

FOR LEASE (NEW DEVELOPMENT/ BUILD TO SUIT)

TARGET OUTPARCEL

NEC MICHIGAN AVE & BECK RD, CANTON, MI 48188



PROPERTY DETAILS

LOCATION: NEC Michigan Ave & Beck Rd
Canton, MI 48188

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Q3 2025

RENT: Contact Broker

NNN EXPENSE: Estimated at \$8.00/SF

BUILDING SIZE: Building A 1,742 - 6,827 SF
Building B 1,742 - 5,290 SF

LOT DIMENSIONS: 246' x 259'

ZONING: C-3 (Regional Commercial District)

IMPROVEMENTS: All Utilities on Site

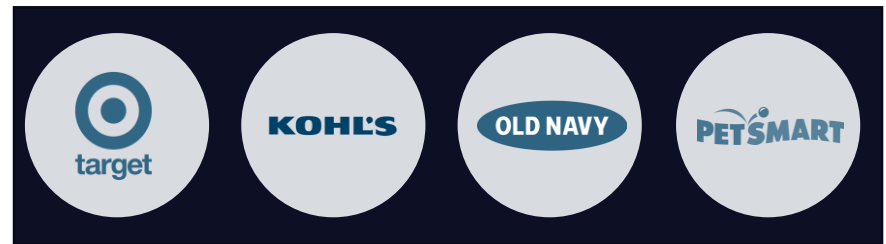
TRAFFIC COUNTS: Beck Rd (14,795 CPD)
Michigan Ave (29,118 CPD)

EXCLUSIVELY LISTED BY:



