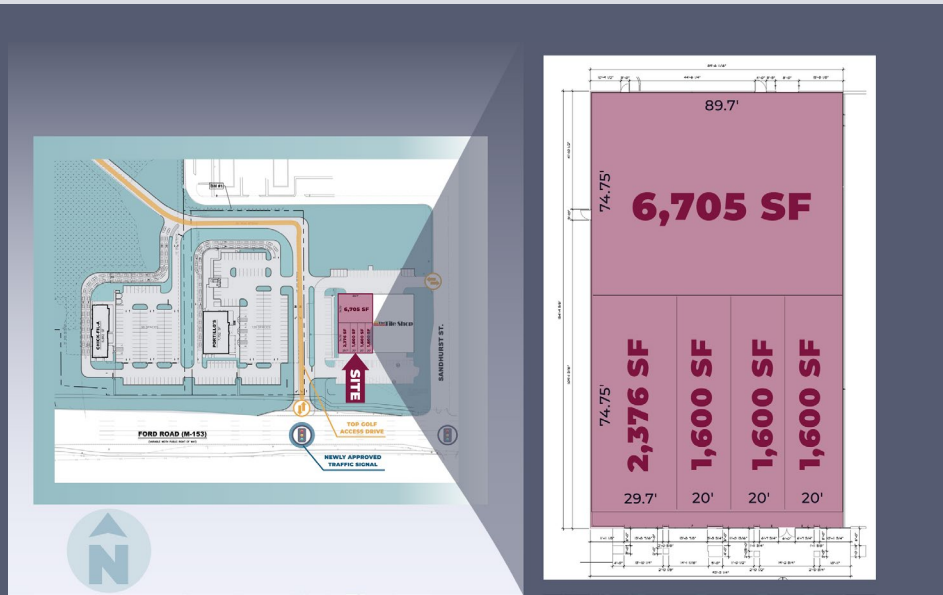


FOR LEASE: 1,600 TO 13,865 SF AVAILABLE
NEW RETAIL/RESTAURANT DEVELOPMENT
 NEC FORD RD & I-275, CANTON, MI 48187



JOIN TOP GOLF, CHICK-FIL-A & PORTILLO'S!
 IN CANTON TOWNSHIP'S NEWEST RETAIL/RESTAURANT DEVELOPMENT



PROPERTY DETAILS

LOCATION:	NEC Ford Rd & I-275, Canton, MI 48187
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	Variable – Contact Broker
NNN EXPENSE:	\$5.40/SF
AVAILABLE SPACE:	1,600-13,865 SF
TRAFFIC COUNT:	I-275 (113,537 CPD) Ford Rd (38, 176 CPD)

EXCLUSIVELY LISTED BY:



ANTHONY J. VITALE
Senior Director
avitale@landmarkcres.com
248 488 2620



GORDON S. HYDE
Director
ghyde@landmarkcres.com
248 488 2620

CONTACT BROKER

\$5.40/SF

RENT

NNN

TENANT ROSTER



HIGHLIGHTS

- Site plan approved new development
 - Construction to commence Fall 2024
- Available space is positioned adjacent to the Tile Shop
- Newly approved traffic signal directly in front of the site on Ford Road offering controlled access and visibility to the development.
- Join the newly announced high-profile Tenants:
 - Top Golf
 - Chick-fil-A
 - Portillo's

