

**BUSINESS & REAL ESTATE FOR SALE**

# **OPERATING DISPENSARY IN LIMITED ACCESS CITY**

**36900 MICHIGAN AVE, WAYNE, MI 48184**



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



# CONTENTS

EXECUTIVE SUMMARY

03

INVESTMENT HIGHLIGHTS

04

MARKET OVERVIEW

05

DEMOGRAPHICS

06

PROPERTY PHOTOS

07

RETAILER MAP + MAJOR EMPLOYERS

10

LOCATION MAPS

11

CONTACT US

12

## OFFERED EXCLUSIVELY BY:



**ALEXA VENEZIA**  
Senior Associate

**D:** 248.801.0049

**C:** 248.762.4318

[alexa@pacommercial.com](mailto:alexa@pacommercial.com)



**MATT SCHIFFMAN**  
CEO/Managing Member

**D:** 248.281.9907

[matt@pacommercial.com](mailto:matt@pacommercial.com)

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

P.A. Commercial is pleased to present a rare opportunity to acquire Wayne Releaf, a fully operational and well-established recreational and medical cannabis dispensary located in Wayne, Michigan. This turn-key asset includes both the cannabis business and the real estate—comprised of a 34,548 SF warehouse/retail facility situated on a 4.9-acre parcel with excellent visibility and strong traffic counts along Michigan Avenue.

Originally constructed in 1964 and fully renovated in 2019, the property features a 10,000 SF custom-designed storefront complete with a drive-thru, modern interior buildout, and abundant on-site parking for 120 vehicles. The remaining 24,548 SF of vacant space offers a compelling opportunity for expansion—ideal for cultivation, processing, or auxiliary retail operations.

Strategically located in a limited-access cannabis city, Wayne Releaf benefits from restricted competition, strong local market share, and impressive brand recognition. Whether you're an MSO looking to enter or expand in the Michigan market or an investor seeking a fully operational and scalable cannabis asset, Wayne Leaf delivers both a solid foundation and substantial upside potential.

## LOCATION OVERVIEW

Located in the heart of Wayne, Michigan, 36900 Michigan Avenue sits in a working-class community with strong roots in manufacturing, transportation, and logistics. The site sits directly across from the Ford Assembly Plant, which employs approximately 5,900 workers, and sees more than 30,500 vehicles per day along Michigan Avenue. With 663 feet of frontage and easy ingress/egress, the property offers exceptional exposure to both commuter and destination traffic.

## PROPERTY INFORMATION

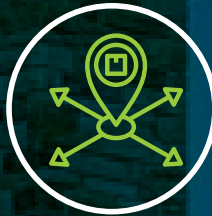
ADDRESS	36900 Michigan Ave Wayne, MI 48184
PROPERTY NAME	Wayne Releaf Provisioning & Cultivation Center
TYPE	Retail & Warehouse
BUILDING SIZE	34,548 SF
LAND SIZE	4.9 Acres
ZONING	Industrial Business
PARCEL ID	55-005-99-0020-000
TENANCY	Multiple Possible
OCCUPANCY	28%
VACANT SF	24,548 SF
CONSTRUCTION	Masonry
YEAR BUILT/RENOVATED	1965 / 2019
PARKING SPACES	120
TRAFFIC COUNT	30,500 VPD
MARKET	Detroit
SUBMARKET	Southern I-275 Corridor
DISTANCE TO AIRPORT	9.8 Miles
SALE PRICE	\$4,200,000
PRICE PER SF	\$121.57

# INVESTMENT HIGHLIGHTS



## TURN-KEY CANNABIS OPERATION WITH DUAL LICENSING

Wayne Releaf is a fully operational dispensary with both recreational and medical marijuana licenses in place, offering a rare opportunity to step directly into Michigan's thriving cannabis market. With an established brand, consistent customer traffic, and a loyal following.



## VALUABLE REAL ESTATE WITH EXPANSION POTENTIAL

The property includes a 34,548 SF warehouse/retail building on a 4.9-acre site, offering abundant space for future development. Of the total footprint, 24,548 SF remains vacant—ideal for cultivation, processing, or complementary retail uses. Zoned Industrial Business, the site provides flexibility for a wide range of uses.



## PRIME LOCATION WITH HIGH VISIBILITY AND TRAFFIC VOLUME

Located directly on Michigan Avenue, the site boasts 663 feet of frontage and experiences over 30,500 vehicles per day. This high-exposure corridor enhances brand visibility and draws steady traffic, making it a strategic location for retail success.