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

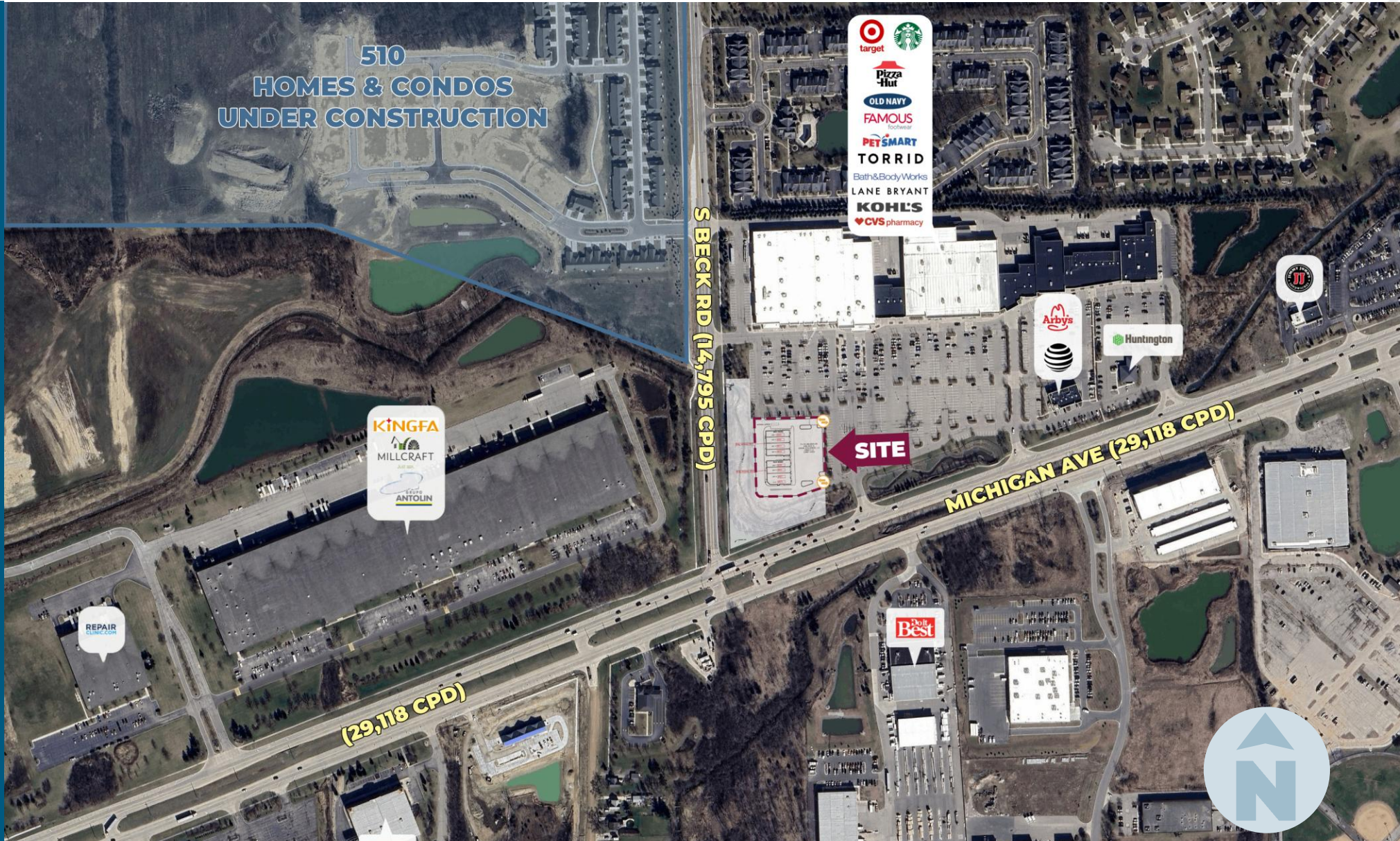
ANCHORS



HIGHLIGHTS

- New Construction Located on the Corner of Michigan Ave & Beck Rd.
- Outparcel to Target and Crossroads Village Shopping Center
