

41275 FORD RD

CANTON, MI 48187

3,600 SF RESTAURANT ON +/- 0.68 ACRES

FOR SALE OR LEASE



KATHLEEN GARMO

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MATTHEW BERKE

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PROPERTY DESCRIPTION



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Introducing 41275 Ford Rd, a premier commercial property available for sale or lease in Canton, MI. Boasting ample parking, high visibility, and excellent accessibility, this business is suitable in the C-4 zoning district. The well-maintained exterior and spacious interior provide a blank canvas for customization, allowing tenants to create the perfect setting for their operations. Don't miss this opportunity to elevate your business in a prime location with exceptional potential.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property, nestled in the heart of Canton, MI. Its prime location offers access to a diverse range of amenities and attractions for potential tenants or investors in the Retail/Street Retail sector. Explore the nearby Canton Marketplace and IKEA for popular shopping options, as well as the new development that includes Top Golf, Portillo's and Chick-fil-A. While the charming Heritage Park provides a picturesque setting for recreational activities. Enjoy a variety of culinary experiences at the nearby restaurants or unwind at the scenic Fellows Creek Golf Club. With its convenient access to major transportation routes and a strong consumer base, the area presents an exciting opportunity for Retail/Street Retail ventures.

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ADDITIONAL PHOTOS



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SITE PLAN



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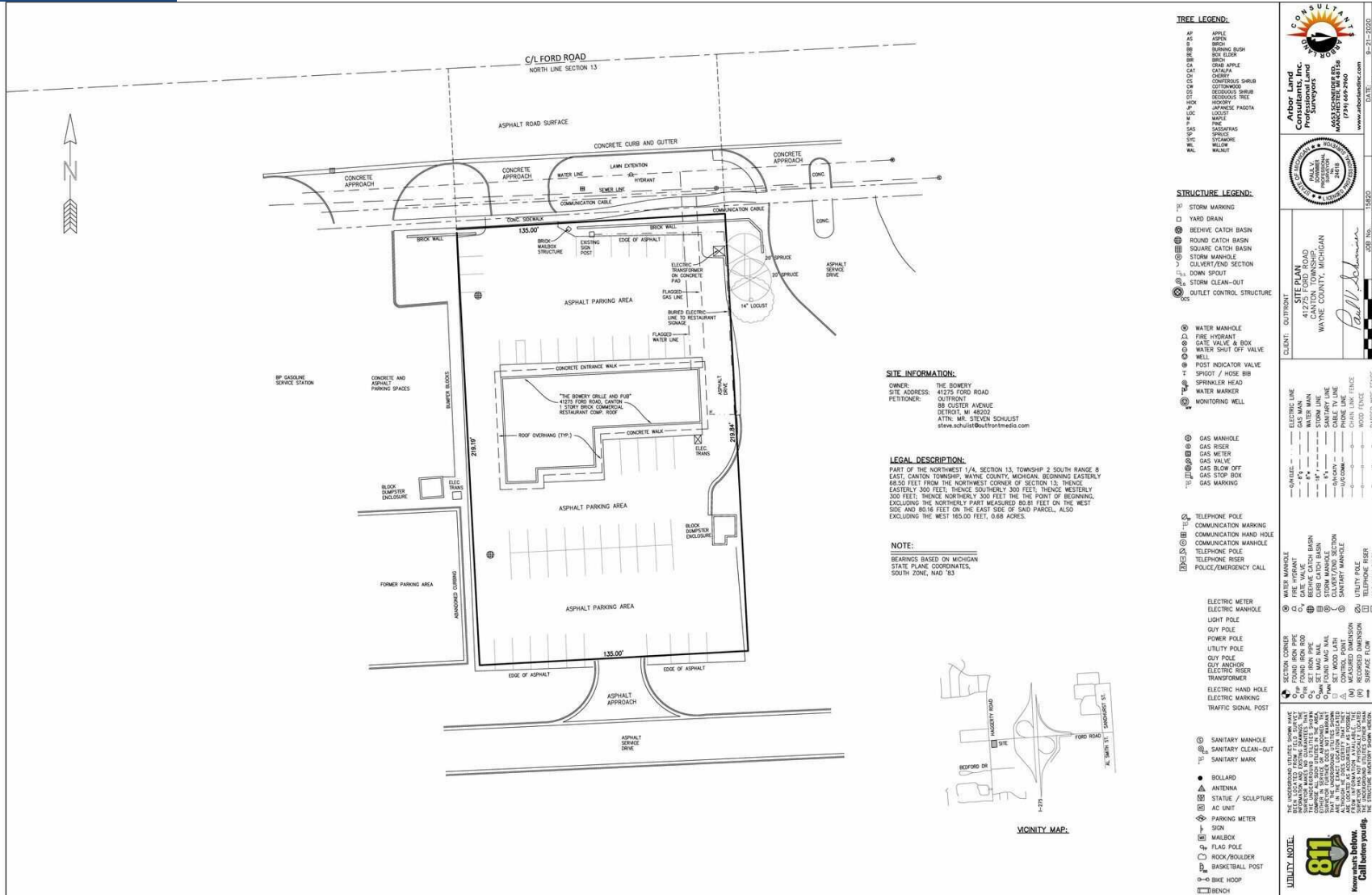
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SITE PLAN