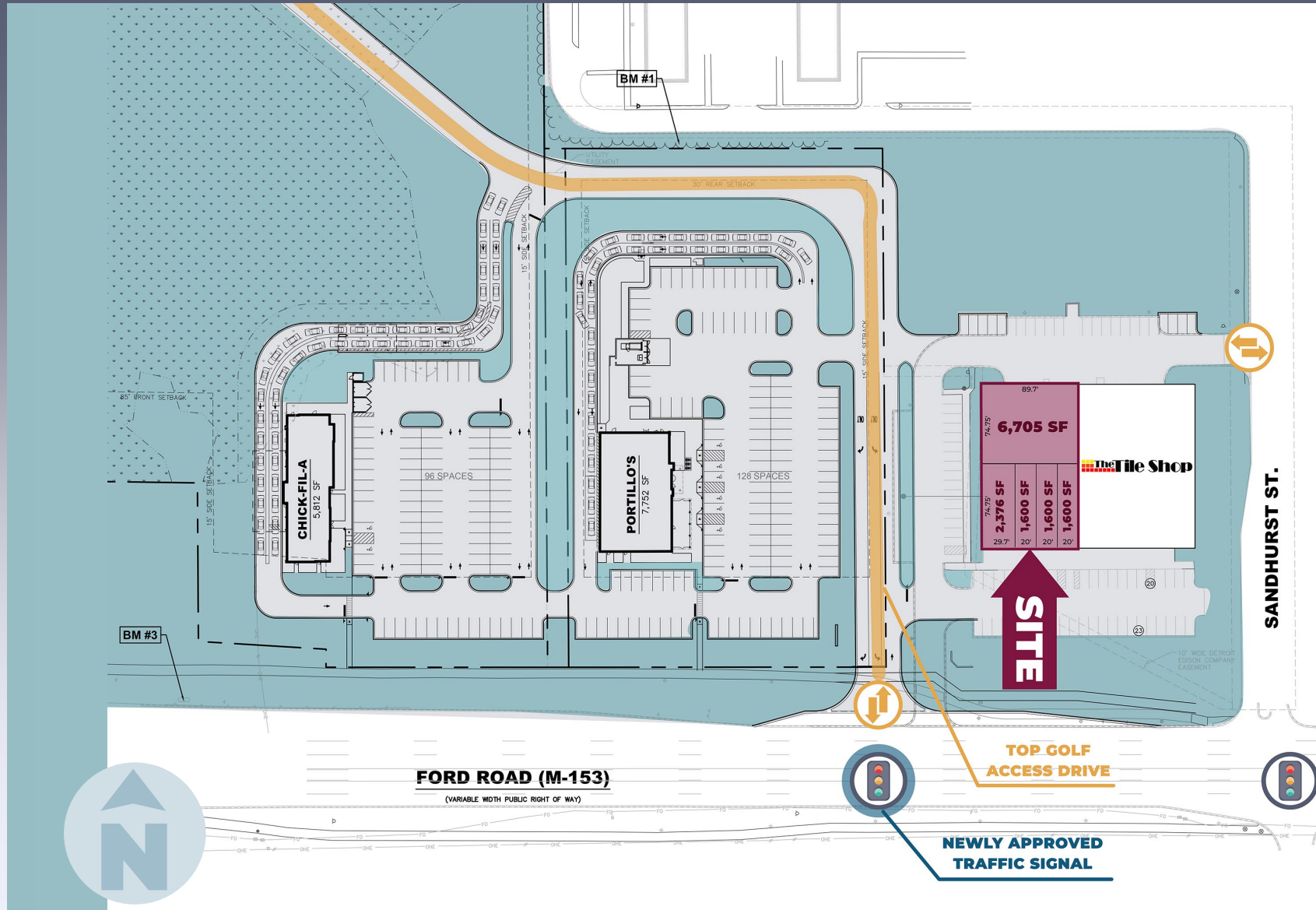
MACRO AERIAL



