

FOR LEASE (GROUND LEASE/ BUILD TO SUIT)

TARGET OUTPARCEL

NEC MICHIGAN AVE & BECK RD, CANTON, MI 48188

510 HOMES & CONDOS
UNDER CONSTRUCTION



PROPERTY DETAILS

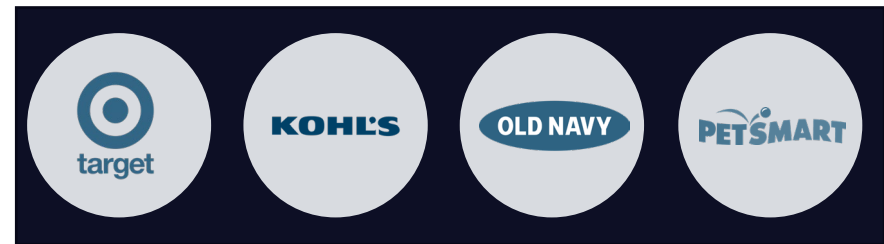
LOCATION:	NEC Michigan Ave & Beck Rd Canton, MI 48188
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
RENT:	\$40.00/SF
NNN EXPENSE:	\$6.00/SF
BUILDING SIZE:	1,200 – 12,750 SF
LOT SIZE:	2.18 AC
LOT DIMENSIONS:	246' x 259'
ZONING:	C-3 (Regional Commercial District)
IMPROVEMENTS:	All Utilities on Site
TRAFFIC COUNTS:	Beck Rd (12,509 CPD) Michigan Ave (26,361 CPD)

EXCLUSIVELY LISTED BY:



**GORDON S.
HYDE**
Senior Associate
ghyde@landmarkcres.com
248 488 2620

ANCHORS



HIGHLIGHTS

- 2.18 AC (±1.5 AC Usable) Target Outparcel
- Target is Located within Crossroads Village Shopping Center
- Crossroads Village Shopping Center Tenant Roster:
 - Target, Kohl's, Old Navy, PetSmart, Rally House
- Ground Lease or Build To Suit

