



## Retail For Sale or Lease

**Property Name:**  
**Location:** 5645 N. Sheldon Road  
**City, State:** Canton, MI  
**Cross Streets:** Ford Road  
**County:** Wayne  
**Zoning:** C-2  
**Year Built:** 1977 (Retrofit: 2004)

<b>Total Building Sq. Ft.:</b>	2,208	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	2,208	<b>Bldg. Dimensions:</b>	60.5' x 36.5'
<b>Min Cont. Sq. Ft.:</b>	2,208	<b>Total Acreage:</b>	0.42
<b>Max Cont. Sq. Ft.:</b>	2,208	<b>Land Dimensions:</b>	110' X 165'
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	12
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Brick/Block	<b>Power:</b>	Ample
<b>Structural System:</b>	Block/Steel	<b>Restrooms:</b>	2
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Monument
<b>Basement:</b>	No	<b>Roof:</b>	Truss
<b>Number of Stories:</b>	1	<b>Floors:</b>	Concrete
<b>Condition:</b>	Excellent	<b>Delivery Area:</b>	Rear

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2015	<b>Count:</b> 12,978	Sheldon Rd. Btw Saltz Rd. & Ford Rd. 2-Way
<b>1 Mile:</b> 11,593	<b>1 Mile:</b> \$79,090	<b>Yr:</b> 2015	<b>Count:</b> 14,317		Sheldon Rd. Btw Ford Rd. & Hanford Rd. 2-Way
<b>3 Miles:</b> 81,620	<b>3 Miles:</b> \$90,196	<b>Yr:</b> 2015	<b>Count:</b> 35,844		Ford Rd. Btw Morton Taylor & Sheldon Rd. 2-Way
<b>5 Miles:</b> 162,151	<b>5 Miles:</b> \$78,437	<b>Yr:</b> 2015	<b>Count:</b> 33,578		Ford Rd. Btw Sheldon Rd. & Canton Center 2-Way

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$19.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	\$4,654	<b>Taxes:</b>	\$7,367.12 (2015/16)
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	2 Months	<b>Parcel #:</b>	71-039-99-0032-001
<b>Sale Price:</b>	\$595,000 (\$269.47/sqft)	<b>Assessor #:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Tremendous opportunity in the heart of Canton Township's retail market. Located one building north of one of the areas busiest intersections. Ideal for retail, office or medical use. Building is in excellent condition.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com

