

SWC FORD ROAD & AL SMITH ST

CANTON, MI 48187

NEW DEVELOPMENT

FOR SALE



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SWC FORD ROAD & AL SMITH ST

CANTON, MI 48187

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant community surrounding the property nestled at the intersection of Ford Road and Al Smith St (between I-275 & N Lotz Rd) in Canton, MI. This thriving area offers a diverse array of retail, dining, and entertainment options, making it an attractive destination for businesses and visitors. Nearby points of interest include Michigan's only Ikea location and "coming soon", TOPGOLF, within this extensive retail corridor. With its strategic location and access to a robust consumer base, the area presents an excellent opportunity for Land and Retail-Pad users looking to establish a prominent presence in this bustling and growing neighborhood.

PROPERTY HIGHLIGHTS

- **High-traffic Area:** Large customer base.
- **Established commercial district:** Healthy consumer market.
- **Access to workforce:** A growing population, with a large pool of potential employees.
- **Area Improvements:** Improved traffic increasing customer access.
- **Newly proposed developments:** Including Top Golf, Chick-fil-A & more.
- **New traffic signal proposed near site.**

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CANTON, MI 48187

CONCEPT 2







Know where you dig
Call before you dig

Call before you dig
811

Know where you dig
Call before you dig

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



ATWELL
www.atwell.com
866.222.2222
10000 WOODLAND DRIVE, SUITE 100
CANTON, MI 48187

CANTON TOWNSHIP
WAYNE COUNTY, MICHIGAN

TOP CANTON
SOUTH SIDE OF FORD ROAD
CONCEPT 2

DATE: JANUARY 09, 2024
REVISIONS/SUBMITTALS

LEGEND
 - - - - - PROPERTY LINE
 - - - - - FLOODPLAIN LINE
 FLOODPLAIN ZONE AE

NOTES
 1. POTENTIAL RE-ZONING TO A DISTRICT THAT PERMITS ALL USES BY RIGHT

PARCEL DATA
 NET AREA: 232.0 AC
 ZONING: MFD
 OVERLAY: CORPORATE PARK

BUILDING DATA

USE	FLOOR AREA	PROPOSED STORES	HEIGHT	MINIMUM STORES	MINIMUM HEIGHT
RETAIL	8,800 SF	1 STORE	1 TRO	1 TRO	10'
GROCERY	12,000 SF	1 STORE	1 TRO	1 TRO	10'
HOTEL (98 ROOMS)	80,000 SF	4 STORES	1 50'	1 TRO	10'
TOTAL	100,800 SF				

PARKING DATA

USE	PROVIDED SPACES	REQUIRED SPACES	ORDINANCE	MINIMUM EMPLOYEES
GROCERY	32	32	1/1,000 UFA + 1/EMPLOYEE	25
RETAIL	20	20	1/1,000 UFA	N/A
HOTEL (98 ROOMS)	104	104	1/ROOM + 1/EMPLOYEE	4
TOTAL	241	228		

*ASSUMED 800 UFA

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CANTON, MI 48187


CONCEPT 3



Know where you dig
Call before you dig

FOR INFORMATION ONLY: CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR GROUND PENETRATING SERVICE TO REPORT ANY POTENTIAL UNDERGROUND UTILITY LOCATIONS. THE 811 SERVICE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS SERVICE IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES BEFORE ANY EXCAVATION OR GROUND PENETRATING SERVICE. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR GROUND PENETRATING SERVICE. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR GROUND PENETRATING SERVICE.



ATWELL
866.222.2222
www.atwellinc.com
SOUTHFIELD, MI 48033

CANTON TOWNSHIP
WAYNE COUNTY, MICHIGAN

TOP: CANTON
SOUTH SIDE OF FORD ROAD
CONCEPT 3

DATE: JANUARY 17, 2024
REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION
1		

SCALE: 1" = 20'

DRAWN BY: EM
CHECKED BY:
PROJECT MANAGER: MM
JOB #: 20003204.60

NO FILED, CANTON AND SOUTH TOWNSHIP, MICHIGAN © 2024

LEGEND

- PROPERTY LINE
- FLOORPLAN LINE
- FLOODPLAIN EDGE AC

NOTES

- POTENTIAL RE-ZONING TO A DISTRICT THAT PERMITS ALL USES BY RIGHT

PARCEL DATA

NET AREA	ZONING	OVERLAY
123.0 AC	MPO	CORPORATE PARK

BUILDING DATA

USE	FLOOR AREA	PROPOSED STORES	HEIGHT	MAXIMUM STORES	HEIGHT
GROCERY	12,500 SF	1 STOREY	10'	1	10'
RESTAURANT	8,000 SF	1 STOREY	10'	1	10'
HOTEL (98 ROOMS)	80,300 SF	4 STORES	50'	4	100'
TOTAL	98,800 SF				

PARKING DATA

USE	PROVIDED SPACES	REQUIRED SPACES	ORDINANCE SPACES	EMPLOYEES	MAXIMUM
GROCERY	100	104	11,000 UFA + 1 EMPLOYEE	25	
RESTAURANT	100	104	11,000 UFA + 1 EMPLOYEE	25	
HOTEL (98 ROOMS)	100	104	11,000 UFA + 1 EMPLOYEE	25	
TOTAL	200	208		50	

*ASSUMED SIDE UFA

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TRADE AERIAL



Map data ©2024 Imagery ©2024 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,944	98,722	230,192
Average Age	40.4	41.3	41.8
Average Age (Male)	38.7	39.7	40.3
Average Age (Female)	41.9	42.8	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,255	43,596	99,035
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$66,161	\$79,049	\$86,842
Average House Value	\$121,601	\$176,322	\$198,054

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,932	69,622	173,906
Total Population - Black	1,008	13,584	25,777
Total Population - Asian	1,522	10,928	20,201
Total Population - Hawaiian	0	9	29
Total Population - American Indian	0	317	737
Total Population - Other	58	481	1,250

* Demographic data derived from 2020 ACS - US Census

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BROKERS



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