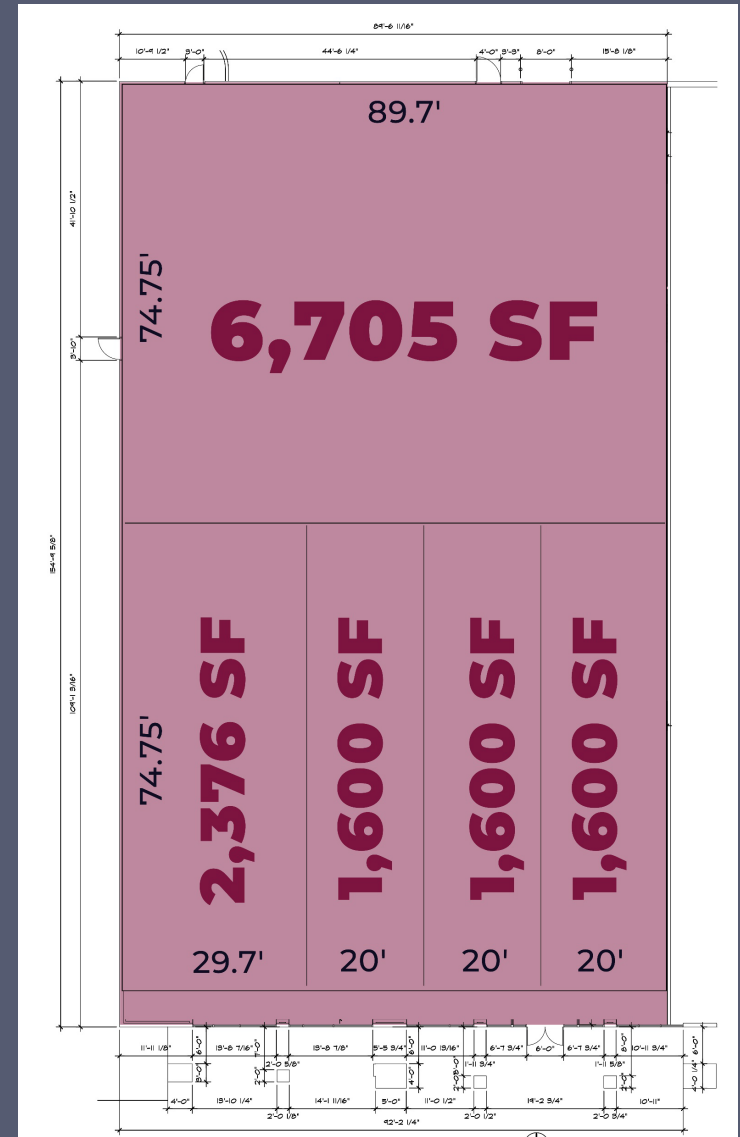
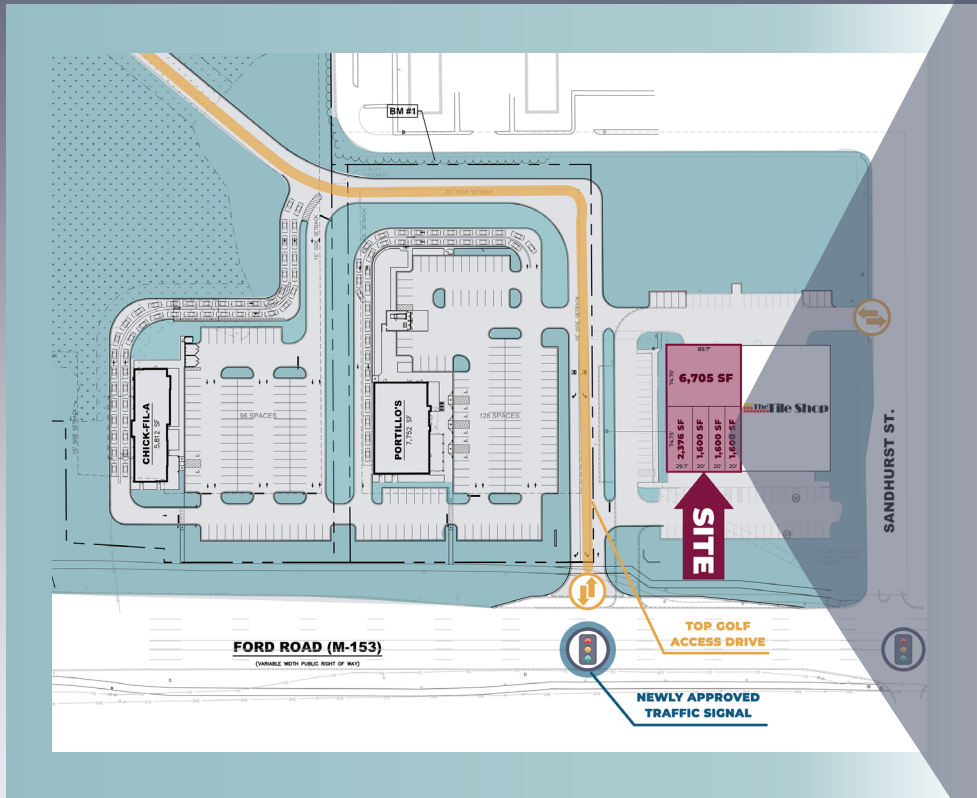
ZOOM AERIAL