## LIMITED-ACCESS CANNABIS MUNICIPALITY

Wayne is a restricted-access city for cannabis, meaning fewer licenses and limited competition. This exclusivity gives Wayne Leaf a protected market position, reducing saturation risks and increasing long-term value for operators and investors.



## DIRECTLY ACROSS FROM MAJOR EMPLOYMENT HUB

The dispensary sits across from the Ford Assembly Plant, which employs approximately 5,900 people—providing a built-in, consistent source of customer traffic. The location also benefits from strong daytime population density and excellent commuter access.



## AMPLE PARKING AND CUSTOMER CONVENIENCE FEATURES

With parking for 120 vehicles and a dedicated drive-thru lane, Wayne Releaf offers unmatched convenience for customers. These features streamline operations, reduce wait times, and enhance the overall shopping experience—key differentiators in a competitive retail landscape.



# MARKET OVERVIEW

Wayne, MI offers a blend of industrial legacy and growing economic momentum. With its diverse demographic base, evolving employment landscape, regional manufacturing and strategic positioning, it presents significant retail potential—particularly for cannabis businesses positioned to capitalize on high visibility, strong traffic, and limited local competition.

## LOCATION

Wayne is a city of approximately 17,713 residents (2020 Census) located ~18 miles southwest of downtown Detroit, within the greater Metro Detroit area (~4.3 million population) Michigan Avenue—Wayne's primary thoroughfare—offers robust traffic exposure, benefiting retail and commercial assets in the corridor. Southeast Michigan consistently draws new projects (EV, automation, advanced manufacturing), strengthening regional resilience.

## EMPLOYMENT & ECONOMY

Home to major Ford plants (Michigan Assembly & Stamping), injecting ~8,600+ jobs directly into the city. Recent capital investment in EV battery recycling and R&D operations add another ~167+ jobs (\$55 M in investment)

## RETAIL & COMMERCIAL OUTLOOK

The city's Industrial Business designation supports diverse redevelopment, converting older warehouses into merchants, services, and cannabis facilities. Local residents with broad income mix, coupled with the daily workforce from Ford and manufacturing jobs, generate steady retail demand.

## WITHIN 5 MILES OF SUBJECT:



**188,013**  
POPULATION



**68,175**  
DAYTIME POPULATION



**77,623**  
HOUSEHOLDS



**\$80,815**  
AVERAGE  
HOUSEHOLD INCOME



**39**  
MEDIAN AGE



**\$2.2B**  
TOTAL SPECIFIED  
CONSUMER SPENDING



# AREA DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
2024 POPULATION	31,772	188,013	657,191
2029 POPULATION PROJECTION	30,470	181,065	632,739
MEDIAN AGE	40.2	39.6	40
BACHELOR'S DEGREE OR HIGHER	19%	24%	30%
<b>WORKDAY POPULATION</b>	<b>12,552</b>	<b>68,175</b>	<b>282,000</b>
<b>HOUSEHOLDS</b>			
2024 HOUSEHOLDS	12,908	77,623	263,143
2029 HOUSEHOLD PROJECTION	12,369	74,719	253,306
AVERAGE HOUSEHOLD SIZE	2.4	2.4	2.4
TOTAL SPECIFIED CONSUMER SPENDING	\$356.9M	\$2.2B	\$8.1B
<b>INCOME</b>			
AVG HOUSEHOLD INCOME	\$77,422	\$80,815	\$92,222
MEDIAN HOUSEHOLD INCOME	\$61,444	\$62,512	\$70,117
<b>HOUSING</b>			
OWNER OCCUPIED HOUSEHOLDS	8,047	45,113	175,484
RENTER OCCUPIED HOUSEHOLDS	4,322	29,606	77,821
MEDIAN HOME VALUE	\$156,594	\$174,346	\$193,715



# EXTERIOR PHOTOS





# INTERIOR PHOTOS





# PARCEL OUTLINE





# RETAILER MAP + MAJOR EMPLOYERS



36900 Michigan Ave's location ensures a steady flow of potential customers from Ford Michigan Assembly Plant and CSX Wayne Terminal employees and the local community.