- Drive-Thru Available
- Q3 of 2025 Delivery

MICRO AERIAL



RENDERING

TARGET OUTPARCEL

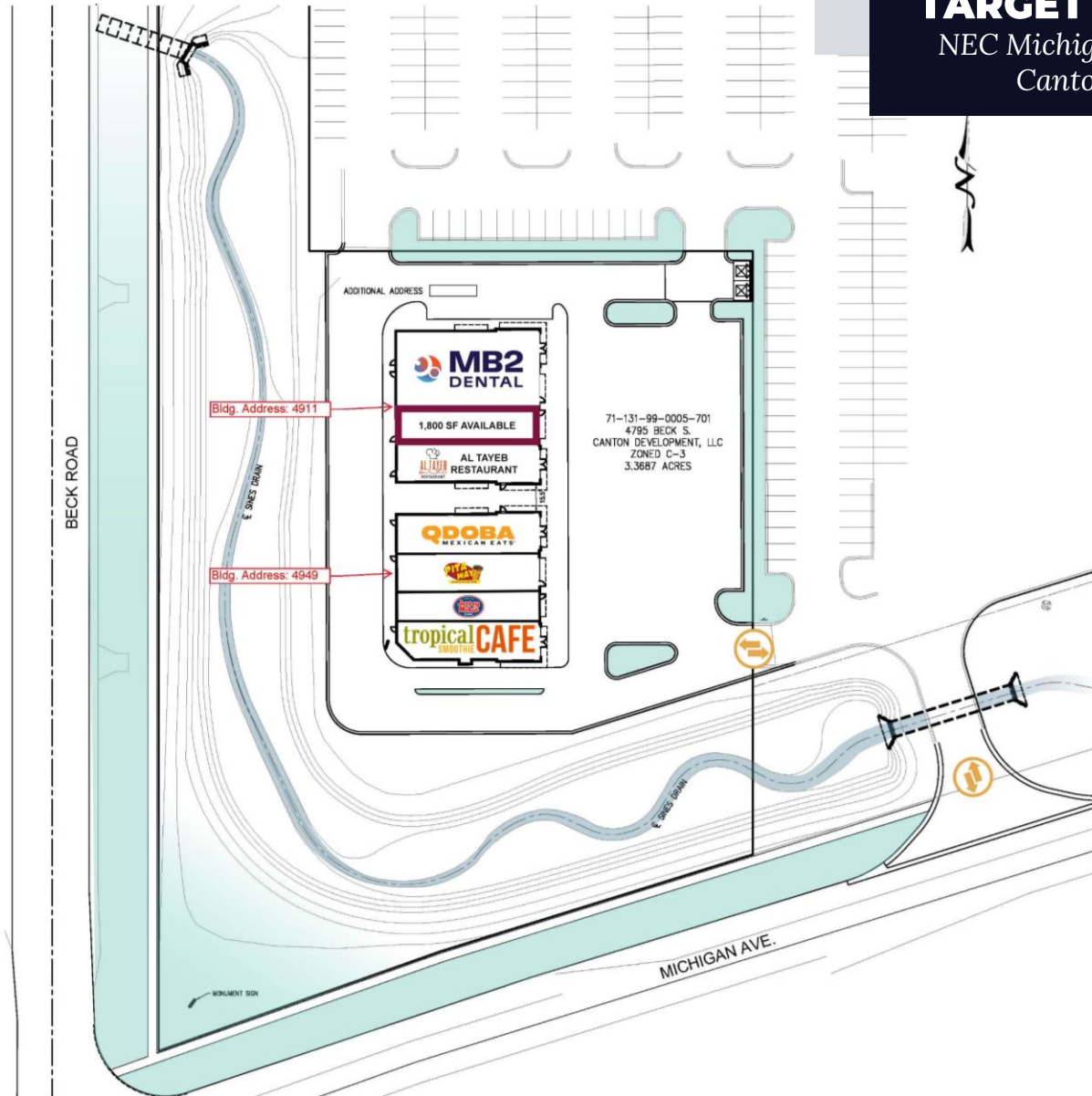
NEC Michigan Ave & Beck Rd
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ADDRESSING PLAN

