

# 38900 CHERRY HILL RD.

38900 CHERRY HILL RD., WESTLAND, MI 48185



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 38900 CHERRY HILL RD in Westland, MI. This well-managed retail or office space has strong visibility on the NW corner of Cherry Hill Rd & S John Hix Rd with up to 6015 SF available for lease. The building is in a well-established area with superb on-site parking, over 40 spaces. The 10,600 SF building is located near the epicenter of the Westland business district and is ready for its next generation of retail. This property is a well-known retail staple of the Westland community for years and offers landmark recognition & engaging signage. Give our team of Wayne County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the NW corner of Cherry Hill Rd & S John Hix Rd.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	1,054 - 6,015 SF
Building Size:	10,633 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,587	42,099	98,639
Total Population	8,569	94,500	230,321
Average HH Income	\$76,412	\$72,177	\$79,890

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,054 - 6,015 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
38900 Cherry Hill Rd	Pure High 420 CBD	1,200 SF	NNN	-	-
38900 Cherry Hill Rd	Little Caesar's	1,200 SF	NNN	-	-
38900 Cherry Hill Rd	Sitting Pretty Decor	1,164 SF	NNN	-	-
38900 Cherry Hill Rd	Available	1,054 SF	NNN	Negotiable	-
38900 Cherry Hill Rd	Available	6,015 SF	NNN	Negotiable	-

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A map of Westland, Michigan, centered on the intersection of I-75 and I-275. A blue pin marks the location of a new Citizens Bank branch. Surrounding areas include Plymouth, Canton, Livonia, and Garden City. Major roads shown are I-75, I-275, I-96, and I-275. A callout box shows the logo for Dunkin' Donuts, Starbucks, DQ, McDonald's, and CVS Pharmacy, suggesting nearby amenities. Willow Run Airport is also visible. The map is credited to Google.

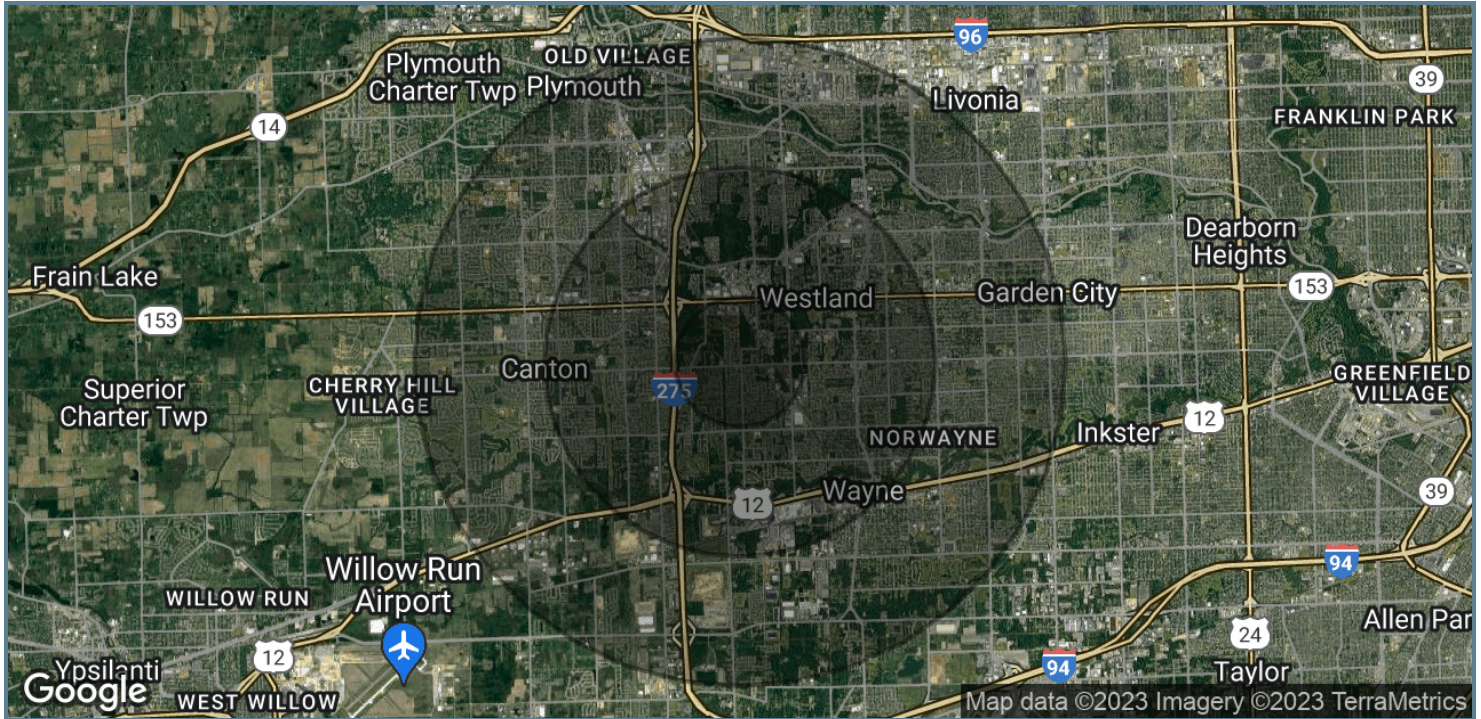
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,569	94,500	230,321
Average Age	41.5	40.9	41.0
Average Age (Male)	40.0	39.3	39.5
Average Age (Female)	42.2	42.3	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,587	42,099	98,639
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$76,412	\$72,177	\$79,890
Average House Value	\$182,810	\$156,569	\$174,475

\* Demographic data derived from 2020 ACS - US Census

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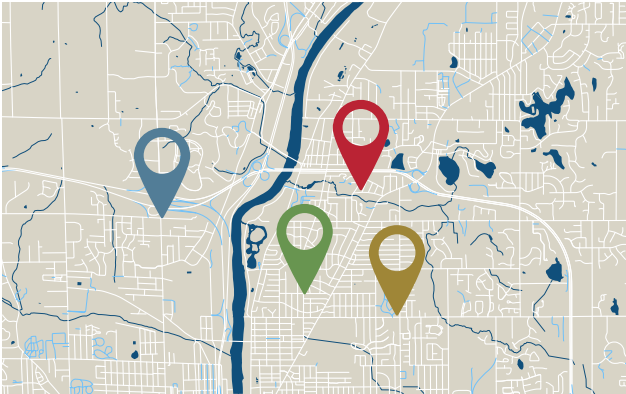
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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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