 44,362   | 129,016  |
| Median Age            | 40.2      | 36.7     | 36.2     |

| Area Demographics  | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Total Businesses   | 876    | 3,629   | 9,847   |
| Daytime Population | 7,001  | 35,928  | 96,339  |