TARGET OUTPARCEL

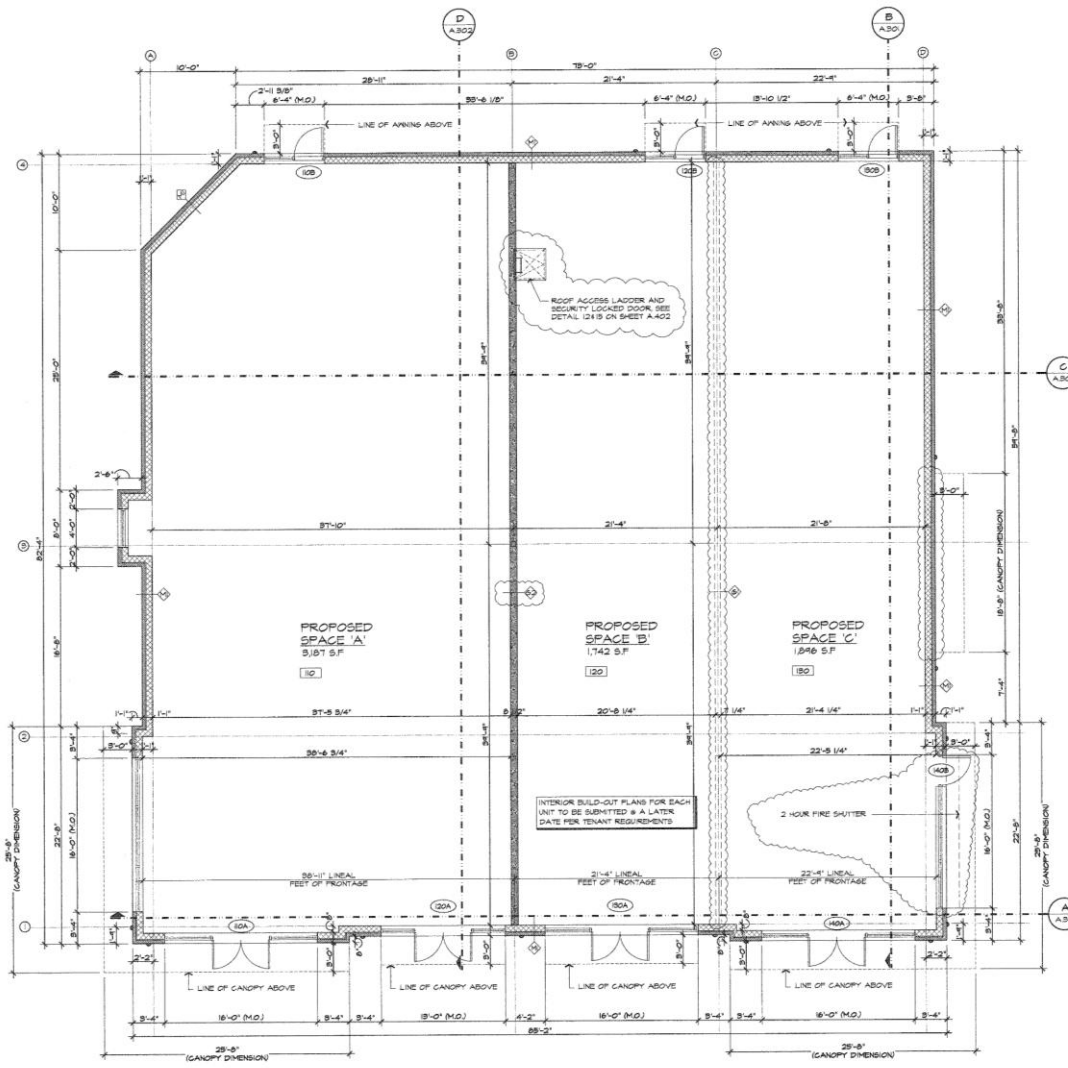
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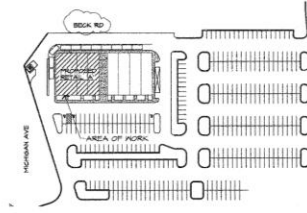
SITE PLAN- BUILDING A