## FORD MICHIGAN ASSEMBLY PLANT 5,900 EMPLOYEES

Located across the street, this massive plant occupies 369 acres with approximately 5 million square feet of factory space. The plant builds the Ford Ranger and Bronco and employs around 5,600 hourly workers and 350 salaried staff—over 5,900 total employees

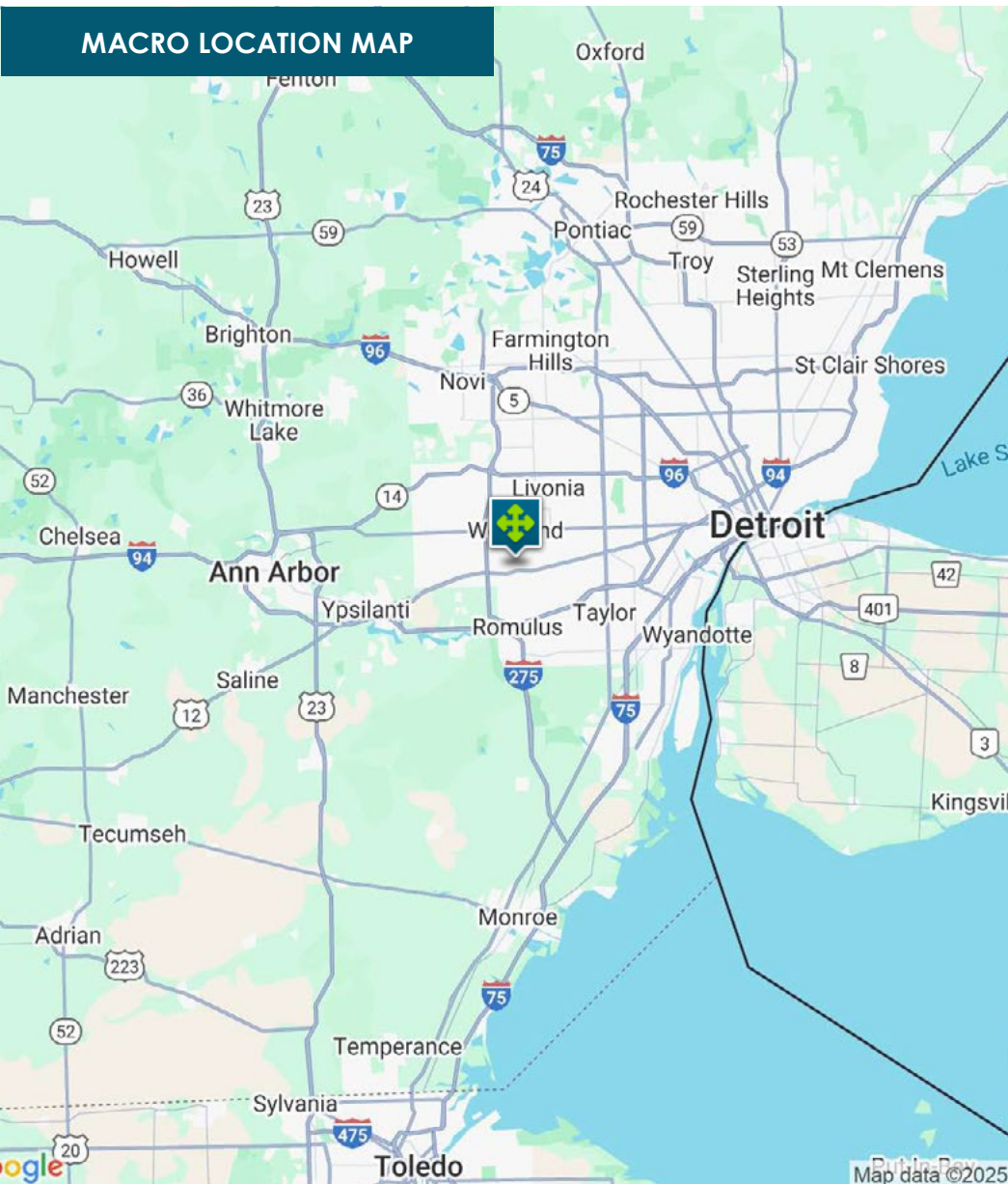
## CSX WAYNE TERMINAL 600+ EMPLOYEES

Wayne serves as part of CSX's major Michigan footprint, which includes routes through Detroit, intermodal facilities, automotive distribution centers, and terminals across the state. The CSX Wayne Yard comprises 20+ sidings and handles intermodal transfers—especially enclosed auto racks (89') for Ford vehicles and steel coil deliveries used in stamping processes.