- TREE LEGEND:**
- AP APPLE
 - AS ASPEN
 - BB BURNING BUSH
 - BE BUCKLEBUSH
 - BR BIRCH
 - CA CALIFORNIA
 - CH CHERRY
 - CO CONIFERUS, SPRUE
 - COF COTONWOOD
 - CR REDWOOD, REDBUD
 - FR FERN
 - HO HONEYLOCUST
 - MA MAHOGANY
 - PA PASTORAL
 - LO LOCUST
 - MAE MAPLE
 - PR PINE
 - SA SASSAPARILLA
 - SP SYPHOCARPUS
 - SY SYCAMORE
 - W WILLOW
 - WA WALNUT

- STRUCTURE LEGEND:**
- SM STORM MARKING
 - YD YARD DRAIN
 - BC BEDDING CATCH BASIN
 - RC ROUND CATCH BASIN
 - SC SQUARE CATCH BASIN
 - SMH STORM MANHOLE
 - DS DOWNSPOUT
 - SCS STORM CLEAN-OUT
 - OC OUTLET CONTROL STRUCTURE

SITE INFORMATION:
 OWNER: THE BOWERY
 SITE ADDRESS: 41275 FORD ROAD
 OUTCROP: 88 CUSTER AVENUE
 PETITIONER: DETROIT, MI 48202
 ATRN: MR. STEVEN SCHULST
 steve.schulst@outnortmedia.com

LEGAL DESCRIPTION:
 PART OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 2 SOUTH RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEGINNING EASTERLY 66.50 FEET FROM THE NORTHWEST CORNER OF SECTION 13; THENCE EASTERLY 300 FEET; THENCE SOUTHERLY 300 FEET; THENCE WESTERLY 300 FEET; THENCE NORTHERLY 300 FEET TO THE POINT OF BEGINNING, EXCLUDING THE NORTHERLY PART MEASURED 80.81 FEET ON THE WEST SIDE AND 86.16 FEET ON THE EAST SIDE OF SAID PARCEL, ALSO EXCLUDING THE WEST 165.00 FEET, 0.68 ACRES.

NOTE:
 REARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD 83



Arbor Land
 Professional Land Surveyors
 4643 SCHNITZER RD.
 WILSON, MI 48188
 (734) 446-7940
 www.arborlandinc.com

DATE: 01-21-2020
 REVISION: _____

PAUL STAMM
 ENGINEER
 10000 W. FARMINGTON HILLS RD.
 FARMINGTON HILLS, MI 48334
 (248) 853-1111
 www.paulstamm.com

CLIENT: OUTCROP
 41275 FORD ROAD
 CANTON TOWNSHIP
 WAYNE COUNTY, MICHIGAN

SCALE: 1" = 20' FEET
 SHEET NO. 01 OF 01

UTILITY NOTE:
 THE INFORMATION LISTED ON THIS PLAN WAS OBTAINED FROM THE MICHIGAN UTILITY RECORDS AND IS BELIEVED TO BE CORRECT. HOWEVER, THE USER OF THIS PLAN SHOULD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORDS AVAILABLE. THE USER OF THIS PLAN SHOULD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE STRUCTURE INDICATED SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS.

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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,167	99,309	221,357
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,217	40,736	90,875
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,655	\$116,148	\$121,820
Average House Value	\$288,589	\$300,507	\$318,472

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,980	63,163	149,242
Total Population - Black	1,337	13,733	29,017
Total Population - Asian	1,994	13,963	23,822
Total Population - American Indian	25	260	614
Total Population - Other	136	1,190	2,605

Demographics data derived from AlphaMap



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BROKERS



KATHLEEN GARMO

Senior Advisor

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GREG NEWMAN

Principal

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MATTHEW BERKE

Principal

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