TARGET OUTPARCEL

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PROPOSED BUILDING 'A' FLOOR PLAN
SCALE: 3/16" = 1'-0"
GFA: 6,825 S.F.



BUILDING 'A' SITE PLAN
SCALE: 1" = 100'

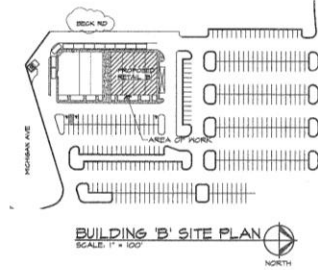
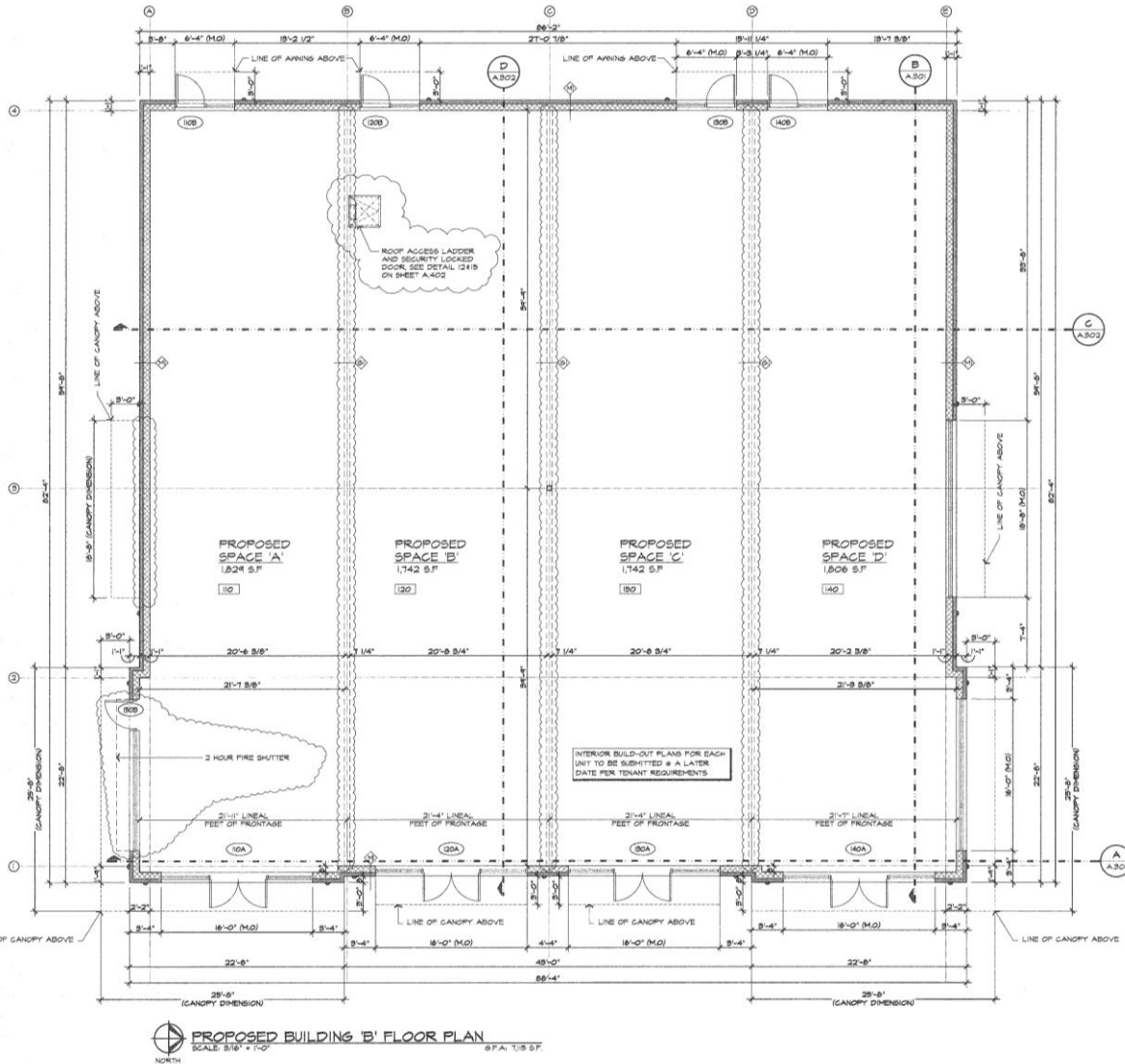
- MALL LEGEND:**
- 4" 8' SP RESISTIVE / UNPAVED BLACK SMOOTH COLOR BRICK VENEER / 4" GRAB BLANG BURNISHED BROWN COLOR CHS VENEER 5'-4" APF
 - 5'-4" AIR SPACE PROVIDE BACK TO 8" O.C. HORIZONTAL AND 5'-4" VERTICAL SPACING PROVIDE CHS HORIZONTAL LADDER TYPE REINFORCEMENT WITH CROSS WIRES @ 18" O.C. LADDER REINFORCEMENT TO BE 18" O.C. VERTICAL EVERY 2' COURSE
 - 2" CHS MALL UPDS 2HR RATED
 - 2" METAL STUD 20'-0" O.C. IN 2" RIGID XPS INSULATION BOARD
 - 5/8" SPP BOARD
 - REFER TO BUILDING ELEVATION FOR COURSING AND MATERIAL
 - REINFORCEMENT: 18" VERTICAL @ 32" O.C. FILLED SOLID WEDMENT BRICK DOVELS TO BE 2'-0" INTO FOOTING AND 2'-0" ABOVE
- MALL LEGEND NOTES:**
- PROVIDE # 6A LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 18" O.C. SPACED VERTICALLY FOR ALL CHS WALLS
 - PROVIDE # 6A LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 18" O.C. WITH ADJUSTABLE VENEER TIES AT 18" O.C. STAGGERED FOR ALL CHS WITH BRICK VENEER WALLS
 - PROVIDE STONE ANCHORS AT TOP AND BASE FOR EVERY PRICE AND PER STONE FABRICATOR
 - KEEP HOLES: PROVIDE ONE PIECE SINGLE-PLY FLASHING MINIMUM OF 1 CHS COURSE WITH END DAMS AND ONE PIECE METAL FLASHING WITH NIPERS DIRT EDGE. PROVIDE PARTIALLY OPEN HEAD JOINT KEEP HOLES @ 24" O.C. MINIMUM OF TWO HOLES OVER FINISH AND DOORS. BRICK AIR SPACE SOLID UNDER FLASHING PROVIDE NIPERS FEA STONE FOR PROPER DRAINAGE
 - ENTERED ALL WALLS TO INSIDE SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH INSUL MATERIAL TO MEET CODE REQUIREMENTS FOR A SMOKE TIGHT CONSTRUCTION OR FIRE RATED CONSTRUCTION AS INDICATED. SEE PLANS FOR LOCATIONS OF SMOKE / FIRE WALLS
 - BRICKY ALL CHS WALLS SOLID AT REBARS AND FIRST TWO COURSES OVER EXISTING MASONRY OR FOUNDATIONS. DOVEL INTO EXISTING MASONRY
 - PROVIDE A MASONRY CONTROL / EXPANSION JOISTS FOR ALL NEW WALLS OVER 20'-0" IN RUN OR MORE. MAXIMUM SPACING OF 28'-0"
 - PROVIDE CONTIGUOUS 3/12" BOND BEAM (B.B.) IN (2) 18" BARS VERTICAL WALL BARS TO CONTINUE THRU B.B. & HOOK TO B.B. STEEL FOR SPLIT CONTINUITY ABOVE THE CORNER ABOVE AND ONE BELOW B.B. PROVIDE METAL LATH OR WIRE SCREEN UNDER B.B. TO CONFINE GRADE. LAPPED B.B. MINIMUM OF 48" TO ACCOMMODATE ELEVATION CHANGES FOR THE CORNER WALLS
 - REFER TO BUILDING ELEVATIONS AND SECTIONS FOR COURSING AND OTHER MATERIALS