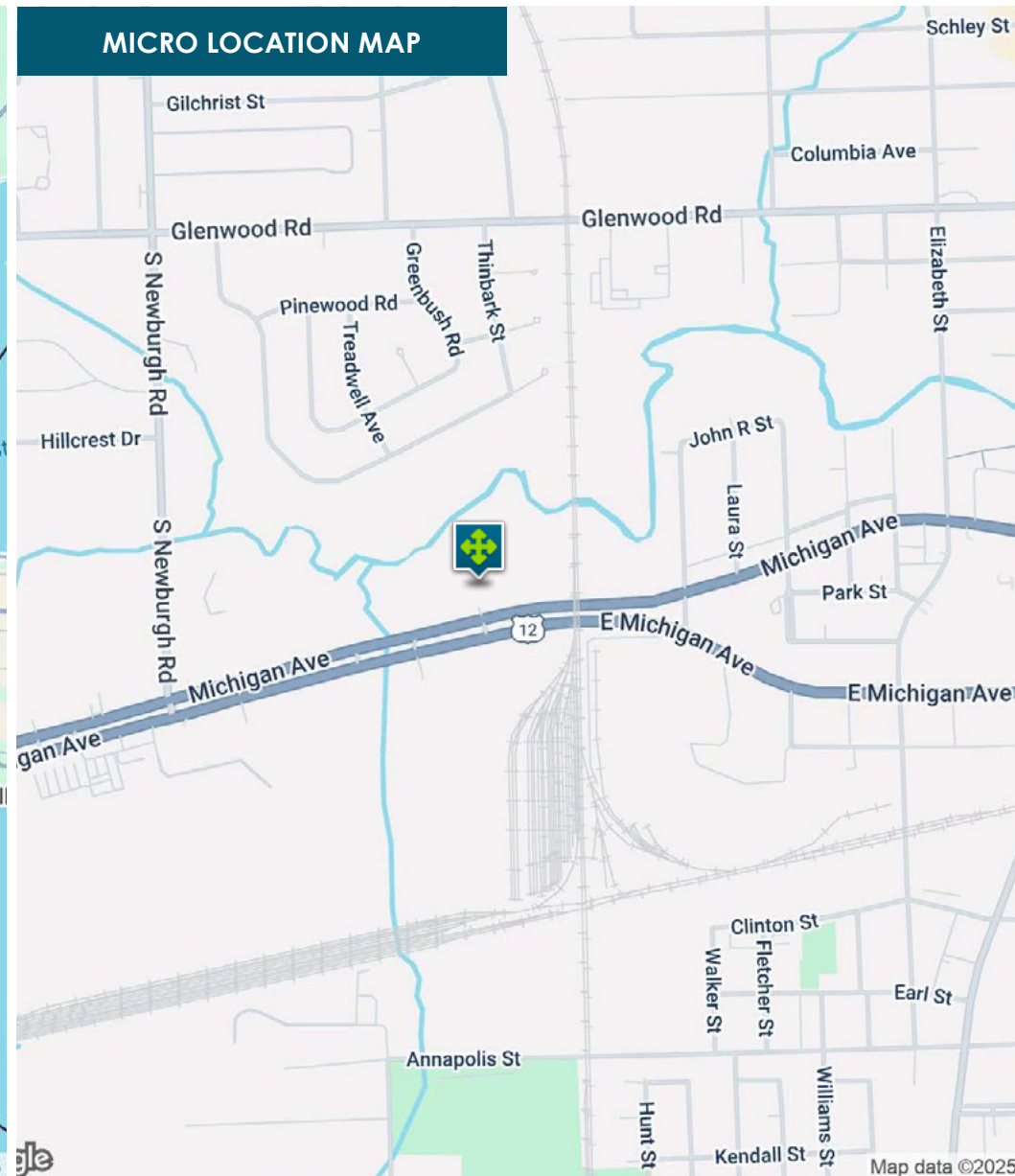


# LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP





# CONTACT US

For more information, or to schedule a tour of this exciting opportunity, please contact the exclusive listing agents:



**ALEXA VENEZIA**  
Senior Associate

**D:** 248.801.0049

**C:** 248.762.4318

[alexa@pacommercial.com](mailto:alexa@pacommercial.com)



**MATT SCHIFFMAN**  
CEO/Managing Member

**D:** 248.281.9907

[matt@pacommercial.com](mailto:matt@pacommercial.com)



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

248.358.0100

[pacommercial.com](http://pacommercial.com)



We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.