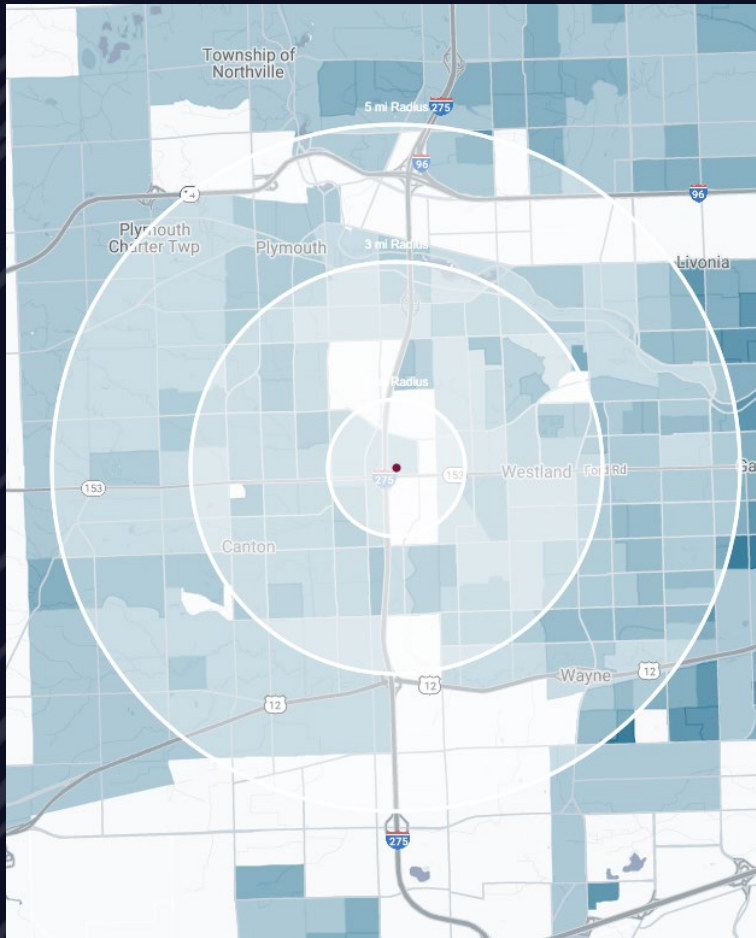
SITE PLAN



FLOOR PLAN (SUGGESTED CONFIGURATIONS)



DEMOGRAPHICS



NEW RETAIL/RESTAURANT DEVELOPMENT
 NEC Ford Rd & I-275, Canton, MI 48187

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,497	103,391	232,118
2028 Projected Population	6,305	102,707	230,794
2020 Census Population	6,808	105,457	236,590
2010 Census Population	6,606	101,649	228,410
Projected Annual Growth 2023 to 2028	-0.6%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2023	-0.1%	0.1%	0.1%

HOUSEHOLDS

2023 Estimated Households	2,918	43,510	96,335
2028 Projected Households	2,809	42,697	94,590
2020 Census Households	3,020	43,888	97,129
2010 Census Households	2,881	41,324	91,741
Projected Annual Growth 2023 to 2028	-0.8%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	-	0.4%	0.4%

RACE

2023 Est. White	55.2%	65.7%	70.5%
2023 Est. Black	18.0%	16.2%	14.3%
2023 Est. Asian or Pacific Islander	21.6%	12.2%	9.1%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2023 Est. Other Races	5.0%	5.7%	5.8%

INCOME

2023 Est. Average Household Income	\$99,060	\$105,402	\$113,943
2023 Est. Median Household Income	\$75,787	\$80,273	\$86,373
2023 Est. Per Capita Income	\$44,532	\$44,444	\$47,381

BUSINESS

2023 Est. Total Businesses	359	3,377	8,289
2023 Est. Total Employees	5,248	31,807	90,801

CONTACT US



**ANTHONY J.
VITALE**

Senior Director

avitale@landmarkcres.com

248 488 2620



**GORDON S.
HYDE**

Director

ghyde@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.