SITE PLAN- BUILDING B

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WALL LEGEND:

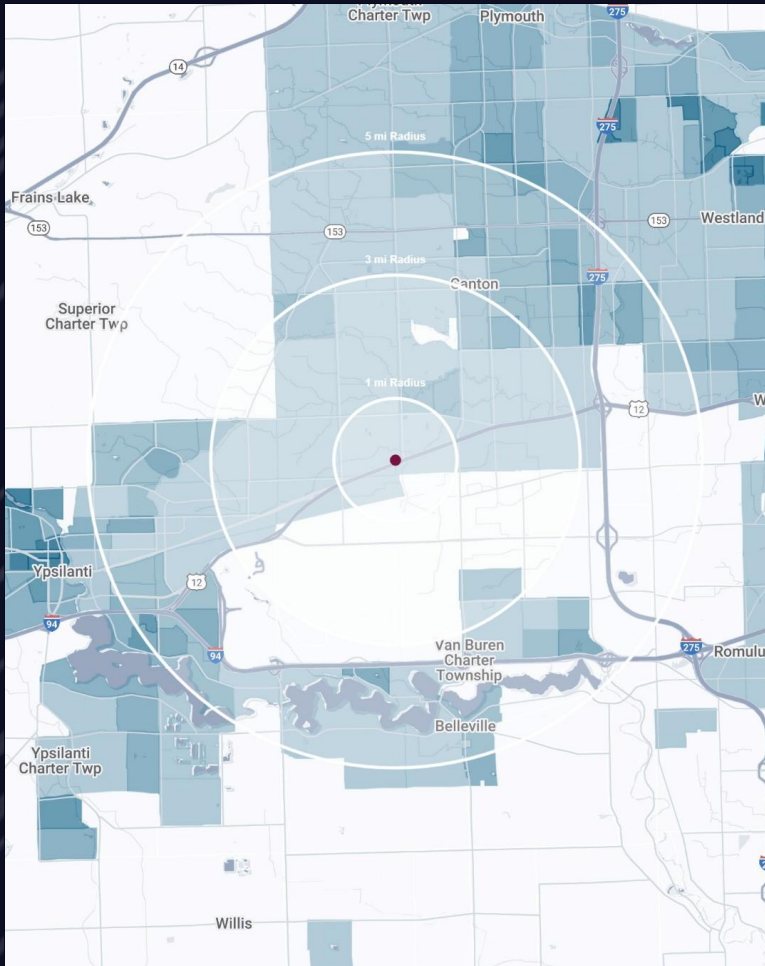
- 4" 2"V RESIDENCE VINTAGE BLACK SMOOTH COLOR BRICK VENER / 4" BRICK BLANK BRUSHED BOURNEN COLOR CMU VENER 3'-4" AFF
- 1/2" AIR SPACE PROVIDE BACK TIES @ 24" O.C. HORIZONTAL AND 18" O.C. VERTICAL SPACING PROVIDE ONE HORIZONTAL LADDER TYPE REINFORCEMENT WITH ANCHORS @ 18" O.C. LADDER REINFORCEMENT TO BE 18" O.C. VERTICAL (BURY 12 COURSES)
- 8" CMU WALL WITH 2HR RATED
- 2" METAL STUD 82-10" O.C. 1/2" 2" R150 EPS INSULATION BOARD
- 5/8" SFT DOORS
- REFER TO BUILDING ELEVATION FOR COURSE AND MATERIAL
- REINFORCEMENT 18" VERTICAL @ 30" O.C. FILLED SOLID ANCHORED BRQUIT DOWELS TO BE 2'-0" INTO FOOTING AND 3'-0" ABOVE