MICRO AERIAL

510 HOMES & CONDOS
UNDER CONSTRUCTION



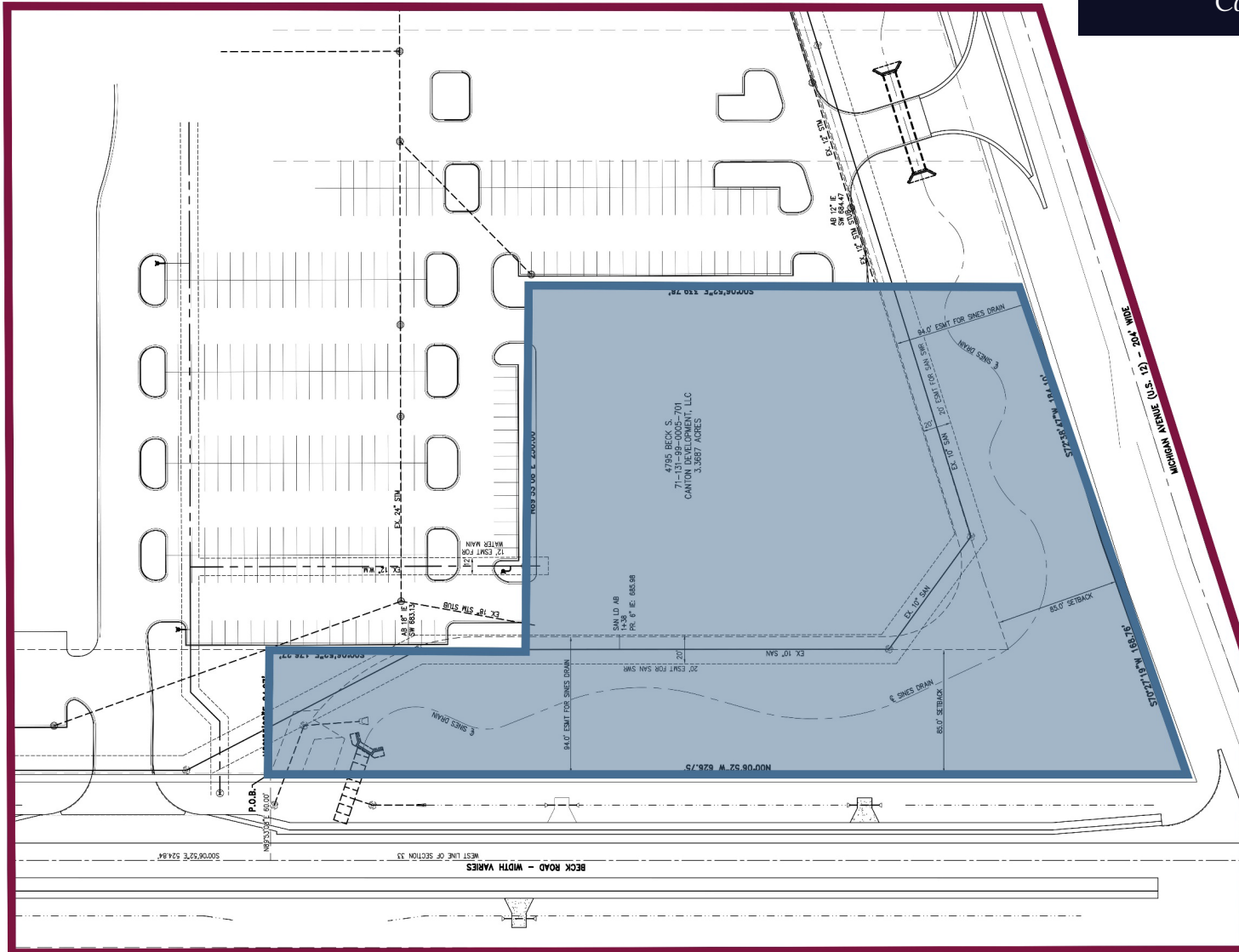
MACRO AERIAL



CONCEPTUAL PLAN

TARGET OUTPARCEL

NEC Michigan Ave & Beck Rd
Canton, MI 48188



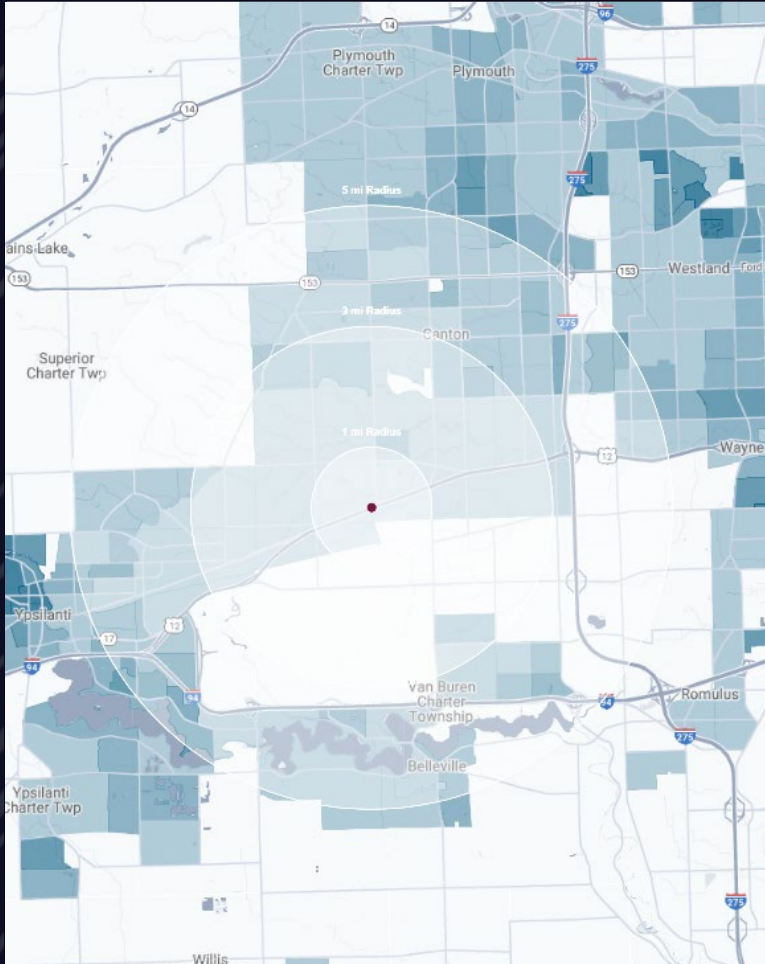
PARCEL SKETCH

TARGET OUTPARCEL

NEC Michigan Ave & Beck Rd
Canton, MI 48188



DEMOGRAPHICS



TARGET OUTPARCEL

NEC Michigan Ave & Beck Rd, Canton, MI 48188

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	3,983	41,593	145,088
2028 Projected Population	4,737	45,998	153,272
2020 Census Population	3,859	39,807	142,011
2010 Census Population	3,602	35,764	132,498
Projected Annual Growth 2023 to 2028	3.8%	2.1%	1.1%
Historical Annual Growth 2010 to 2023	0.8%	1.3%	0.7%

HOUSEHOLDS

2023 Estimated Households	1,949	16,042	57,689
2028 Projected Households	2,385	18,140	61,924
2020 Census Households	1,767	14,757	55,129
2010 Census Households	1,402	13,097	50,659
Projected Annual Growth 2023 to 2028	4.5%	2.6%	1.5%
Historical Annual Growth 2010 to 2023	3.0%	1.7%	1.1%

RACE

2023 Est. White	56.0%	58.0%	58.4%
2023 Est. Black	25.7%	21.7%	24.1%
2023 Est. Asian or Pacific Islander	13.4%	13.6%	10.6%
2023 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2023 Est. Other Races	4.6%	6.5%	6.7%

INCOME

2023 Est. Average Household Income	\$100,110	\$143,575	\$122,924
2023 Est. Median Household Income	\$89,911	\$115,165	\$96,167
2023 Est. Per Capita Income	\$48,998	\$55,397	\$48,913

BUSINESS

2023 Est. Total Businesses	201	901	3,493
2023 Est. Total Employees	2,618	10,245	32,821

CONTACT US



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ghyde@landmarkcres.com
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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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