WALL LEGEND NOTES:

- PROVIDE # 8A LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 18" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
- PROVIDE # 8A LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 18" O.C. WITH ADJUSTABLE VENTERS AT 18" O.C. STAGGERED FOR ALL CMU WITH BRICK VENER WALLS.
- PROVIDE STONE ANCHORS AT TOP AND BOTS FOR EVERY PIECE AND PER STONE FABRICATOR.
- KEEP HOLES: PROVIDE ONE PIECE SINGLE-VLY FLASHING MINIMUM OF 1CM COURSE WITH END DAMS AND ONE PIECE METAL FLASHING WITH HEAVED DRAIN EDGE. PROVIDE PARTIALLY OPEN HEAD JOINT KEEP HOLES @ 24" O.C. MINIMUM OF TWO HOLES OVER WINDOWS AND DOORS. BRQUIT AIR SPACE SOLID UNDER FLASHING. PROVIDE PAINTED PEA STONE FOR PROPER DRAINAGE.
- EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SHOCK TIGHT CONNECTION. CLOSE ALL OPENING WITH BRQUIT MATERIAL TO MEET CODE REQUIREMENTS FOR A SHOCK TIGHT CONNECTION OR FIRE RATE CONNECTION AS INDICATED. SEE PLANS FOR LOCATIONS OF SHOCK / FIRE WALLS.
- BRQUIT ALL CMU WALLS SOLID AT RE-BARS AND FIRST TWO COURSES OVER EXISTING MASONRY OR FOUNDATIONS. DOWEL INTO EXISTING MASONRY.
- PROVIDE A MASONRY CONTROL / EXPANSION JOINTS FOR ALL NEW WALLS OVER 20'-0" IN RUN OR MORE. MAXIMUM SPACING OF 25'-0"
- PROVIDE CONTINUOUS 8"X2" BOND BEAM (B.B.) AT 12" RE BARS. VERTICAL WALL BARS TO CONTINUE THIS 8"X4" TO B.B. STEEL FOR UPLIFT CONTINUTY. BRQUIT ONE COURSE ABOVE AND ONE BELOW B.B. PROVIDE METAL LATH OR RE BARS UNDER B.B. TO CONFINE BRQUIT. LAPPED B.B. MINIMUM OF 48" TO ACCOMMODATE ELEVATION CHANGES FOR THE CORNER JOINTS.
- REFER TO BUILDING ELEVATIONS AND SECTIONS FOR COURSE AND OTHER MATERIALS.



DEMOGRAPHICS



TARGET OUTPARCEL

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	3,583	38,860	136,746
2029 Projected Population	3,705	38,782	134,442
2020 Census Population	3,859	39,807	142,011
2010 Census Population	3,602	35,764	132,498
Projected Annual Growth 2024 to 2029	0.7%	-	-0.3%
Historical Annual Growth 2010 to 2024	-	0.6%	0.2%

HOUSEHOLDS

2024 Estimated Households	1,758	14,690	54,560
2029 Projected Households	1,819	14,773	54,171
2020 Census Households	1,767	14,757	55,129
2010 Census Households	1,402	13,097	50,659
Projected Annual Growth 2024 to 2029	0.7%	0.1%	-0.1%
Historical Annual Growth 2010 to 2024	1.8%	0.9%	0.6%

RACE

2024 Est. White	56.9%	58.9%	59.9%
2024 Est. Black	21.7%	18.2%	21.1%
2024 Est. Asian or Pacific Islander	17.1%	16.8%	12.6%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	4.3%	5.9%	6.2%

INCOME

2024 Est. Average Household Income	\$108,109	\$149,581	\$123,052
2024 Est. Median Household Income	\$84,056	\$119,726	\$96,572
2024 Est. Per Capita Income	\$53,041	\$56,571	\$49,134

BUSINESS

2024 Est. Total Businesses	201	896	3,499
2024 Est. Total Employees	2,618	10,167	32,885

CONTACT US



**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

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